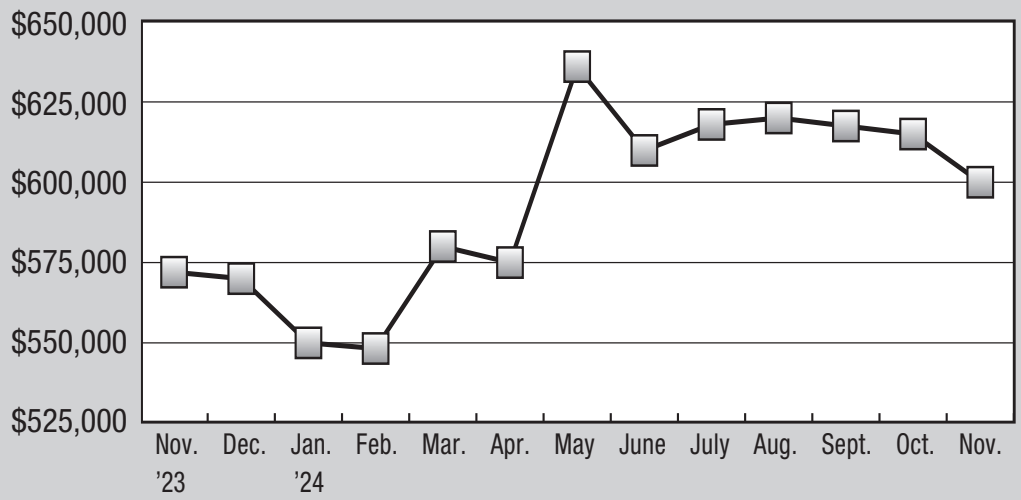
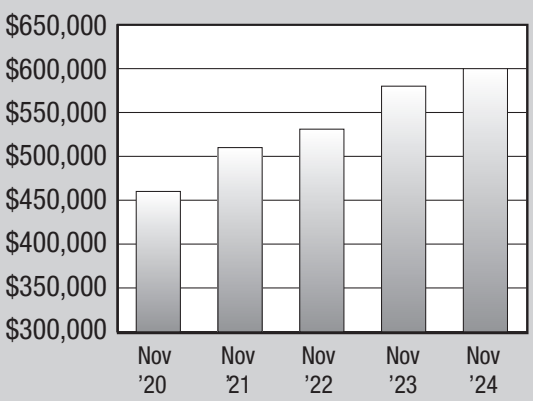
Official Records

MASSACHUSETTS MARKET STATISTICS

Single-Family Median Sales Price





Year	Median Price	Change Prior Year
Nov 2020	$460,000	17.65%
Nov 2021	$510,000	10.87%
Nov 2022	$531,000	4.12%
Nov 2023	$580,000	9.23%
Nov 2024	$600,000	3.45%

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

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C6	Berkshire South	12/13/24
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Telephone: (617) 788-8575
www.suffolkdeeds.com

Allston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	$837,500	$1,067,500

► REAL ESTATE SALES

33-35 RIDGEMONT ST $1,582,500
B: Paul Cummins
S: Jm Investment LLC
Book/Page: 70893/175, Date: 12/11/24
Mtg: US Mtg Grp LLC $1,082,500
Term: 2055
Use: 3-Family Conventional, Lot: 5573sf
Prior Sale: $915,000 (05/18)

Boston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	47
Median Price	$3,050,000	$3,200,000

► REAL ESTATE SALES

108-110 ARLINGTON ST U:PH $3,700,000
B: Arlington St Condo LLC
S: 108-110 Arlington Ph LLC
Book/Page: 70891/219, Date: 12/11/24
Use: 3 Bdrm Condo
Prior Sale: $3,700,000 (12/24)

108-110 ARLINGTON ST U:PH $3,700,000
B: Arlington St Condo LLC
S: 108-110 Arlington Ph LLC
Doc#: 000000000957280, Date: 12/11/24
Mtg: Hingham Inst for Svgs $2,600,000
Use: 3 Bdrm Condo

2 AVERY ST U:31D $2,175,000
B: Digaunto Chatterjee & Heather D Chatterjee
S: Michael Josephson & Lisa Josephson
Book/Page: 70892/150, Date: 12/11/24
Mtg: JPMorgan Chase Bank $1,075,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 1596sf
Prior Sale: $2,260,000 (04/13)

483 BEACON ST U:43 ..... $480,000
B: Jacques E Becker
S: Bernard Lee
Book/Page: 70891/107, Date: 12/11/24
Mtg: Jeanne DArc CU $300,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 1 Bdrm Condo, Lot: 335sf
Prior Sale: $102,500 (04/00)

10 BOWDOIN ST U:20 ..... $1,490,000
B: Joseph Mccafferty & Janet Mccafferty
S: Lana Miller & Lynda Hyland
Book/Page: 70884/55, Date: 12/09/24
Mtg: Winchester Cp Bk $1,192,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 2 Bdrm Condo, Lot: 1376sf
Prior Sale: $850,000 (12/05)

140 CENTRE ST $3,100,000
B: Trinity Acquisitions LLC
S: Harrison N Fitzpatrick, Tr for H & F Rt
Doc#: 000000000957255, Date: 12/10/24

4 CHARLESGATE E U:302 ..... $1,310,000
B: G P Fay & Lyn H Fay
S: Charlesgate 302 LLC
Book/Page: 70886/307, Date: 12/10/24
Use: 2 Bdrm Condo, Lot: 1297sf
Prior Sale: $750,000 (04/08)

2 CLARENDON ST U:105 ..... $850,000
B: Gilberte Furstenberg
S: John E Arpe Jr & Sheila P Arpe
Book/Page: 70896/284, Date: 12/12/24
Use: 2 Bdrm Condo, Lot: 1153sf
Prior Sale: $480,000 (08/01)

158-160 COMMERCIAL ST U:6 ..... $1,300,000
B: Samantha P Gross
S: Joann F Bertolino
Book/Page: 70887/270, Date: 12/10/24
Mtg: Leader Bank NA $810,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 1 Bdrm Condo, Lot: 1106sf
Prior Sale: $1,200,000 (06/18)

135 COMMONWEALTH AVE U:3 ..... $778,000
B: 135 Comm Ave U3 LLC
S: Tara Tai & Wei-Ping Tai
Book/Page: 70897/274, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 663sf
Prior Sale: $469,000 (08/12)

67 COTTAGE ST U:2 ..... $385,000
B: Jordan Rabb, Tr for 67 Cottage Street Rt
S: 190 Norfolk LLC
Book/Page: 70892/271, Date: 12/11/24
Use: 1 Bdrm Condo

240 DEVONSHIRE ST U:5714 ..... $1,750,000
B: G&g Company Boston LLC
S: Mcaf Winthrop LLC
Book/Page: 70902/109, Date: 12/13/24
Use: Condo

1 DURHAM ST $5,250,000
B: Mary Peterson & Brian Peterson
S: Daniel Choquette & Fabiana Bertolani
Book/Page: 70892/207, Date: 12/11/24
Mtg: Cambridge Svgs Bk $3,000,000
Term: 2055
Use: 4 Bdrm Row-End, Lot: 2317sf
Prior Sale: $1,910,000 (11/06)

50 DWIGHT ST U:1 ..... $2,850,000
B: Mark P Roemer, Tr for Mark P Roemer 2007 T
S: 50 Dwight Street LLC
Book/Page: 70885/73, Date: 12/09/24
Mtg: First Citizen B&T Co $2,137,500
Term: 2055 Rate: 5.5% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $3,162,500 (06/17)

65 E INDIA ROW U:19D $650,000
B: Nasrin Bakhtiarinoroozi & Ghasem Karbasi
S: Mahmood Malihi, Tr for Mahmood Malihi T
Book/Page: 70896/149, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 749sf
Prior Sale: $465,000 (07/08)

19 FAYETTE ST U:6 ..... $860,000
B: Aisha K Yousafzai
S: Andrew Arons & Rachel Arons
Doc#: 000000000957385, Date: 12/13/24
Mtg: Harvard FCU $645,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 871sf
Prior Sale: $860,000 (04/18)

63 FRANKLIN ST $6,300,000
B: Breaktime United Inc
S: Bos Office 3 LLC
Book/Page: 70881/277, Date: 12/09/24

84 GAINSBOROUGH ST U:303W $665,000
B: Sarah Moore
S: Carol A Pernikar, Tr for Harold T & B Pernikar Nt
Book/Page: 70898/342, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 789sf
Prior Sale: $270,000 (05/01)

26 GARDEN ST $2,470,000
B: Chandler Grandview LLC
S: Conor D Barrett & Man P Wong
Book/Page: 70902/230, Date: 12/13/24
Use: 4 Bdrm Row-Middle, Lot: 630sf
Prior Sale: $2,150,000 (01/18)

214 MARKET ST U:502 ..... $662,500
B: Michael Balanov
S: Vladimir Prokupets, Tr for 214 Market Ltv3 Rt
Book/Page: 70896/91, Date: 12/12/24
Mtg: Movement Mtg LLC $517,500
Term: 2055
Use: 1 Bdrm Condo

119 MARLBOROUGH ST U:6 ..... $745,000
B: Nancy L Weidner & William Weidner
S: Peter Donovan
Book/Page: 70896/165, Date: 12/12/24
Mtg: Cross Country Mtg Inc $330,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 580sf
Prior Sale: $649,000 (03/20)

338 MARLBOROUGH ST U:3 ..... $1,150,000
B: Amanda G Tobler, Tr for Tobler Ft
S: John Arnold & Natalie Cappellazzo
Book/Page: 70904/17, Date: 12/13/24
Use: 2 Bdrm Condo, Lot: 836sf
Prior Sale: $990,000 (03/21)

411 MARLBOROUGH ST U:7 ..... $800,000
B: 411 Mre7 LLC
S: Paul Linder & Marilene Linder
Book/Page: 70888/302, Date: 12/10/24
Mtg: New Silver Lending $777,000
Term: 2025
Use: 2 Bdrm Condo, Lot: 875sf
Prior Sale: $730,000 (09/24)

45 MOUNT VERNON ST U:3C $1,536,374
B: Thomas B Ferguson & Hannah Perry
S: Atheline W Nixon, Tr for Atheline W Nixon 2019 T
Book/Page: 70902/38, Date: 12/13/24
Mtg: Guaranteed Rate Affin $675,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo, Lot: 1155sf
Prior Sale: $750,000 (01/02)

46 N BENNET ST U:6 ..... $900,000
B: Hilary Szabo
S: Kathleen M Hanlon
Book/Page: 70903/268, Date: 12/13/24
Mtg: Reliant Home Funding $720,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 1002sf
Prior Sale: $605,000 (07/12)

298-300 NEWBURY ST $8,500,000
B: School Newman
S: James P Carr, Tr for Religious Property T
Book/Page: 70883/177, Date: 12/09/24
Mtg: First Citizen B&T Co $8,500,000
Use: Other Exempt, Lot: 4928sf

103 OLD HARBOR ST U:202 ..... $611,500
B: Xinyu Kang & Hui Xu
S: Kevin L Boyle
Book/Page: 70885/129, Date: 12/09/24
Use: 2 Bdrm Condo

69 ROBESON ST U:4 ..... $850,000
B: Thomas A De Lima & Lily Baron
S: David O Ludlow
Book/Page: 70905/36, Date: 12/13/24
Mtg: Leader Bank NA $370,000
Term: 2055
Use: 2 Bdrm Condo

20 ROWES WHARF U:505 ..... $2,150,000
B: Paul M Gasparro & Karen A Gasparro
S: David H Hatem
Book/Page: 70895/199, Date: 12/12/24
Use: 2 Bdrm Condo, Lot: 1402sf
Prior Sale: $700,000 (04/00)

32 RUTLAND SQ U:1 ..... $2,855,000
B: Zachary Calahan & Lillian Calahan
S: Conner Hayes & Colleen Hayes
Book/Page: 70889/149, Date: 12/10/24
Mtg: JPMorgan Chase Bank $2,284,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo, Lot: 1765sf
Prior Sale: $2,450,000 (06/21)

35 S RUSSELL ST $2,500,000
B: Brian Gladsden & Ruchika Sahai
S: Ethan Abernathey & Shelli Pavone
Book/Page: 70882/166, Date: 12/09/24
Mtg: Citizens Bank $2,000,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Row-Middle, Lot: 670sf
Prior Sale: $1,835,000 (12/17)

135 SEAPORT BLVD U:2203 ..... $1,975,000
B: Jacob Fink
S: Boston Seaport M1 & 2 Lan
Book/Page: 70901/210, Date: 12/13/24
Mtg: M&T Bank NA $1,481,250
Term: 2055 Rate: 5.0% Type: Adj
Use: 2 Bdrm Condo

12 STONEHOLM ST U:430 ..... $470,000
B: Min-Hsiang Hung
S: Dillon M Rovere & Jenna C Delsordo
Book/Page: 70888/198, Date: 12/10/24
Use: 1 Bdrm Condo, Lot: 355sf
Prior Sale: $405,000 (11/17)

400 STUART ST U:17L $870,000
B: Brett A Robbins & Renata J Ferrari
S: 74th Street LLC
Book/Page: 70885/202, Date: 12/09/24
Mtg: Citibank Na $782,913
Term: 2055 Rate: 6.0% Type: Adj
Use: 1 Bdrm Condo, Lot: 589sf
Prior Sale: $770,000 (09/14)

400 STUART ST U:18J $2,250,000
B: David D Dowd, Tr for Frances M Dowd 1993 Irt
S: Theodore Zaleski, Tr for 18j Clarendon Nt
Book/Page: 70900/173, Date: 12/13/24
Use: 2 Bdrm Condo, Lot: 1124sf

430 STUART ST U:27F $3,490,000
B: John M Iacoi, Tr for Raffles 27f Rt
S: Ts Residences Hld LLC
Book/Page: 70896/204, Date: 12/12/24
Use: Condo

21 TEMPLE ST U:G $570,000
B: Soapsuds LLC
S: Jeffrey M Ziskowski
Book/Page: 70893/102, Date: 12/11/24
Use: 1 Bdrm Condo, Lot: 605sf
Prior Sale: $218,000 (01/03)

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
Aquinnah	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
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Brighton	Suffolk
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Brookfield	Worcester
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Burlington	Middlesex South
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Chesterfield	Hampshire
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Florida	Berkshire North
Foxboro	Norfolk
Framingham	Middlesex South
Franklin	Norfolk
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Gill	Franklin
Gloucester	Essex South
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Grafton	Worcester
Gosnold	Dukes
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Granville	Hampden
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Greenwich	Hampshire
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Hanson	Plymouth
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Heath	Franklin
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Hudson	Middlesex South
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Lawrence	Essex North
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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
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Richmond	Berkshire Middle
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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

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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!

165 TREMONT ST U:902 . . . . . $1,300,000
B: Brian Wells, Tr for Wells 2016 Ft
S: Xiao Dai
Book/Page: 70891/155, Date: 12/11/24
Use: 2 Bdrm Condo, Lot: 1019sf
Prior Sale: $1,100,000 (04/11)

11 UNITY ST U:3. . . . . $425,000
B: Daniel Sternberg
S: Cara Noferi, Tr for Louis J Noferi Ft
Book/Page: 70898/240, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 310sf

217 W CANTON ST U:4. . . . . $1,100,000
B: Vilma De Vellis & James C De Vellis
S: Gilberte Furstenberg
Book/Page: 70889/48, Date: 12/10/24
Use: 2 Bdrm Condo, Lot: 861sf
Prior Sale: $196,000 (06/95)

249 W NEWTON ST U:5. . . . . $682,000
B: Wanying Zhao & Freddie So
S: Bryan Olender & Amy Scarlino
Book/Page: 70895/294, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 640sf
Prior Sale: $380,000 (12/04)

24 WASHINGTON ST $600,326
B: Amy Wallick, Tr for Washington Arrow T
S: Anderson Erik Rhoades Est & Anne V Conner
Book/Page: 70892/238, Date: 12/11/24

Brighton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	23
Median Price	$805,000	$980,000

► REAL ESTATE SALES

2-4 CHESTNUT PL $1,330,000
B: Hongbo Yang & Jianming Liu
S: 2-4 Chestnut Place LLC
Book/Page: 70898/178, Date: 12/12/24
Mtg: Salem Five Mtg Co $982,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 2-Family Conventional, Lot: 1802sf
Prior Sale: $690,000 (08/19)

26 CHISWICK RD U:18 . . . . . $370,000
B: Vadym Neselovskyi
S: Richard M Dibella
Book/Page: 70902/159, Date: 12/13/24
Mtg: Rocket Mortgage LLC $205,000
Term: 2055
Use: Condo, Lot: 470sf
Prior Sale: $124,000 (01/05)

1564 COMMONWEALTH AVE U:2. . . . . $440,000
B: Alma C Curtis
S: Vilen Melik-Alaverdian
Doc#: 000000000957374, Date: 12/13/24
Mtg: Guaranteed Rate Inc $330,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 618sf
Prior Sale: $230,000 (02/14)

1650 COMMONWEALTH AVE U:209. . . . . $845,000
B: Olivia Agranovich & Daniel Grupin
S: Hua Chen & Yu Lin
Book/Page: 70888/15, Date: 12/10/24
Mtg: Leader Bank NA $645,000
Term: 2055
Use: 2 Bdrm Condo

2035 COMMONWEALTH AVE U:8. . . . . $425,000
B: Regina Levkovich
S: Jennifer M King
Book/Page: 70892/98, Date: 12/11/24
Mtg: Rocket Mortgage LLC $340,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 585sf
Prior Sale: $229,500 (09/06)

41 FAIRBANKS ST. $2,250,000
B: Yao Tang, Tr for Fairbanks Street T
S: Bobby S Wood
Book/Page: 70889/91, Date: 12/10/24
Use: 3-Family Decker, Lot: 3227sf
Prior Sale: $2,100,000 (05/23)

Charlestown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	38
Median Price	$1,557,500	$1,526,500

► REAL ESTATE SALES

21 AUBURN ST $1,605,000
B: Kelsey Gamache & Matthew Gamache
S: Michael J Thweatt
Book/Page: 70889/28, Date: 12/10/24
Use: 3 Bdrm Row-Middle, Lot: 997sf
Prior Sale: $1,600,000 (04/22)

2 LEXINGTON ST U:2B. $600,000
B: Marcel Vernon & Vernon A Lopez
S: Printing Press Lofts LLC
Book/Page: 70892/54, Date: 12/11/24
Use: Condo

46 WASHINGTON ST U:2. . . . . $925,000
B: Elizabeth Bujold & James Bujold
S: Brian W Hoey & Michelle A Jansons-Hoey
Book/Page: 70894/7, Date: 12/11/24
Mtg: Leader Bank NA $675,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $814,000 (03/21)

Chelsea

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	24
Median Price	$550,000	$625,000

► REAL ESTATE SALES

1400 CAPTAINS ROW U:205 . . . . . $410,000
B: Luan T Ngo
S: Michael T Perry
Book/Page: 70904/262, Date: 12/13/24
Use: Condo

60 DUDLEY ST U:124 . . . . . $472,000
B: Olivia G Gomez
S: Healey Robert C Est & Takyoueddine Djarou
Book/Page: 70888/48, Date: 12/10/24
Mtg: E Cambridge Svgs Bk $377,600
Term: 2055 Rate: 6.6% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $345,000 (02/16)

3 MADISON AVE. $730,000
B: Marcos T Erazo & Blanca M Erazo
S: Richard L Piotti
Doc#: 000000000957268, Date: 12/11/24
Mtg: United Wholesale Mtg $180,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5033sf

57 PALMER ST $170,000
B: Beau Development Corp
S: Raymond D Lewis, Tr for Lewis Nt
Doc#: 000000000957235, Date: 12/10/24
Use: Accessory Land Improved, Lot: 4794sf

Dorchester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	96
Median Price	$716,000	$722,500

► REAL ESTATE SALES

48 BALLOU AVE. $862,000
B: Maria Marcelino & Jose M Pires
S: Mildred A Jameau
Book/Page: 70899/49, Date: 12/12/24
Mtg: Eastern Bank $811,730
Term: 2055
Use: 2-Family Conventional, Lot: 3392sf

20 BANTON ST $870,000
B: David Vo & Tracy Vo
S: Lam V Dang & Thuyvan Dang
Book/Page: 70885/343, Date: 12/09/24
Use: 3-Family Decker, Lot: 1612sf
Prior Sale: $293,000 (05/08)

2-4 DENVIR ST U:1. . . . . $477,000
B: Phu L Tran
S: Sean Mcgahan & Alexi Mcgahan
Book/Page: 70886/15, Date: 12/09/24
Mtg: Webster Bank $437,000
Term: 2055
Use: Condo

1939 DORCHESTER AVE $1,025,000
B: Guy Barthelemy
S: Reginald F Blanchard & Aysun Yalcin
Book/Page: 70887/196, Date: 12/10/24
Mtg: Eastern Bank $768,750
Use: Mixed Use-Prim Res & Comm, Lot: 2730sf
Prior Sale: $350,000 (02/13)

450 E 3RD ST U:3. . . . . $385,000
B: 48 Intervale St Nmg LLC
S: 48 Intervale LLC
Book/Page: 70892/303, Date: 12/11/24
Use: Condo

205 HAMILTON ST $1,200,000
B: Joshua Shotts
S: Michael R Bennett
Book/Page: 70890/12, Date: 12/10/24
Mtg: Centreville Bank $960,000
Term: 2055 Rate: 7.1% Type: Adj
Use: 3-Family Decker, Lot: 2652sf
Prior Sale: $840,000 (02/19)

335 NORFOLK AVE $420,000
B: Dawit Araia
S: Giroux Joseph E Est & Michelle A Richard
Book/Page: 70902/8, Date: 12/13/24
Mtg: Leader Bank NA $378,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 1500sf

341-343 NORFOLK AVE. $350,000
B: Jamall Rennie & Afeisha Henry-Rennie
S: Beverly B Rodriguez
Book/Page: 70903/103, Date: 12/13/24
Mtg: Metro Credit Union $280,000
Term: 2055
Use: 2-Family Conventional, Lot: 970sf
Prior Sale: $370,000 (06/04)

39 RANGE RD $730,000
B: Hong Tran, Tr for Ha Tran
S: Victor A Wellington & Mutita P Wellington
Doc#: 000000000957378, Date: 12/13/24
Mtg: Pennymac Loan Service $584,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 4010sf
Prior Sale: $117,000 (10/92)

32 ROSECLAIR ST U:2. . . . . $679,000
B: Evan Statton
S: Courtney Libon & David Urena
Book/Page: 70894/266, Date: 12/11/24
Mtg: Fairway Ind Mtg $509,250
Term: 2055
Use: 3 Bdrm Condo, Lot: 1200sf
Prior Sale: $579,000 (01/20)

42 SHARP ST. $3,100,000
B: Trinity Acquisitions LLC
S: Harrison N Fitzpatrick, Tr for H & F Rt
Doc#: 000000000957255, Date: 12/10/24
Use: Auto Repair, Lot: 9839sf

150 SHARP ST. $3,100,000
B: Trinity Acquisitions LLC
S: Harrison N Fitzpatrick, Tr for H & F Rt
Doc#: 000000000957255, Date: 12/10/24

44 SPEEDWELL ST $1,160,000
B: Carlos A Alves
S: Ellis Smalls
Book/Page: 70897/243, Date: 12/12/24
Mtg: Bank of Canton $870,000
Term: 2055
Use: 3-Family Decker, Lot: 3725sf
Prior Sale: $183,000 (05/99)

526 TALBOT AVE. $1,182,000
B: Diana C Guerrero
S: Cynthia Mann-Haigh & Jennifer R Haigh
Book/Page: 70897/72, Date: 12/12/24
Mtg: Cambridge Svgs Bk $1,122,900
Term: 2055
Use: 3-Family Decker, Lot: 2484sf

79 WRENTHAM ST $1,000,000
B: 79 Wrentham Street LLC
S: Paulette M Whitaker
Book/Page: 70892/347, Date: 12/11/24
Mtg: Leader Bank NA $700,000
Use: 4 Bdrm Conventional, Lot: 14063sf
Prior Sale: $165,000 (05/99)

East Boston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	$634,450	$683,400

► REAL ESTATE SALES

172 COWPER ST U:1 . . . . . $725,000
B: Hassan Mariane & Nadia Agouram
S: Tempo Lj Corp
Book/Page: 70904/344, Date: 12/13/24
Mtg: 2004 261 LLC $325,000
Term: 2055
Use: Condo

272 E EAGLE ST U:4. . . . . $1,000,000
B: Kian Mcgee & Sarah Yussef
S: 272 East Eagle Street LLC
Book/Page: 70899/326, Date: 12/12/24
Mtg: Better Mortgage Corp $862,000
Term: 2055
Use: Condo

325 E EAGLE ST U:3. . . . . $460,000
B: Elizabeth Bally
S: Brendan Labbe
Book/Page: 70896/243, Date: 12/12/24
Mtg: Leader Bank NA $349,000
Term: 2055
Use: 2 Bdrm Condo

40 EVERETT ST $939,000
B: Thomas Christophersen Jr & Maria P Christophersen
S: Caboose Properties LLC
Book/Page: 70884/199, Date: 12/09/24
Mtg: Leader Bank NA $751,200
Term: 2055
Use: 4 Bdrm Semi Detachd, Lot: 2342sf
Prior Sale: $37,500 (11/06)

148 FALCON ST U:2 . . . . . $745,000
B: Malika Murodova & Brennan Jelstrom
S: Eagles At Falcon St LLC
Book/Page: 70900/278, Date: 12/13/24
Mtg: US Bank NA $636,732
Term: 2055
Use: Condo

4-6 HAYNES ST. $725,000
B: 4-6 Haynes Street LLC
S: David Couldren
Book/Page: 70890/50, Date: 12/10/24
Mtg: OneLocal Bank $2,125,750

8 HAYNES ST. $675,000
B: 8 Haynes Street LLC
S: David Couldren
Book/Page: 70890/87, Date: 12/10/24
Mtg: RFLF 7 LLC $1,120,000
Use: 2-Family Semi Detachd, Lot: 900sf
Prior Sale: $123,750 (02/00)

34 MORRIS ST U:1 . . . . . $519,253
B: Ekin Alper
S: 34 Morris Street LLC
Book/Page: 70904/196, Date: 12/13/24
Mtg: Cross Country Mtg Inc $467,301
Term: 2055
Use: Condo

34 MORRIS ST U:3 . . . . . $550,000
B: A L Alzate-Fernandez & Milaidy D Pacheco
S: 34 Morris Street LLC
Book/Page: 70883/24, Date: 12/09/24
Mtg: Cambridge Svgs Bk $491,000
Term: 2055
Use: Condo

9 NOBLE CT. $675,000
B: A&I Investment Prop LLC
S: Carol Aceto
Book/Page: 70892/25, Date: 12/11/24
Mtg: Real Estate Prop Svcs $641,550
Use: 2-Family Two Family, Lot: 1200sf
Prior Sale: $52,000 (11/92)

190 ORIENT AVE. $1,250,000
B: Joseph Maher & Taylor Maher
S: Roberta E Msrchi, Tr for Roberta E Marchi RET
Book/Page: 70900/97, Date: 12/12/24
Mtg: Cambridge Svgs Bk $1,000,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 7634sf
Prior Sale: $450,000 (09/03)

32 ORLEANS ST U:1 . . . . . $499,000
B: Liam Harris
S: Webleans Development LLC
Book/Page: 70885/271, Date: 12/09/24
Mtg: St Marys Bank $280,000
Term: 2055
Use: Condo

32 ORLEANS ST U:2. . . . . $499,000
B: Tatiana Y Wu
S: Webleans Development LLC
Book/Page: 70885/311, Date: 12/09/24
Mtg: NBKC Bank $379,000
Term: 2055
Use: Condo

76 WEBSTER ST. $1,789,000
B: Ryan Locks & Angelia M Zarra
S: 76 Webster Street LLC
Book/Page: 70902/270, Date: 12/13/24
Mtg: TD Bank NA $1,431,200
Term: 2055
Use: 3-Family Semi Detachd, Lot: 1508sf
Prior Sale: $915,000 (11/22)

176 WEBSTER ST U:3. . . . . $495,000
B: Gor Safaryan
S: Ashley Gosnell
Book/Page: 70893/322, Date: 12/11/24
Mtg: BankNewport $355,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo, Lot: 710sf
Prior Sale: $405,000 (05/15)

► FORECLOSURE DEEDS

441 BENNINGTON ST $603,000
B: William Gault
S: Eleanor Barisano & Longbridge Financial LLC
Book/Page: 70890/155, Date: 12/11/24
Use: 2-Family Two Family, Lot: 1613sf

Hyde Park

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	104
Median Price	$600,000	$657,500

► REAL ESTATE SALES

9 ANDRIA RD. $780,000
B: Nile J Reavis
S: Jesh LLC
Book/Page: 70882/136, Date: 12/09/24
Mtg: Rockland Tr Co $796,770
Term: 2055
Use: 2-Family Conventional, Lot: 5430sf

2 COLCHESTER ST U:7. . . . . $899,000
B: Pravinkumar Patel & Gitaben Patel
S: Ebcpac Development LLC
Book/Page: 70904/27, Date: 12/13/24
Mtg: Eagle Bank $720,000
Term: 2055 Rate: 6.4% Type: Adj
Use: Condo

2-4 GARFIELD AVE U:2 . . . . . $525,000
B: Diego M Alzate-Sanchez & Viviana L Obando-Avila
S: Korey Franklin
Book/Page: 70884/139, Date: 12/09/24
Mtg: Cooperative Bank $433,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $375,000 (12/16)

4 GARFIELD AVE U:2. . . . . $525,000
B: Diego M Alzate-Sanchez & Viviana L Obando-Avila
S: Korey Franklin
Book/Page: 70884/139, Date: 12/09/24
Mtg: Cooperative Bank $433,000
Term: 2055
Use: Condo

21 HOLMFIELD AVE. $258,000
B: Kamilyah C Ambroise
S: Gregory Bistoury
Book/Page: 70901/284, Date: 12/13/24
Mtg: CMG Mortgage Inc $206,400
Term: 2055
Use: 3 Bdrm Colonial, Lot: 5000sf
Prior Sale: $23,553 (01/87)

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SUFFOLK REGISTRY
continued

29 MAGEE ST **$450,000**
B: Lisbeth Jack & Jaiden Jack
S: Sara Spooner
Book/Page: 70884/30, Date: 12/09/24
Mtg: MSA Mortgage LLC $434,981
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9021sf
Prior Sale: $30,000 (11/93)

98 VICTORIA HEIGHTS RD U:98 ..... **$415,000**
B: Juan Lopes
S: Johnetta Tartt-Langford
Doc#: 000000000957367, Date: 12/12/24
Mtg: Eastern Bank $300,000
Term: 2055
Use: 3 Bdrm Condo, Lot: 1793sf
Prior Sale: $175,000 (01/14)

Jamaica Plain

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	56
Median Price	$1,047,500	$1,186,938

► REAL ESTATE SALES

81 ARBORWAY **$1,300,000**
B: Peter Gibson & Rory Brown
S: John E Paras & John B Dupuis
Doc#: 000000000957262, Date: 12/10/24
Mtg: M&T Bank NA $1,040,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 4330sf
Prior Sale: $340,000 (04/99)

34 CHESTNUT AVE U:101 ..... **$755,000**
B: Rami Abou-Sabe & Jaclyn M Osullivan
S: Russell F Bowers Jr
Book/Page: 70905/73, Date: 12/13/24
Mtg: Cross Country Mtg Inc $566,250
Term: 2055
Use: 2 Bdrm Condo, Lot: 1116sf
Prior Sale: $650,000 (12/17)

120 CHILD ST U:2 ..... **$1,500,000**
B: Betty Morningstar & Jeannette Kruger
S: David Pakman & Hannah Charren-Diehl
Book/Page: 70902/214, Date: 12/13/24
Use: 4 Bdrm Condo

80 PAUL GORE ST U:3 ..... **$552,500**
B: Luke Gustin & Camila Wells
S: Kristina A Cook & Brianna L Doughty
Book/Page: 70904/162, Date: 12/13/24
Mtg: Leader Bank NA $442,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 1202sf
Prior Sale: $429,000 (07/15)

215 PERKINS ST U:E103 ..... **$700,000**
B: Theunis Erasmus & Madeline M Erasmus
S: Donna H Lehr & Gregory R Buckle
Book/Page: 70883/332, Date: 12/09/24
Mtg: Rockland Tr Co $630,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 1 Bdrm Condo, Lot: 1254sf
Prior Sale: $455,000 (05/14)

66 ROUND HILL ST **$749,999**
B: Yiding Yan
S: Teresa Stewart & Ronald Johnson
Book/Page: 70898/73, Date: 12/12/24
Mtg: Jeanne DArc CU $599,999
Term: 2055 Rate: 6.5% Type: Adj
Use: 3 Bdrm Colonial, Lot: 3128sf
Prior Sale: $250,000 (08/00)

Mattapan

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	41
Median Price	$547,500	$599,900

► REAL ESTATE SALES

8 MARCY RD **$689,900**
B: Curtis Warren & Jennifer Blue-Warren
S: Stamatos Family Prop LLC
Book/Page: 70905/105, Date: 12/13/24
Mtg: Citizens Bank $551,920
Term: 2055
Use: 4 Bdrm Colonial, Lot: 2250sf
Prior Sale: $250,000 (08/17)

30 SANFORD ST **$742,500**
B: Bless Movement Group LLC
S: Hic Of Massachusetts Inc
Book/Page: 70894/48, Date: 12/11/24
Mtg: Crowd Lending Fund $680,000
Use: 2-Family Conventional, Lot: 2618sf
Prior Sale: $580,000 (11/24)

145-147 W SELDEN ST **$950,000**
B: Lavern Gayle & Shauna-Kaye Clarke
S: Monica M Hamilton
Book/Page: 70904/224, Date: 12/13/24
Mtg: CMG Mortgage Inc $951,101
Term: 2055
Use: 2-Family Conventional, Lot: 5196sf
Prior Sale: $181,000 (09/99)

Revere

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	133
Median Price	$589,000	$640,000

► REAL ESTATE SALES

230 BURBANK ST **$61,741,000**
B: Smt Hospitality 192 LLC
S: Mhf Logan V LLC
Doc#: 000000000957324, Date: 12/12/24

26 CALUMET ST **$390,000**
B: Mario Martinez
S: Xinsheng Zhu
Book/Page: 70905/100, Date: 12/13/24
Use: 3 Bdrm Bngl/Cottage, Lot: 1742sf
Prior Sale: $74,500 (01/13)

164 CONANT ST **$900,000**
B: Hang T Le & Hue N Le
S: Elkin Villegas & Albeiro Lopera
Book/Page: 70889/227, Date: 12/10/24
Mtg: Rocket Mortgage LLC $670,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 5793sf
Prior Sale: $650,000 (09/24)

230 LEE BURBANK HWY **$61,741,000**
B: Smt Hospitality 192 LLC
S: Mhf Logan V LLC
Book/Page: 70896/213, Date: 12/12/24
Use: Hotel, Lot: 232610sf
Prior Sale: $36,865,000 (04/16)

271 OAKWOOD AVE U:1 ..... **$855,000**
B: David Couldren
S: Ryan J Sager & Marion J Weaver 3rd
Book/Page: 70894/239, Date: 12/11/24
Use: 4 Bdrm Condo
Prior Sale: $780,000 (08/22)

155 ORVIS RD **$610,000**
B: Diego A Aguirre Jr & Elizabeth C Macias
S: Jose Ayala
Doc#: 000000000957349, Date: 12/12/24
Mtg: MSA Mortgage LLC $623,115
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 4835sf
Prior Sale: $539,000 (09/22)

7 PARK AVE U:44 ..... **$225,000**
B: Winwin Properties LLC
S: Balsam G Dorlando
Book/Page: 70902/224, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $42,900 (09/95)

70 PROSPECT AVE **$790,000**
B: Elis Fernandez & Maria Fernandez
S: Marco T Erazo & Blanca M Erazo
Doc#: 000000000957220, Date: 12/09/24
Mtg: Rocket Mortgage LLC $671,500
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 3136sf
Prior Sale: $690,000 (04/23)

331 REVERE ST **$1,200,000**
B: Ravel Sesom LLC
S: Enrico A Vinciarelli & Nelaine M Vinciarelli
Book/Page: 70884/334, Date: 12/09/24
Mtg: Rfb F4 Nb Llc $1,280,000
Use: 3-Family Mlti-Unt Blg, Lot: 3136sf
Prior Sale: $435,000 (02/15)

80 SAGAMORE ST **$765,000**
B: Tatiana A Molina & Alvaro Amaral
S: John G Rolander & Carolyn Rolander
Book/Page: 70887/36, Date: 12/10/24
Mtg: Leader Bank NA $535,500
Term: 2055
Use: 2-Family Two Family, Lot: 2396sf
Prior Sale: $585,000 (12/19)

76 SHIRLEY AVE **$215,000**
B: 76 Shirley LLC
S: Elita S Onorng
Book/Page: 70899/266, Date: 12/12/24
Mtg: Eastern Bank $145,000
Use: Restaurant/Bar, Lot: 915sf
Prior Sale: $37,500 (12/97)

51 VICTORIA ST **$700,000**
B: Abel V Rivera
S: Guillermo Andrade
Book/Page: 70892/321, Date: 12/11/24
Use: 2 Bdrm Ranch, Lot: 6447sf
Prior Sale: $342,000 (06/14)

Roslindale

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	93
Median Price	$775,000	$760,000

► REAL ESTATE SALES

6 ARBOROUGH RD U:2 ..... **$765,000**
B: Gabrielle Dimariano & Richard Wilson
S: Alexis Drutchas & Holly R Brideau
Book/Page: 70888/106, Date: 12/10/24
Mtg: Salem Five Mtg Co $688,500
Term: 2055
Use: 3 Bdrm Condo, Lot: 1177sf
Prior Sale: $492,500 (05/18)

68-70 CEDRUS AVE **$1,050,000**
B: Dms Equity LLC
S: Zhiyong Ding, Tr for Lt Of Zhiyong Ding
Doc#: 000000000957336, Date: 12/12/24
Mtg: Dedham Inst for Svgs $787,500
Use: 2-Family Two Family, Lot: 4276sf
Prior Sale: $470,000 (12/10)

15-17 COTTON ST U:1 ..... **$635,000**
B: Patti B Fontaine & David M Fontaine
S: Jack G Payette & Katherine W Payette
Doc#: 000000000957289, Date: 12/11/24
Mtg: Cross Country Mtg Inc $363,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 867sf
Prior Sale: $475,000 (11/19)

42 DONCASTER ST **$730,000**
B: Murray Hill Group LLC
S: Maureen C Costello
Doc#: 000000000957273, Date: 12/11/24
Mtg: Walpole Coop Bank $771,000
Use: 4 Bdrm Colonial, Lot: 4547sf

Roxbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	21
Median Price	$664,750	$640,000

► REAL ESTATE SALES

51 BEECH GLEN ST U:2 ..... **$460,000**
B: Matthew Stewart
S: Stacey D Small & Linda O Small-Willis
Book/Page: 70889/110, Date: 12/10/24
Use: 2 Bdrm Condo, Lot: 882sf
Prior Sale: $56,500 (03/92)

222-224 CALUMET ST **$1,800,000**
B: Anosh D Zaveri & Vidurshi Zaveri
S: 196-198 Bowdoin St Rlty L
Doc#: 000000000957198, Date: 12/09/24
Mtg: Middlesex Svgs Bk $1,275,000
Term: 2055 Rate: 5.5% Type: Adj
Use: 2-Family Two Family, Lot: 4367sf
Prior Sale: $1,680,000 (10/22)

35-37 DELLE AVE **$1,650,000**
B: 35 Delle LLC
S: Katherine A Macleod
Book/Page: 70888/253, Date: 12/10/24

21 DORR ST U:B **$800,000**
B: Adlai L Pappy 2nd
S: Timothy Knauf & Knauf K Tarpley
Book/Page: 70896/313, Date: 12/12/24
Mtg: Liberty Bk $800,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 3 Bdrm Condo, Lot: 1850sf
Prior Sale: $486,000 (01/16)

109-109A NORFOLK AVE **$300,000**
B: Joseph Salami Jr
S: Dalessandro Paul J Est & Mary Squillante
Book/Page: 70902/306, Date: 12/13/24
Use: 2-Family Two Family, Lot: 3309sf
Prior Sale: $56,575 (04/99)

South Boston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	60
Median Price	$999,000	$1,025,000

► REAL ESTATE SALES

125 B ST U:2A **$900,000**
B: Sergio A Rodriguez & Tamara F Alonso
S: Nadine Bonda
Book/Page: 70897/167, Date: 12/12/24
Mtg: Leader Bank NA $675,000
Term: 2040
Use: 1 Bdrm Condo, Lot: 1067sf
Prior Sale: $655,000 (05/16)

351 DORCHESTER ST U:1 ..... **$400,000**
B: Pauline U Ngo & Hoang Lam
S: Enrique G Alarcon
Book/Page: 70894/183, Date: 12/11/24
Mtg: Mtg Connection Llc $360,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 586sf
Prior Sale: $349,000 (01/19)

881 E 2ND ST U:12 ..... **$1,620,000**
B: Dack LLC
S: Teresa T Newsom & Jay C Newsom
Book/Page: 70897/36, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $1,455,000 (12/20)

723 E 4TH ST U:3 ..... **$685,000**
B: T S Lankiewicz
S: Craig R Garcia
Book/Page: 70901/250, Date: 12/13/24
Mtg: Berkshire Bank $485,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 749sf
Prior Sale: $331,900 (12/04)

675-677 E 5TH ST U:675 ..... **$1,050,000**
B: Brandon S Wolf & Jennie V Hollyday
S: Hilltop Prop Group LLC
Book/Page: 70616/1, Date: 09/20/24
Use: Condo

428 E 8TH ST U:1 ..... **$779,000**
B: Alexia Rhodes & Devon Perry
S: David C Henry & Katherine M Sutton
Book/Page: 70894/148, Date: 12/11/24
Mtg: Leader Bank NA $623,200
Term: 2055 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo, Lot: 1039sf
Prior Sale: $690,000 (01/21)

44 ELLERY ST U:501 ..... **$900,000**
B: Buyer
S: 44 Ellery LLC
Book/Page: 70611/210, Date: 09/18/24
Mtg: Mortgage Research Ctr $919,350
Term: 2054
Use: Condo

75 G ST U:2 ..... **$1,860,000**
B: Roy Sandeman & Rachel Sandeman
S: Jefardis Properties LLC
Book/Page: 70886/212, Date: 12/10/24
Mtg: Bank of America NA $1,000,000
Term: 2055 Rate: 5.0% Type: Adj
Use: Condo

6 HATCH ST U:1 ..... **$795,000**
B: Walter Quigg & Ashley Brown
S: Zara Muradali & Janice S Muradali
Book/Page: 70904/84, Date: 12/13/24
Mtg: M&T Bank NA $675,750
Term: 2055 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo

22 LIBERTY DR U:9H **$2,000,000**
B: Philip R Kumph & Nancy L Kumph
S: Carol A Malone, Tr for Carol A Maone 2020 RET
Book/Page: 70883/294, Date: 12/09/24
Mtg: Guaranteed Rate Inc $1,600,000
Term: 2055
Use: 1 Bdrm Condo

50 LIBERTY DR U:5B **$6,500,000**
B: David C Barsam, Tr for David C Barsam RET
S: Francesco Insolia & Suzanne Y Thompson
Book/Page: 70901/193, Date: 12/13/24
Use: 2 Bdrm Condo

► FORECLOSURE DEEDS

16 BECKLER AVE **$1,002,823**
B: Premia Reo 2019 Cw8-Ftf
S: 16 Beckler Ave LLC & Premia Amtrust 2017 Agg
Book/Page: 70903/334, Date: 12/13/24
Use: 2-Family Row-End, Lot: 1029sf
Prior Sale: $800,000 (01/20)

West Roxbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	193	203
Median Price	$800,000	$810,000

► REAL ESTATE SALES

419-421 BAKER ST **$1,875,000**
B: 419 Baker Street LLC
S: Louis P Dakoyannis, Tr for 419-421 Baker Street Rt
Book/Page: 70891/45, Date: 12/11/24
Mtg: Needham Bk $6,075,000
Use: Shopping Ctr/Mall, Lot: 9934sf
Prior Sale: $250,000 (10/98)

50-56 BROADLAWN PARK U:105 ..... **$490,000**
B: Syed H Perveez
S: Ilda De Medeiros & Lidia Dias
Book/Page: 70884/299, Date: 12/09/24
Mtg: Inst Svgs Newburyport $441,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 1164sf
Prior Sale: $370,000 (12/16)

12 BRONX RD **$640,000**
B: Geraldo P Desouza
S: First Landing Invs LLC
Book/Page: 70882/298, Date: 12/09/24
Mtg: Quanta Finance LLC $758,612
Use: 3 Bdrm Colonial, Lot: 4764sf
Prior Sale: $615,000 (12/24)

12 BRONX RD **$615,000**
B: First Landing Invs LLC
S: John G Cosgrove
Book/Page: 70882/119, Date: 12/09/24
Use: 3 Bdrm Colonial, Lot: 4764sf
Prior Sale: $106,500 (09/87)

24 BURRWOOD RD **$525,000**
B: 24 Burrwood Road LLC
S: Carney Elaine L Est & Jason Carney
Book/Page: 70898/227, Date: 12/12/24
Use: 2 Bdrm Cape Cod, Lot: 5415sf

7 FRANCLAIRE DR U:7 ..... **$550,000**
B: Miles Johnson & Jessica Nelson
S: Brendon E Dusel
Book/Page: 70897/200, Date: 12/12/24
Mtg: Guild Mortgage Co $412,500
Term: 2055
Use: 3 Bdrm Condo, Lot: 1689sf
Prior Sale: $300,000 (10/14)

63 GOULD ST **$660,000**
B: Kerri Bruen & Patrick Bruen
S: Cynthia Jones
Doc#: 000000000957390, Date: 12/13/24
Mtg: Mortgage Research Ctr $660,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 12330sf
Prior Sale: $165,000 (09/89)

61 ROBIN ST **$1,825,000**
B: Samir M Kobeissi & Roula T Alhomsi
S: Scram LLC
Book/Page: 70889/192, Date: 12/10/24
Mtg: New Fed Mtg Corp $1,460,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9312sf
Prior Sale: $700,000 (10/23)

116 SPRING ST U:D6 ..... **$265,000**
B: Altos Group LLC
S: Nicholas K Halkias
Book/Page: 70899/260, Date: 12/12/24
Use: 1 Bdrm Condo, Lot: 645sf
Prior Sale: $22,000 (02/93)

20 SUNSET HILL RD **$1,065,000**
B: Christopher J Flinn, Tr for Christopher Flinn Lt
S: Mary F Cunningham, Tr for 20 Sunset Hill Road Rt
Book/Page: 70897/296, Date: 12/12/24
Mtg: Leader Bank NA $745,500
Term: 2055
Use: 2-Family Two Family, Lot: 11700sf

Winthrop

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	67
Median Price	$680,250	$715,000

► REAL ESTATE SALES

101 BANKS ST **$745,000**
B: Julialisa Papagno, Tr for Banks Street Rt
S: James M Fabiano & Tanya L Fabiano
Book/Page: 70904/130, Date: 12/13/24
Use: 2-Family Two Family, Lot: 4001sf
Prior Sale: $407,000 (05/02)

15 MYRTLE AVE **$800,000**
B: Daman Augustine & Courtney Augustine
S: Heather A Schill & Christopher Mccobb
Book/Page: 70901/173, Date: 12/13/24
Use: 3 Bdrm Old Style, Lot: 5000sf
Prior Sale: $591,000 (05/19)

247 WASHINGTON AVE U:8 ..... **$480,000**
B: Bruce Alba
S: James B Bacigalupo
Book/Page: 70885/244, Date: 12/09/24
Use: 2 Bdrm Condo
Prior Sale: $218,000 (09/13)

Barnstable Registry

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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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	75
Median Price	$824,500	$877,500

► REAL ESTATE SALES

101 CHERRYWOOD LN **$610,000**
B: Bittersweet Gate LLC
S: Kenneth J Frenza Sr & Monica L Frenza
Book/Page: 36717/32, Date: 12/09/24

Bourne

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	174	198
Median Price	$600,000	$635,000

► REAL ESTATE SALES

4 BROWNING CT U:A **$436,000**
B: Walter Drolette
S: Lena L Howe
Book/Page: 36725/314, Date: 12/12/24
Mtg: Stephen R Kelley $300,000
Use: 2 Bdrm Condo, Lot: 1273259sf
Prior Sale: $215,000 (04/12)

12-A COHASSET AVE **$480,000**
B: Christian Dittrich
S: John J Zappala, Tr for Jjz Int
Book/Page: 36718/129, Date: 12/09/24
Use: 2-Family Conventional, Lot: 4835sf
Prior Sale: $195,000 (03/21)

276 COUNTY RD **$829,900**
B: Scott Twadelle & Kellee Twadelle
S: Barry N Mcmanus & Amanda Mcmanus
Book/Page: 36722/150, Date: 12/11/24
Use: 4 Bdrm Antique, Lot: 91912sf
Prior Sale: $269,900 (02/19)

19 DOLLINS RD **$560,000**
B: Jonathan Field
S: Nicole Pritchard
Book/Page: 36719/335, Date: 12/10/24
Mtg: Cape Cod Five Cent Bk $578,480
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 11500sf
Prior Sale: $155,000 (09/15)

45 HOLT RD **$418,000**
B: Kayla R Morrison
S: Elizabeth A Otto & Richard Otto
Book/Page: 36727/150, Date: 12/13/24
Mtg: Fairway Ind Mtg $369,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 12937sf
Prior Sale: $279,000 (10/20)

60 OLD PLYMOUTH RD **$1,225,000**
B: Rugg Colonial Prop LLC
S: Thomas Fernandez
Book/Page: 36729/28, Date: 12/13/24
Mtg: Launch Financial Grp $918,750
Term: 2055
Use: 5 Bdrm Contemporary, Lot: 43217sf
Prior Sale: $616,100 (04/09)

Brewster

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	101
Median Price	$747,500	$819,000

► REAL ESTATE SALES

120 ALDEN DR **$1,350,000**
B: Cynthia A Decastro
S: Jason Lelio & Melanie Lelio
Book/Page: 36721/283, Date: 12/11/24
Mtg: Cross Country Mtg Inc $845,000
Term: 2055 Rate: 7.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 26000sf
Prior Sale: $912,000 (02/24)

ALEXANDRA AVE L:3 ..... **$475,000**
B: Dirocco Realty LLC
S: Burning Grinder LLC
Book/Page: 36721/279, Date: 12/11/24

ALEXANDRA AVE L:6 ..... **$140,000**
B: Darryl Swanson
S: Burning Grinder LLC
Book/Page: 36720/321, Date: 12/11/24

1 HOWLAND CIR U:1 ..... **$490,000**
B: Sean P Nehill & Jennifer B Nehill
S: Verona A Collantes-Lebale
Book/Page: 36727/343, Date: 12/13/24
Mtg: Bethpage FCU $392,000
Term: 2055 Rate: 6.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $265,000 (07/20)

37 RUN HILL RD **$516,000**
B: Felipe Ribeiro
S: Martha Holden
Book/Page: 36719/182, Date: 12/10/24
Mtg: Cape Cod Five Cent Bk $490,200
Term: 2055
Use: 2 Bdrm Ranch, Lot: 38768sf

86 STONE RIDGE RD **$722,000**
B: Manuel Rebelo & Kiana Brophy
S: Cheryl L Duerr
Book/Page: 36723/134, Date: 12/11/24
Mtg: American Pacific Mtg $691,935
Term: 2055
Use: 3 Bdrm Ranch, Lot: 17547sf
Prior Sale: $320,000 (08/19)

153 TOWER HILL CIR **$678,375**
B: Randall L Gifford 2nd
S: John P Sheehan & Barbara A Sheehan
Book/Page: 36722/195, Date: 12/11/24
Mtg: Cape Cod Five Cent Bk $542,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 15555sf
Prior Sale: $305,008 (11/03)

103 TREVOR LN U:103 ..... **$520,000**
B: Franklin J Hubbell & Sandra S Mckean
S: Patricia A Deangelis
Book/Page: 36727/59, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $515,000 (05/23)

12 WOODVIEW DR U:12 ..... **$410,000**
B: Emma E Stockford
S: Randall L Gifford 2nd
Book/Page: 36722/26, Date: 12/11/24
Mtg: Cape Cod Five Cent Bk $385,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $225,000 (02/20)

► FORECLOSURE DEEDS

20 YANKEE DR U:20 ..... **$229,783**
B: Federal Natl Mtg Assn
S: Katharin M Cook & Massachusetts Comm Of
Book/Page: 36719/226, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $165,000 (07/15)

Centerville

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	138	125
Median Price	$611,000	$620,000

► REAL ESTATE SALES

19 BABBLING BROOK RD **$785,000**
B: Janie S Barber & Samir Barber
S: Meghan E Douglas, Tr for Joan Mclachlan RET
Book/Page: 36724/215, Date: 12/12/24
Use: 2 Bdrm Ranch, Lot: 30492sf
Prior Sale: $585,000 (05/07)

83 DOLAR DAVIS RD **$689,000**
B: Nicholas Venuto & Anastacia Venuto
S: Jacqueline F Rosa
Book/Page: 36720/17, Date: 12/10/24
Mtg: Mortgage Research Ctr $689,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: $357,500 (04/17)

139 LONGFELLOW DR **$619,000**
B: Lina Moscone & Stephen Brooks
S: Anthony Debenedictis, Tr for Debenedictis RET
Doc#: 000000001514835, Date: 12/12/24
Mtg: Rocket Mortgage LLC $588,050
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9583sf

358 OLD CRAIGVILLE RD **$495,000**
B: Fadua D Dealmeida & Kostandino Kotufo
S: Jonathan W Grover & Traci Grover
Book/Page: 36724/208, Date: 12/12/24
Use: 3 Bdrm Cape Cod, Lot: 7405sf

19 SETH PARKER RD **$715,000**
B: Charles R Hooper & Deborah A Hooper
S: Samuel J Benoit & Brooke N Benoit
Book/Page: 36728/319, Date: 12/13/24
Use: 3 Bdrm Ranch, Lot: 16988sf
Prior Sale: $360,000 (11/16)

Chatham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	117
Median Price	$1,100,000	$1,171,000

► REAL ESTATE SALES

25 GLOVER SQ **$2,995,000**
B: Kimberly S Stein, Tr for Kssmjs Ft
S: Neal A Sobol & Mary E Sobol
Book/Page: 36725/331, Date: 12/12/24
Use: 4 Bdrm Cape Cod, Lot: 25800sf
Prior Sale: $580,000 (06/04)

181 LAKEVIEW AVE **$1,600,000**
B: Douglas L Scipione & Angela M Scipione
S: Steven K Henriques & Vicki L Henriques
Doc#: 000000001514816, Date: 12/12/24
Use: 3 Bdrm Cape Cod, Lot: 29148sf
Prior Sale: $113,500 (10/00)

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2515 MAIN ST **$4,000,000**
B: Steven K Henriques & Vicki L Henriques
S: Eastward Companies Bus T & Eastward Mbt LLC Tr
Book/Page: 36727/20, Date: 12/13/24
Use: Residential-Multiple Bldgs, Lot: 33133sf
Prior Sale: $248,085 (11/20)

178 QUEEN ANNE RD **$9,525,000**
B: 178 Queen Anne Road LLC
S: Thomas R Ferry & Nancy C Ferry
Doc#: 000000001514693, Date: 12/10/24
Use: Residential-Multiple Bldgs, Lot: 42216sf
Prior Sale: $6,100,000 (10/16)

Dennis

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	197	261
Median Price	$649,000	$677,500

► REAL ESTATE SALES

24 BARQUE CIR **$1,106,000**
B: Kathleen D Calderini, Tr for Calderini Ft
S: Florence A Reilly
Book/Page: 36724/153, Date: 12/12/24
Mtg: Cape Cod Five Cent Bk $725,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 43124sf
Prior Sale: $62,000 (09/94)

92 CYNTHIA LN **$350,000**
B: Justin Petrangelo & Lindsey Petrangelo
S: Diane D Jeserski
Doc#: 000000001514648, Date: 12/09/24
Mtg: Diane D Jeserski $350,000
Term: 2027
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $270,000 (08/12)

65 E BAY VIEW RD **$2,500,000**
B: Robert Norton & Teresa Norton
S: Daniel E Montani, Tr for East Bayview Int
Doc#: 000000001514757, Date: 12/11/24
Use: 5 Bdrm Colonial, Lot: 16988sf

4 GIULIANI RD **$975,000**
B: Danielle N Pfeiffer, Tr for Danielle N Pfeiffer RET
S: Ann C Guiliani, Tr for Guiliani Ft
Book/Page: 36725/5, Date: 12/12/24
Mtg: M&T Bank NA $650,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 10454sf

25 NOBSCUSSETT RD **$450,000**
B: Mj Mccarthy Mgmt LLC
S: Kathleen R Cossa, Tr for Thomas E Kelley Lt
Doc#: 000000001514812, Date: 12/12/24
Use: Residential Developable Land, Lot: 17860sf

1 OYSTER RD **$540,000**
B: Luke H Furey
S: Bruce Scott, Tr for Ekd Rt
Book/Page: 36728/341, Date: 12/13/24

3 OYSTER RD **$540,000**
B: Luke H Furey
S: Bruce Scott, Tr for Ekd Rt
Book/Page: 36728/341, Date: 12/13/24
Mtg: Primelending $530,219
Term: 2055
Use: 2-Family Duplex, Lot: 10019sf
Prior Sale: $352,000 (06/05)

1146 ROUTE 134 U:7C **$320,000**
B: Jean M Tinlin
S: Wendi Braun & Joel Horowitz
Book/Page: 36724/122, Date: 12/12/24
Mtg: Colonial Fed Svgs Bk $256,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $227,000 (09/20)

79 SCHOOL ST **$1,350,000**
B: Marissa Ryan & Stephen Ryan
S: Jason A Ludwig, Tr for Ludwig Dennis Rt
Book/Page: 36717/157, Date: 12/09/24

2 SUMMER ST **$610,000**
B: David A Walker
S: Alj Realty Corp
Doc#: 000000001514937, Date: 12/13/24
Mtg: Cross Country Mtg Inc $450,000
Term: 2055
Use: 2-Family Duplex, Lot: 7841sf
Prior Sale: $495,000 (09/24)

Eastham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	81
Median Price	$778,750	$769,000

► REAL ESTATE SALES

95 BAY RD **$1,530,000**
B: Ctc Weymouth Realty LLC
S: Fp Water St Realty LLC
Book/Page: 36717/263, Date: 12/09/24
Use: 3 Bdrm Colonial, Lot: 7405sf
Prior Sale: $1,432,000 (06/23)

75 IRELAND WAY **$600,000**
B: Barbara E Francke, Tr for Barbara E Francke T
S: Susan Coleman, Tr for Mary Cecilia Coleman RET
Doc#: 000000001514686, Date: 12/10/24
Mtg: Cape Cod Five Cent Bk $425,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 20473sf

175 QUAIL COVER LN **$61,112**
B: Gary E Roosa
S: Jane L Roosa, Tr for J L & Emily J Roosa RET
Book/Page: 36721/231, Date: 12/11/24
Use: 5 Bdrm Cape Cod, Lot: 20909sf

Falmouth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	381	388
Median Price	$700,000	$735,000

► REAL ESTATE SALES

47 2 PONDS RD **$1,430,000**
B: Patrick J Conroy & Corinne Conroy
S: David Briggs
Book/Page: 36725/108, Date: 12/12/24
Mtg: Leader Bank NA $950,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 40502sf
Prior Sale: $705,000 (10/23)

7 ALDERBERRY LN **$390,000**
B: Mark Goff & Christine Goff
S: Falmouth Hsng Tlnc
Book/Page: 36721/238, Date: 12/11/24
Mtg: Cape Cod Five Cent Bk $378,300
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 12602sf
Prior Sale: $573,300 (09/24)

97 ANTLERS SHORE DR **$520,000**
B: Ross Killion & Meredith Davis
S: Pasha Realty LLC
Book/Page: 36721/344, Date: 12/11/24
Mtg: Cape Cod Five Cent Bk $468,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 8499sf
Prior Sale: $355,000 (09/24)

73 BRAEBURN CT **$440,000**
B: Christopher Debettencourt
S: Ann M Dowling, Tr for Dowling Ft
Book/Page: 36728/230, Date: 12/13/24
Use: 2 Bdrm Ranch, Lot: 20029sf

77 BURNHAM DR **$864,000**
B: David Ahern & Diane Ahern
S: Carolyn T Powers
Book/Page: 36722/219, Date: 12/11/24
Mtg: JPMorgan Chase Bank $464,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 48487sf
Prior Sale: $425,000 (11/02)

344 GIFFORD ST U:1 ..... **$1,650,000**
B: Amg Real Estate LLC
S: Copper Commercial LLC
Book/Page: 36721/75, Date: 12/11/24
Use: Office Condo Unit, Lot: 43560sf
Prior Sale: $1,000,000 (07/22)

344 GIFFORD ST U:2 ..... **$1,650,000**
B: Amg Real Estate LLC
S: Copper Commercial LLC
Book/Page: 36721/75, Date: 12/11/24
Use: Medical Condo Unit, Lot: 43560sf
Prior Sale: $1,000,000 (07/22)

344 GIFFORD ST U:3 ..... **$1,650,000**
B: Amg Real Estate LLC
S: Copper Commercial LLC
Book/Page: 36721/75, Date: 12/11/24
Use: 1 Bdrm Condo, Lot: 43560sf
Prior Sale: $1,000,000 (07/22)

344 GIFFORD ST U:4 ..... **$1,650,000**
B: Amg Real Estate LLC
S: Copper Commercial LLC
Book/Page: 36721/75, Date: 12/11/24
Use: Condo, Lot: 43560sf
Prior Sale: $1,000,000 (07/22)

344 GIFFORD ST U:5 ..... **$1,650,000**
B: Amg Real Estate LLC
S: Copper Commercial LLC
Book/Page: 36721/75, Date: 12/11/24
Use: Condo, Lot: 43560sf
Prior Sale: $1,000,000 (07/22)

88 GUNNING POINT RD **$1,970,000**
B: Kenneth A Davis & Cynthia M Davis
S: Joanne E Pressman & Rebecca Pressman
Book/Page: 36727/314, Date: 12/13/24
Mtg: Leader Bank NA $1,220,000
Term: 2045
Use: 4 Bdrm Colonial, Lot: 24115sf
Prior Sale: $1,195,000 (04/16)

85 HANSON CIR **$215,000**
B: Tara J Gouin & John F Walsh 3rd
S: Keith D Gouin & Tara J Gouin
Book/Page: 36723/49, Date: 12/11/24
Use: 4 Bdrm Colonial, Lot: 20965sf
Prior Sale: $590,000 (05/21)

84 LAKE SHORE DR **$355,000**
B: Oconnor Developments LLC
S: Helen M Capeless
Book/Page: 36718/300, Date: 12/09/24
Mtg: CCG Fund 1 LLC $440,000
Term: 2026
Use: 4 Bdrm Cape Cod, Lot: 10598sf

47 MAIN ST U:A **$425,000**
B: Christine E Oleary
S: Casselbury Nan R Est & Richard A Casselbury
Doc#: 000000001514636, Date: 12/09/24
Mtg: Leader Bank NA $318,750
Term: 2055
Use: 1 Bdrm Condo, Lot: 43560sf
Prior Sale: $175,500 (11/00)

24 MEADOW VIEW DR **$615,000**
B: Paul J Colantuoni, Tr for Nmj Realty Tli
S: James M Ford & Debra A Ford
Book/Page: 36720/318, Date: 12/11/24
Use: 2 Bdrm Cape Cod, Lot: 17328sf

83 ODONNELL AVE **$425,000**
B: Pamela J Olson & Nicole E Olson-Risley
S: Kathleen A Reed
Book/Page: 36728/35, Date: 12/13/24
Mtg: Cape Cod Five Cent Bk $382,075
Term: 2055
Use: 2 Bdrm Ranch, Lot: 15002sf
Prior Sale: $79,000 (03/94)

291 RIVERBAY WAY U:291 ..... **$741,000**
B: Richard A Koup & Charla A Andrews
S: Thomas J Knapp & Jayne S Knapp
Book/Page: 36716/335, Date: 12/09/24
Use: 2 Bdrm Condo
Prior Sale: $330,000 (03/09)

183 SANDWICH RD **$485,000**
B: Christopher Blackwood & Tracey Blackwood
S: Td Realty Partners LLC
Book/Page: 36717/57, Date: 12/09/24
Mtg: Cape Cod Five Cent Bk $250,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 100114sf
Prior Sale: $460,000 (08/22)

375 W FALMOUTH HWY **$970,000**
B: John Riley & Ann Riley
S: James Pfeiffer & Kim Ocallaghan
Book/Page: 36719/331, Date: 12/10/24
Use: 4 Bdrm Conventional, Lot: 16901sf
Prior Sale: $649,000 (04/19)

Harwich

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	176	171
Median Price	$660,000	$805,000

► REAL ESTATE SALES

CHURCH ST (OFF) **$200,000**
B: Compact Of Cape Cod Cons
S: Thomas T Story & Andrea R Story
Book/Page: 36725/231, Date: 12/12/24

14 CORNERWOOD DR **$835,000**
B: Matthew Urban & Shannon Urban
S: Dawn M Dixon & Neal M Martin
Book/Page: 36718/195, Date: 12/09/24
Mtg: Pennymac Loan Service $626,250
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $166,150 (11/96)

4 CROCKER RISE RD **$1,750,000**
B: John S Rudberg Jr & Kathy A Rudberg
S: Craig A Smith & Jacqueline Caruso-Smith
Book/Page: 36727/65, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 24239sf

666 DEPOT ST **$399,000**
B: Darrell Stone
S: Edward A Hall
Book/Page: 36728/280, Date: 12/13/24

1 EDWARD RD **$783,000**
B: John N Guterman & Vibeke Guterman
S: James F Leary, Tr for Leary FT
Book/Page: 36728/237, Date: 12/13/24
Mtg: JPMorgan Chase Bank $626,400
Term: 2055
Use: 3 Bdrm Ranch, Lot: 14575sf
Prior Sale: $382,000 (08/16)

33 HUCKLEBERRY PATH **$800,000**
B: Edward R Oheir & Kristin M Oheir
S: Gary A Bergstrom & Louise M Bergstrom
Book/Page: 36717/35, Date: 12/09/24
Mtg: Leader Bank NA $640,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 15814sf

3 LADY SLIPPER LN **$200,000**
B: Compact Of Cape Cod Cons
S: Thomas T Story & Andrea R Story
Book/Page: 36725/231, Date: 12/12/24
Use: Residential Developable Land, Lot: 87120sf

54 MAIN ST EXT **$412,000**
B: Renato Carneiro & Vivian Watanabe
S: Robert F Sliney & Taylor L Sliney
Book/Page: 36727/126, Date: 12/13/24
Mtg: Arc Home LLC $329,600
Term: 2055
Use: 2 Bdrm Ranch, Lot: 31363sf
Prior Sale: $250,000 (09/21)

500 PLEASANT LAKE AVE **$787,500**
B: Peter R Brown Jr & Sarah M Brown
S: Stephan Mcmahon & Melissa A Mcmahon
Book/Page: 36717/180, Date: 12/09/24
Mtg: Bank of Rhode Island $630,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 4 Bdrm Old Style, Lot: 18942sf

3 TERN RD **$705,000**
B: James F Hogan Jr & Paula Walker
S: Macomber Douglas E Est & Christine Macomber
Book/Page: 36724/301, Date: 12/12/24
Use: Residential-Multiple Bldgs, Lot: 17070sf
Prior Sale: $127,000 (02/99)

Hyannis

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	110
Median Price	$500,000	$539,750

► REAL ESTATE SALES

55 LOUIS ST **$400,000**
B: Alj Realty Corp & Juan Marichal
S: Donna M Medeiros, Tr for Elizabeth E Madden Rt
Book/Page: 36725/240, Date: 12/12/24
Mtg: Tailor Rdg REIT LLC $430,000
Use: 4 Bdrm Conventional, Lot: 4792sf

44 STEVENS ST **$563,500**
B: Dante H Maldonado
S: Richard M Milmore, Tr for R & B Milmore Ft
Book/Page: 36719/269, Date: 12/10/24
Mtg: Newrez LLC $535,325
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: $101,000 (11/90)

Marstons Mills

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	85
Median Price	$610,000	$659,000

► REAL ESTATE SALES

102 TURTLEBACK RD **$550,000**
B: Michel Saliba & Silvia Saliba
S: Paula M Walker
Doc#: 000000001514805, Date: 12/12/24
Mtg: Freedom Mortgage Corp $540,038
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: $377,500 (06/04)

Mashpee

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	193	196
Median Price	$701,500	$732,500

► REAL ESTATE SALES

15 CAMDEN LN **$1,300,000**
B: Brian M Prendergast
S: Patricia J Antonellis, Tr for Antonellis Ft
Book/Page: 36727/201, Date: 12/13/24
Mtg: Cape Cod Five Cent Bk $1,040,000
Term: 2055 Rate: 7.4% Type: Adj
Use: 3 Bdrm Ranch, Lot: 39988sf
Prior Sale: $1,266,000 (11/23)

12 CHIPPERS LN U:12 ..... **$561,150**
B: David M Cofran & Karen L Cofran
S: Pauline P Oleary, Tr for Pauline P Oleary RET
Doc#: 000000001514925, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $229,900 (08/02)

99 ORCHARD RD **$1,000,000**
B: James Kwei & Laura Kwei
S: Cutting Edge Custom Bldrs
Book/Page: 36722/281, Date: 12/11/24
Use: Residential Developable Land, Lot: 21998sf
Prior Sale: $210,000 (07/23)

31 PERIWINKLE LN **$650,000**
B: Michael J Yanoff & Andrea L Yanoff
S: Deborah A Bloom & Marjorie E Bloom
Doc#: 000000001514866, Date: 12/13/24
Use: 3 Bdrm Colonial, Lot: 22869sf

10 STURGIS LN **$672,500**
B: Milos Arsenijevic
S: Christopher M Shelton, Tr for Michael A Shelton RET
Doc#: 000000001514705, Date: 12/10/24
Mtg: Northpointe Bank $580,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 49223sf
Prior Sale: $50,000 (08/98)

15 TOPPING LIFT **$1,150,000**
B: Nylee Development LLC
S: John F Murray & Carolyn E Murray
Doc#: 000000001514716, Date: 12/10/24
Mtg: BankESB $575,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 15420sf
Prior Sale: $735,000 (10/20)

14 VILLAGE GREEN CIR U:14 ..... **$460,000**
B: David F Hobart & Becky B Hobart
S: Goodwin Mary B Est & Ashley L Oberg
Book/Page: 36726/105, Date: 12/12/24
Mtg: Rocket Mortgage LLC $275,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $315,000 (11/06)

200 WHEELER RD **$945,000**
B: Marie E Cannon
S: Judith A Tavares & Brian F Langley
Doc#: 000000001514873, Date: 12/13/24
Mtg: Cape Cod Five Cent Bk $472,500
Term: 2040
Use: 2 Bdrm Ranch, Lot: 18295sf

Orleans

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	73
Median Price	$997,500	$1,100,001

► REAL ESTATE SALES

7 COLLINS LN **$300,000**
B: 167 Union LLC
S: Amida Special Oppurtunity
Book/Page: 36726/44, Date: 12/12/24
Mtg: Rd Wab Spv Llc $2,350,000
Use: 5 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: $298,275 (06/24)

19 KINGS WAY **$760,000**
B: Paul B Descamps & Rhondalee H Descamps
S: Judith L Davidson, Tr for Judith L Davidson Lt
Book/Page: 36725/50, Date: 12/12/24
Mtg: William Raveis Mtg Co $300,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 42253sf
Prior Sale: $485,000 (01/20)

Osterville

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	53
Median Price	$1,070,250	$1,200,000

► REAL ESTATE SALES

146 WINTERGREEN CIR **$780,000**
B: Michael F Gisch & Annie R Gisch
S: Renata S Neves
Book/Page: 36716/350, Date: 12/09/24
Mtg: Cape Cod Five Cent Bk $702,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 13504sf
Prior Sale: $427,000 (09/17)

Provincetown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	$1,950,000	$2,100,000

► REAL ESTATE SALES

28 BRADFORD ST **$2,260,000**
B: Siu F Lau
S: Tmw Prop LLC Provincetown
Book/Page: 36727/256, Date: 12/13/24
Mtg: Berkshire Bank $1,130,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 2-Family Antique, Lot: 6033sf
Prior Sale: $2,200 (08/04)

182 COMMERCIAL ST U:5 ..... **$1,175,000**
B: Patrick R Lenihan
S: Susan B Mullins & Lisa E Klosterboer
Book/Page: 36717/84, Date: 12/09/24
Mtg: Cross Country Mtg Inc $1,057,500
Term: 2055 Rate: 8.8% Type: Adj
Use: 1 Bdrm Condo, Lot: 5155sf
Prior Sale: $350,000 (03/03)

7 SNOW ST **$2,000,000**
B: Gregory Baker & Thomas Ward
S: Trevors Trail Ii LLC
Book/Page: 36717/131, Date: 12/09/24
Mtg: Cape Cod Cp Bk $766,500
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 1590sf
Prior Sale: $543,000 (06/21)

7 STABLE PATH U:A **$940,000**
B: Hannah Orourke & Andrew Young
S: CHR RPR LLC
Book/Page: 36671/239, Date: 11/13/24
Mtg: Cape Cod Five Cent Bk $440,000
Term: 2054
Use: Condo, Lot: 20842sf

7 STABLE PATH U:B **$895,000**
B: Walter F Coyle & Edward G Nadeau
S: CHR RPR LLC
Book/Page: 36618/247, Date: 10/16/24
Use: Condo, Lot: 20842sf

28 STANDISH ST U:A **$536,500**
B: Mark Lynett
S: 28 -32 Standish St LLC
Book/Page: 36274/61, Date: 03/22/24
Mtg: Seamens Savings Bank $429,200
Term: 2054 Rate: 5.9% Type: Adj
Use: 1 Bdrm Condo, Lot: 8369sf

32 STANDISH ST U:A **$1,079,000**
B: Andrew S Moren
S: 28 -32 Standish St LLC
Book/Page: 36694/218, Date: 11/25/24
Mtg: Fairway Ind Mtg $755,300
Term: 2054
Use: 1 Bdrm Condo, Lot: 8369sf

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: 1 Bdrm Condo, Lot: 8369sf

28 WINTHROP ST U:D **$990,000**
B: Geetanjali A Advani
S: Keith A Bynum
Book/Page: 36722/315, Date: 12/11/24
Use: 2 Bdrm Condo, Lot: 6029sf
Prior Sale: $44,209 (04/16)

Sandwich

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	270	253
Median Price	$648,000	$705,000

► REAL ESTATE SALES

53 CHASE RD **$525,000**
B: Joseph R Hunt & Jared Pane
S: George L Ghobry
Book/Page: 36717/330, Date: 12/09/24
Mtg: Cross Country Mtg Inc $420,000
Term: 2055 Rate: 7.6% Type: Adj
Use: Mixed Use-Prim Res & Comm, Lot: 16117sf
Prior Sale: $383,000 (02/06)

186 QUAKER MEETING HOUSE RD **$424,000**
B: Ronaldo Figueiredo
S: Pretium Mtg Acquistion T & Wilmington Svgs Fund Soc
Book/Page: 36728/233, Date: 12/13/24
Use: 4 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $423,743 (02/23)

36 RACE LN **$550,000**
B: Timoteo M Perlera & Salvador Martinez
S: Julie K Zucker
Book/Page: 36725/154, Date: 12/12/24
Mtg: Newrez LLC $540,038
Term: 2055
Use: 3 Bdrm Ranch, Lot: 37462sf
Prior Sale: $307,000 (10/17)

64-A SALT MARSH RD **$1,685,000**
B: Henry Ho & Yan Liu
S: Jane Petrozzino
Book/Page: 36718/253, Date: 12/09/24
Mtg: Cape Cod Five Cent Bk $500,000
Term: 2055
Use: 2 Bdrm Cottage, Lot: 16553sf
Prior Sale: $637,500 (01/15)

► FORECLOSURE DEEDS

37 PLOUGHED NECK RD **$666,000**
B: Greenspring Cap Mgmt LLC
S: Robert E Gage & Greenspring Cap Mgmt LLC
Book/Page: 36722/62, Date: 12/11/24
Use: 4 Bdrm Cape Cod, Lot: 113256sf

Truro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	31
Median Price	$910,000	$1,420,000

► REAL ESTATE SALES

23 OLD BRIDGE RD **$740,000**
B: Isadora D Medley, Tr for Two Three Old Brg Road Rt
S: Debra L Hopkins
Book/Page: 36726/182, Date: 12/12/24
Use: 2 Bdrm Cape Cod, Lot: 50100sf

POND RD **$355,000**
B: Gertrude T Brazil
S: Debra A Sunderland
Book/Page: 36721/48, Date: 12/11/24

496 SHORE RD U:17 ..... **$650,000**
B: Eric Fairchild & Amy Fairchild
S: Leonard A Dubois, Tr for Dubois Rt
Book/Page: 36722/335, Date: 12/11/24
Mtg: Seamens Savings Bank $487,500
Term: 2055 Rate: 5.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $456,000 (06/09)

Wellfleet

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	54
Median Price	$1,061,250	$887,000

► REAL ESTATE SALES

60 DESIGNERS RD U:H **$387,500**
B: Tyson Tyler & Lynnette Tyler-Sumpter
S: Roberta Sortzi
Book/Page: 36728/135, Date: 12/13/24
Mtg: Guaranteed Rate Inc $290,625
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $350,000 (07/22)

150 HOWARD CT **$335,000**
B: Luke Nowack, Tr for Potato & Socks T
S: Patrick Walsh, Tr for Wellfleet Harbor Rt
Book/Page: 36727/94, Date: 12/13/24
Use: Residential Developable Land, Lot: 60050sf
Prior Sale: $310,000 (12/21)

Yarmouth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	361	327
Median Price	$562,000	$600,000

► REAL ESTATE SALES

14 DIANE AVE **$699,500**
B: Dennis M Ducharme
S: Jean S Oconnor, Tr for Jso Rt
Book/Page: 36724/271, Date: 12/12/24
Mtg: Guaranteed Rate Inc $499,500
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 11761sf

58 FLICKER LN **$549,000**
B: Luke B Dicenso & Jillian M Dicenso
S: Deirdre A Citrin, Tr for Deirdre A Citrin Lt
Book/Page: 36727/104, Date: 12/13/24
Mtg: Equity Resources Inc $411,750
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $304,000 (04/19)

5202 HEATHERWOOD U:5202 ..... **$295,000**
B: Susan Oneill
S: Evelyn Plotkin, Tr for Plotkin Ft
Doc#: 000000001514674, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $225,000 (11/16)

200 KATES PATH U:200 ..... **$620,000**
B: Mark Demo & Lisa Demo
S: Cynthia E Barrett, Tr for Emilie E Barrett T
Doc#: 000000001514696, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $375,000 (09/07)

28-30 LAKE RD E **$445,000**
B: Jeffrey Monteiro
S: Richard A Moos & Shawna Moos
Book/Page: 36720/297, Date: 12/11/24
Mtg: LendSure Mtg $356,000
Term: 2055
Use: 2-Family Duplex, Lot: 10454sf
Prior Sale: $230,000 (04/03)

19 MAYFLOWER RD **$479,000**
B: Sean Coen & Amanda Coen
S: Robert L Platt, Tr for R L Platt RET
Book/Page: 36722/74, Date: 12/11/24
Mtg: Needham Bk $431,000
Term: 2065 Rate: 7.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 4792sf

47 NAUHAUGHT RD **$620,000**
B: David R Cox, Tr for Nauhaught Rt
S: Karen B Bento
Book/Page: 36719/328, Date: 12/10/24
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: $273,500 (09/16)

96 STANDISH WAY **$1,250,000**
B: Paton Properties LLC
S: Burgee Hunter LLC
Book/Page: 36728/338, Date: 12/13/24
Use: 4 Bdrm Ranch, Lot: 20038sf
Prior Sale: $1,335,000 (01/23)

9 STATION AVE **$515,000**
B: Paul Lucey & Anne Lucey
S: Alexandria Brennan
Book/Page: 36718/175, Date: 12/09/24
Mtg: Leader Bank NA $330,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 2 Bdrm Old Style, Lot: 10019sf
Prior Sale: $300,000 (02/21)

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BARNSTABLE REGISTRY
continued

107 SULLIVAN RD **$730,000**
B: C J Sturges-Lawlor & Erin K Sullivan
S: Stacey Horton
Doc#: 000000001514905, Date: 12/13/24
Mtg: Radius Financial Grp $716,777
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: $407,500 (12/15)

47 W YARMOUTH RD **$615,000**
B: Haymargen Holdings LLC
S: Zachary Lesinski & Krista Lesinski
Book/Page: 36716/342, Date: 12/09/24
Use: 4 Bdrm Cape Cod, Lot: 35719sf
Prior Sale: $485,000 (11/21)

90 WEBBERS PATH **$456,000**
B: Anthony Bardascino & Lisa A Bardascino
S: Champ Patricia A Est & Bonnie B Mercer
Book/Page: 36725/148, Date: 12/12/24
Use: 2 Bdrm Ranch, Lot: 14375sf

► FORECLOSURE DEEDS

50 GENEVA RD **$443,948**
B: Seattle Bank
S: Kathryn M Massey & Seattle Bank
Book/Page: 36719/241, Date: 12/10/24
Use: 3 Bdrm Ranch, Lot: 13503sf

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

Dalton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	48
Median Price	$272,561	$277,250

► REAL ESTATE SALES

190 ASHUELOT ST **$195,000**
B: Frank Rudd & Claire Townend
S: Frank Rudd & Claire Townend
Book/Page: 7745/312, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 19467sf

630-632 NORTH ST **$300,000**
B: Patrick Carnute & Ashley Goodness
S: Steven W Fellmann
Book/Page: 7745/289, Date: 12/11/24
Mtg: Guild Mortgage Co $294,566
Term: 2055
Use: 2-Family Conventional, Lot: 17154sf

181 PARK AVE **$150,000**
B: Cory Evangelisto
S: Michael H White
Book/Page: 7743/321, Date: 12/09/24
Mtg: Guaranteed Rate Inc $105,000
Term: 2055
Use: 2-Family Cape Cod, Lot: 12802sf

15 PINE ST **$285,000**
B: Sean Stever & Roxanne Stever
S: Duquette Mary Jane Est & Christopher J Duquette
Book/Page: 7745/61, Date: 12/10/24
Mtg: Guild Mortgage Co $231,990
Term: 2055
Use: 4 Bdrm Old Style, Lot: 15834sf

182 SLEEPY HOLW **$650,000**
B: Lise Dahuron
S: Mary I Haddad, Tr for Mary I Haddad T
Book/Page: 7744/283, Date: 12/10/24
Use: 4 Bdrm Colonial, Lot: 17485sf
Prior Sale: $272,500 (09/01)

45 WASHINGTON MOUNTAIN RD **$125,000**
B: Scott L Garland & Glenda L Garland
S: Robert A Lezberg & Jennifer B Greenfeld
Book/Page: 7746/236, Date: 12/13/24
Use: Residential Developable Land, Lot: 147146sf
Prior Sale: $120,000 (10/21)

Lee

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	44
Median Price	$325,000	$385,500

► REAL ESTATE SALES

204 CENTER ST **$130,000**
B: Leydet Properties LLC
S: Angelo Gelpi
Book/Page: 7746/13, Date: 12/12/24
Mtg: Ruby Lending Llc $215,000
Use: 3 Bdrm Conventional, Lot: 182952sf

175 LAUREL ST **$540,000**
B: Josue Colon & Beatriz Colon
S: Laura T Lembo
Book/Page: 7744/165, Date: 12/10/24
Mtg: Community Bank NA $486,000
Term: 2055
Use: 2-Family Conventional, Lot: 27007sf
Prior Sale: $296,000 (08/18)

36 OLIVE ST **$180,000**
B: Matthew R Cuevas
S: Messer Robert G Est & Heather L Messer
Book/Page: 7744/200, Date: 12/10/24
Mtg: Greylock FCU $144,000
Term: 2055 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 26572sf
Prior Sale: $90,000 (03/91)

21 TABAR AVE **$305,000**
B: Diane L Pate
S: Merritt Hm Solutions LLC
Book/Page: 7745/332, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: $125,000 (12/23)

Lenox

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	33
Median Price	$601,250	$546,500

► REAL ESTATE SALES

1 MORGAN MNR U:7 ..... **$292,000**
B: Emily A Catalini
S: Karen G Kaufman, Tr for Karen Kaufman T
Book/Page: 7746/52, Date: 12/12/24
Mtg: Adams Community Bk $233,600
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $155,000 (11/22)

56 PLUNKETT ST **$635,000**
B: Stephen E Maizlish & Joyce S Goldberg
S: Hope A Hagler
Book/Page: 7743/197, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 34000sf
Prior Sale: $75,000 (10/14)

10 SARGENT BROOK RD **$1,200,000**
B: Bernd Schoner & Morwaread M Farbood
S: Gold Barbara A Est & Joseph B Gold
Book/Page: 7745/118, Date: 12/11/24
Mtg: TD Bank NA $770,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Bngl/Cottage, Lot: 17511sf

Otis

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	32
Median Price	$468,000	$395,000

► REAL ESTATE SALES

411 E OTIS RD **$49,000**
B: Nicholas Cahffee
S: Cel LLC
Book/Page: 7743/176, Date: 12/09/24
Mtg: Cel Llc $49,000
Use: 2 Bdrm Ranch, Lot: 25725sf
Prior Sale: $20,000 (03/19)

139 HIGH RISE RD **$215,000**
B: Dylan Jacobus
S: Rafael Bones
Book/Page: 7746/150, Date: 12/12/24
Use: 1 Bdrm Cottage, Lot: 78408sf
Prior Sale: $170,000 (10/22)

250 STEBBINS RD **$87,000**
B: Jan Poklad
S: Karl Subklew & Paula Subklew
Book/Page: 7745/205, Date: 12/11/24
Use: 2 Bdrm Contemporary, Lot: 62726sf
Prior Sale: $71,000 (11/00)

Pittsfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	339	338
Median Price	$275,000	$285,000

► REAL ESTATE SALES

2ND ST L:0 ..... **$2,800**
B: Hurricane Properties LLC
S: David G Parsons & Joanne D Parsons
Book/Page: 7746/259, Date: 12/13/24

139 2ND ST **$417,200**
B: Hurricane Properties LLC
S: Joanne D Parsons
Book/Page: 7746/255, Date: 12/13/24
Mtg: Monson Svgs Bk $336,000
Use: 2 Bdrm Conventional, Lot: 8973sf

9 APPLETREE PT **$1,930,000**
B: Diedra C Shull, Tr for Diedra Cecily Shull Gst E
S: Robert P Sorbara & Barbara L Sorbara
Book/Page: 7744/148, Date: 12/10/24
Use: 3 Bdrm Contemporary, Lot: 24481sf

29 ASPEN WAY U:29 ..... **$672,500**
B: Kathleen M Connor, Tr for Kathleen M Connor Lt
S: Warren M Shimmerlik, Tr for W & Selma Shimmerlik Jlt
Book/Page: 7743/210, Date: 12/09/24
Use: 5 Bdrm Condo
Prior Sale: $463,196 (06/07)

444 BARKER RD **$508,723**
B: Harland L Miller 3rd & Angela T Miller
S: Robert S Sams & Susan H Coyne
Book/Page: 7746/4, Date: 12/12/24
Use: 3 Bdrm Colonial, Lot: 17119sf
Prior Sale: $241,000 (03/13)

24 BERNARD AVE **$273,000**
B: Jacob Rand & Laken M Rand
S: Patricia A Behan
Book/Page: 7744/92, Date: 12/10/24
Mtg: Guild Mortgage Co $268,055
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10019sf

50 CLEVELAND ST **$325,000**
B: David K Hollenbaugh & Mary A Hollenbaugh
S: Patrick J Carhart & Melissa M Carhart
Book/Page: 7746/331, Date: 12/13/24
Mtg: Adams Community Bk $175,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 17685sf
Prior Sale: $90,000 (08/17)

329 CONNECTICUT AVE **$235,000**
B: Sandra E Cornejo
S: Connors Scott P Est & Michael R Connors
Book/Page: 7744/246, Date: 12/10/24
Mtg: Premier Mtg Resources $215,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 11195sf
Prior Sale: $267,000 (06/23)

605 EAST ST **$185,000**
B: Amy Avila
S: Troy K Laureyns
Book/Page: 7743/256, Date: 12/09/24
Mtg: Guild Mortgage Co $164,250
Term: 2055
Use: 3 Bdrm Conventional, Lot: 3441sf
Prior Sale: $80,000 (07/19)

GROVE ST **$15,000**
B: David G Sousa
S: Thoms Pecpraro
Book/Page: 7746/36, Date: 12/12/24

JEEBE ST **$1,000**
B: Jason Labelle
S: Douglas N Smith Jr
Book/Page: 7745/6, Date: 12/10/24

29 JONES AVE **$261,000**
B: Raul H Villalobos & Ana M Villalobos
S: Winthrop D Kie Jr RET & Winthrop D Kie Jr
Book/Page: 7746/87, Date: 12/12/24
Mtg: Greylock FCU $234,900
Term: 2047 Rate: 7.0% Type: Adj
Use: 3 Bdrm Conventional, Lot: 12545sf
Prior Sale: $25,000 (10/09)

428 MERRILL RD **$1,800,000**
B: Pittsfield Ma Storage LLC
S: Pap Realty Com
Book/Page: 7745/214, Date: 12/11/24
Mtg: Dacotah Bank $4,570,000
Use: Industrial Warehouse, Lot: 151589sf

2 MONTELEONE PL **$417,200**
B: Hurricane Properties LLC
S: Joanne D Parsons
Book/Page: 7746/255, Date: 12/13/24
Mtg: Monson Svgs Bk $336,000
Use: Residential-Multiple Bldgs, Lot: 12981sf

269 MOUNTAIN DR **$878,000**
B: Darren Swan & Katherine C Demarco
S: Scott R Lenihan & Isabel M Lenihan
Book/Page: 7744/320, Date: 12/10/24
Mtg: Greylock FCU $704,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 35240sf

86 NANCY AVE **$300,000**
B: Jacqueline A Leibinger
S: Basset Rita M Est & Mark Basset
Book/Page: 7746/183, Date: 12/12/24
Mtg: Greylock FCU $200,000
Term: 2055 Rate: 6.6% Type: Adj
Use: 3 Bdrm Ranch, Lot: 13504sf

PEACKS RD **$205,000**
B: Roman Catholis Bishop Spr
S: Ma Dept Of Trns
Book/Page: 7743/223, Date: 12/09/24

41 PERRINE AVE **$375,000**
B: Odair S Fellisberto
S: Tarkan Topcuoglu
Book/Page: 7747/308, Date: 12/13/24
Mtg: OCMBC Inc $300,000
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 5009sf
Prior Sale: $342,000 (09/23)

44 PINE ST **$278,500**
B: Ryan Saul & Kierstyn Defer
S: Ricky J Derby & Sandra Fong-Ging
Book/Page: 7743/103, Date: 12/09/24
Mtg: Guild Mortgage Co $269,205
Term: 2055
Use: 2-Family Family Flat, Lot: 9583sf
Prior Sale: $45,000 (11/99)

25 REVERE PKWY **$435,000**
B: Daniel Getz
S: Matthew E Herzberg & Lesley C Herzberg
Doc#: 000000000044469, Date: 12/10/24
Use: 3 Bdrm Conventional, Lot: 8015sf
Prior Sale: $205,000 (05/10)

14 RICHARD DR **$395,000**
B: Javier C Fernandez & Alicia M Mamani
S: Jamie A Delmolino & Laura A Delmolino
Book/Page: 7747/34, Date: 12/13/24
Mtg: Greylock FCU $295,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 20909sf
Prior Sale: $295,000 (11/20)

12 SCAMMELL AVE **$70,000**
B: Ericka Flores
S: Marilyn J Coussoule & James P Mccauley
Book/Page: 7745/269, Date: 12/11/24
Use: 2-Family Family Flat, Lot: 10019sf
Prior Sale: $40,000 (07/10)

181 WOODLAWN AVE **$80,000**
B: 555 East St Realty LLC
S: Christa Ames
Book/Page: 7744/9, Date: 12/09/24
Mtg: Sub-zero Hldg Co Inc $200,000
Use: Apartment Bldg - 4-8 Units, Lot: 8712sf
Prior Sale: $195,000 (01/10)

► FORECLOSURE DEEDS

14 SUMMIT AVE **$199,134**
B: Legacy Mortgage Asset T & Us Bank TNa Tr
S: Michael J Carnute & Us Bank TNa
Book/Page: 7743/144, Date: 12/09/24
Use: 4 Bdrm Conventional, Lot: 7667sf

Richmond

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	16
Median Price	$617,000	$512,000

► REAL ESTATE SALES

129 SHORE RD **$295,000**
B: Timothy Kearns & Allison Kearns
S: Maureen Ridge
Doc#: 000000000044473, Date: 12/13/24
Use: 2 Bdrm Conventional, Lot: 14810sf
Prior Sale: $180,000 (12/17)

Stockbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	20
Median Price	$655,000	$661,750

► REAL ESTATE SALES

19 HAWTHORNE RD U:2C **$660,000**
B: Mark Levine & Ellen Levine
S: Michael Praver, Tr for Lenox Apt T
Book/Page: 7744/159, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $440,912 (03/06)

Washington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	4
Median Price	$340,000	$245,000

► REAL ESTATE SALES

129 UPPER VALLEY RD **$500,000**
B: Daniela S Blaschke
S: Stephen Wallin & Dolores Wallin
Book/Page: 7746/121, Date: 12/12/24
Use: 3 Bdrm Contemporary, Lot: 152460sf
Prior Sale: $425,000 (09/22)

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	60
Median Price	$210,000	$232,500

► REAL ESTATE SALES

49-51 BELLEVUE AVE **$205,000**
B: Mario A Spezzaferro & Kathleen A Sandzinski
S: Robert J Tomkiewicz
Book/Page: 1874/958, Date: 12/10/24
Mtg: Greylock FCU $164,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 2-Family Decker, Lot: 8276sf
Prior Sale: $42,000 (06/02)

139 BELLEVUE AVE **$245,000**
B: Roger Gephart
S: Ziaja Joanne L Est & Mark D Ziaja
Book/Page: 1874/798, Date: 12/09/24
Mtg: Mortgage Research Ctr $250,267
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11761sf

110 COLUMBIA ST **$250,000**
B: Prooperties LLC
S: Interstate Inv Group LLC
Book/Page: 1874/702, Date: 12/09/24
Mtg: Liberty Bay CU $400,000
Use: Mixed Use-Prim Res & Comm, Lot: 5227sf
Prior Sale: $50,000 (03/10)

5 DANIELS CT **$390,000**
B: Natasha P Martin & Christopher J Martin
S: Greg Lebeau & Erika Snyder
Book/Page: 1875/81, Date: 12/12/24
Mtg: Guild Mortgage Co $191,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 6534sf

40 E JORDAN ST **$258,000**
B: Jason Nocher
S: Sandra H Moderski, Tr for Sandra H Moderski RET
Book/Page: 1874/990, Date: 12/10/24
Mtg: Greylock FCU $206,400
Use: Apartment Bldg - 4-8 Units, Lot: 9148sf

51 LEONARD ST **$190,000**
B: Dalton P Martinello
S: Eichorn Frances L Est & Rebecca A Michalski
Book/Page: 1874/1066, Date: 12/11/24
Mtg: Adams Community Bk $152,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 22651sf

14 RICHMOND LN **$250,000**
B: Fieldston Properties LLC
S: Peter R West
Book/Page: 1874/707, Date: 12/09/24
Mtg: Liberty Bay CU $400,000
Term: 2035
Use: 3-Family Decker, Lot: 4792sf
Prior Sale: $162,500 (05/07)

Cheshire

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	25
Median Price	$317,500	$300,000

► REAL ESTATE SALES

36 SCHOOL ST **$89,900**
B: Corey M Warner
S: Carol F Bratcher
Book/Page: 1875/146, Date: 12/13/24
Use: Mobile Home, Lot: 38768sf
Prior Sale: $58,000 (10/88)

Hancock

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	8
Median Price	$380,000	$378,050

► REAL ESTATE SALES

37 COREY RD U:428 ..... **$137,500**
B: Howard Greenspan
S: Lorayne C Fiorillo
Book/Page: 1875/18, Date: 12/12/24
Use: 1 Bdrm Condo
Prior Sale: $107,500 (02/10)

37 COREY RD U:72 ..... **$250,000**
B: Howard Greenspan
S: Steven M Venokur & Louise J Venokur
Book/Page: 1875/24, Date: 12/12/24
Use: Condo

North Adams

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	78
Median Price	$217,250	$233,000

► REAL ESTATE SALES

74 AMERICAN LEGION DR **$1,000,000**
B: Brava Properties LLC
S: North Adams Realty LLC
Book/Page: 1862/176, Date: 07/30/24
Use: Restaurant/Bar, Lot: 35077sf

50 LINCOLN ST **$1,275,000**
B: Colvest North Adams LLC
S: Walgreen Estern Co Inc
Book/Page: 1874/1045, Date: 12/11/24
Use: Retail-Service, Lot: 40912sf
Prior Sale: $500,000 (04/02)

Williamstown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	41
Median Price	$488,750	$389,900

► REAL ESTATE SALES

220 HENDERSON RD **$287,500**
B: Henderson Hill LLC
S: Adam D Digennaro & Brittany C Reeves
Book/Page: 1874/857, Date: 12/10/24
Mtg: Greylock FCU $230,000
Use: 4 Bdrm Ranch, Lot: 37723sf
Prior Sale: $196,000 (07/20)

660 MAIN ST **$300,000**
B: Massey Real Estae LLC
S: Erin G Wright
Book/Page: 1875/45, Date: 12/12/24
Mtg: Adams Community Bk $167,500
Use: Mixed Use-Prim Res & Comm, Lot: 6534sf
Prior Sale: $85,000 (12/15)

70 STONEY LEDGE RD **$1,325,000**
B: Lairence H Birdsey & Daphne P Birdsey
S: Felicia F Coalson, Tr for Van Uitert Irretn Inv Svc
Book/Page: 1874/1093, Date: 12/11/24
Use: 4 Bdrm Contemporary, Lot: 503989sf
Prior Sale: $537,500 (11/07)

139 WATER ST **$140,000**
B: John H Robinson
S: Legend Interests Inc
Book/Page: 1875/10, Date: 12/12/24
Use: Commercial Devlpble Land, Lot: 12632sf
Prior Sale: $100,000 (07/20)

Windsor

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	11
Median Price	$99,000	$439,900

► REAL ESTATE SALES

221 PERU RD **$150,000**
B: Arthur R Needham 2nd & Tracy D Needham
S: Kenneth W Needham & Jennifer D Needham
Book/Page: 1874/1033, Date: 12/11/24
Use: 3 Bdrm Conventional, Lot: 740520sf

Berkshire Registry

Southern District

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

Alford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	$665,000	$1,200,000

► REAL ESTATE SALES

274 EAST RD **$895,000**
B: Timothy J Scholler & David L Press
S: Cloud Kingdom 2020 LLC
Book/Page: 2929/119, Date: 12/13/24
Mtg: Lee Bank $905,500
Term: 2056 Rate: 6.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 99840sf
Prior Sale: $780,000 (09/19)

Great Barrington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	62
Median Price	$485,000	$532,500

► REAL ESTATE SALES

4 DEPOT ST **$394,000**
B: 4 Depot St LLC
S: Stephen A Gabriel, Tr for Arg Livign T
Book/Page: 2928/250, Date: 12/10/24
Use: 2-Family Conventional, Lot: 7841sf

HURLBURT RD **$215,000**
B: Banana Canyon LLC
S: William Grossman, Tr for William & M D Grossman T
Book/Page: 2929/35, Date: 12/11/24

10 STANLEY DR U:10 ..... **$397,000**
B: Patrick C Sargent & Monica A Haver
S: Diane L Pate
Book/Page: 2928/334, Date: 12/11/24
Mtg: Citibank Na $351,860
Term: 2055 Rate: 5.9% Type: Adj
Use: 3 Bdrm Condo, Lot: 436sf
Prior Sale: $199,000 (12/10)

168 TACONIC AVE **$605,000**
B: Leanne Will & Andrew Will
S: Mark A Pruhenski & Melissa A Vansant
Book/Page: 2929/77, Date: 12/12/24
Use: 4 Bdrm Conventional, Lot: 9583sf
Prior Sale: $375,000 (11/20)

New Marlboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	18
Median Price	$707,500	$562,500

► REAL ESTATE SALES

1976 CLAYTON MILL RIVER RD **$912,000**
B: Brice L Pretty & Rita M Schumacher
S: Berkshire Prop Rentals LL
Book/Page: 2929/173, Date: 12/13/24
Use: 4 Bdrm Conventional, Lot: 65340sf
Prior Sale: $100,000 (05/23)

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Sheffield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	38
Median Price	$475,000	$480,000

► REAL ESTATE SALES

550 SHEFFIELD PLN $650,000
B: Zacagrt Rousou & Larina Rousou
S: Karen A Faul & Shannon Mcauliffe
Book/Page: 2929/192, Date: 12/13/24
Mtg: Adams Community Bk $520,000
Term: 2055
Use: Office Bldg-General, Lot: 30928sf
Prior Sale: $59,000 (08/03)

West Stockbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	10
Median Price	$630,000	$505,000

► REAL ESTATE SALES

27 SWAMP RD $375,000
B: Robet Koch & Kimberly E Koch
S: Richard J Brophy Jr & Cheryl A Reynolds
Book/Page: 2928/175, Date: 12/09/24
Mtg: Pittsfield Cp Bk $337,500
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 210395sf

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	279	251
Median Price	$388,500	$415,000

► REAL ESTATE SALES

CORBETT ST $180,000
B: Dream Homes LLC
S: Maria C Kirkman
Doc#: 000000000055644, Date: 12/10/24

318 CRESCENT ST U:B $340,000
B: Oakchukwu C Anidi & Antoinette Anidi
S: Meagan R Mulready
Book/Page: 11670/306, Date: 12/13/24
Mtg: Baycoast Mortgage Co $255,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $235,000 (09/14)

239 GLASGOW ST U:10 ..... $229,999
B: Laurie Keene
S: Stanley Investment LLC
Book/Page: 11667/59, Date: 12/10/24
Mtg: Bristol Cnty Svgs Bk $183,999
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $125,000 (11/24)

50 HALL ST $615,000
B: C&f Property Mgmt LLC
S: Bella Vita Hm Soln LLC
Book/Page: 11667/190, Date: 12/10/24
Mtg: Bella Vita Hm Solutio $492,000
Term: 2059
Use: Apartment Bldg - 4-8 Units, Lot: 5375sf
Prior Sale: $230,000 (11/16)

385 HIGH ST $930,000
B: Biswas LLC
S: Hyde Development LLC
Book/Page: 11666/126, Date: 12/09/24
Use: Religious Property, Lot: 34308sf

200 HIGHCREST RD $450,000
B: Resendes Residential LLC
S: Lori R Elias & Lisa J Pildner
Doc#: 000000000055662, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 34809sf

90 JOHNSON ST $450,000
B: Yimin O Melgar
S: Louis V Nerling & Sherry Arruda
Book/Page: 11670/125, Date: 12/13/24
Mtg: United Wholesale Mtg $434,472
Term: 2055
Use: 2-Family Two Family, Lot: 4800sf
Prior Sale: $70,000 (03/91)

458 KING ST $420,000
B: Jude A Akharoh
S: Iieen T Raposo
Book/Page: 11668/134, Date: 12/11/24
Mtg: Guild Mortgage Co $378,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 7148sf
Prior Sale: $153,000 (11/16)

526 LANGLEY ST $400,000
B: Manny Leite & Melissa Murphy
S: Paul N Turgeon & Pamela F Turgeon
Doc#: 000000000055651, Date: 12/11/24
Mtg: American Fncl Resrcs $360,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 11003sf
Prior Sale: $57,500 (10/97)

161 MOUNT PLEASANT ST $435,000
B: Frabcusco Ayala & Eboni Ayala
S: Freedom Home Buyers LLC
Book/Page: 11666/148, Date: 12/09/24
Mtg: Zillow Home Loans $427,121
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5066sf
Prior Sale: $199,500 (08/23)

1556 N MAIN ST U:1 ..... $219,000
B: Christian H Alavarenga & Kirenya C Sanchez
S: Dino Lallali
Book/Page: 11667/277, Date: 12/10/24
Mtg: United Wholesale Mtg $212,430
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $90,000 (11/18)

2056 PLEASANT ST $430,000
B: Diana L Alvarez
S: Fatima P Desousa
Book/Page: 11667/245, Date: 12/10/24
Mtg: EMM Loans LLC $234,025
Term: 2055
Use: 3 Bdrm Colonial, Lot: 4905sf

775 PLYMOUTH AVE $1,075,000
B: Hope Bay Properties LLC
S: Bruno Graziani
Book/Page: 11670/182, Date: 12/13/24
Mtg: Digital FCU $806,250
Use: Apartment Bldg - 4-8 Units, Lot: 10846sf
Prior Sale: $920,000 (04/23)

504 QUINCY ST $675,000
B: Stephen O Azums & Hillary Valenzuela
S: Neila Botelho
Doc#: 000000000055669, Date: 12/13/24
Mtg: United Wholesale Mtg $662,774
Term: 2055
Use: 2-Family Two Family, Lot: 4600sf
Prior Sale: $5,000 (12/18)

63 RAYMOND ST $465,000
B: Bany Samayon
S: Rose S Oliveira & Ros M Reis
Book/Page: 11669/237, Date: 12/12/24
Mtg: Guaranteed Rate Inc $456,577
Term: 2055
Use: 2-Family Two Family, Lot: 3232sf

1267 RODMAN ST $350,000
B: Myriam Chancy & Marie B Chancy
S: Courtni L Carter
Book/Page: 11670/60, Date: 12/13/24
Mtg: CMG Mortgage Inc $343,660
Term: 2055
Use: 2 Bdrm Cottage, Lot: 1921sf
Prior Sale: $185,000 (09/19)

1313 S MAIN ST U:1 ..... $349,900
B: Jordan Labouliere & Joy M Bannister
S: Dq Investments LLC
Book/Page: 11666/145, Date: 12/09/24
Use: Condo

1674 S MAIN ST $730,000
B: Michael B Ferguson
S: Jimmy Kfoury
Book/Page: 11666/295, Date: 12/09/24
Mtg: Jimmy Kfoury $500,000
Use: Apartment Bldg - 4-8 Units, Lot: 5001sf
Prior Sale: $535,000 (01/24)

14 SAINT GERMAN ST $280,000
B: Edward Borges & Lucia C Borges
S: Edward Borges & Georgina P Viana
Book/Page: 11670/152, Date: 12/13/24

700 SHORE DR U:1209 ..... $390,000
B: John Leal & Dora Leal
S: Denise I Coulombe & Donna F Raymond
Book/Page: 11669/264, Date: 12/12/24
Mtg: American Ngbd Mtg Acc $370,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $114,000 (04/94)

114 SMITHIES ST $455,000
B: Irina S Moreno
S: Bertoncini Jeffrey L Est & Brian Bertoncini
Book/Page: 11666/220, Date: 12/09/24
Mtg: Washington Trust Mtg $435,184
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 5367sf
Prior Sale: $349,000 (01/21)

371 TECUMSEH ST $456,000
B: Henock Michel & Jocelyn D Michel
S: Camy Despeignes
Doc#: 000000000055665, Date: 12/13/24
Mtg: United Wholesale Mtg $447,740
Term: 2055
Use: 4 Bdrm Colonial, Lot: 5419sf
Prior Sale: $405,000 (11/22)

Freetown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	55
Median Price	$494,950	$515,000

► REAL ESTATE SALES

1 PINE ST $962,500
B: David M Viveiros & Susan M Viveiros
S: Wayne L Trahan, Tr for Trahan Ft
Book/Page: 11670/235, Date: 12/13/24

Somerset

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	154	159
Median Price	$430,000	$457,000

► REAL ESTATE SALES

349 ALBERTA AVE $230,000
B: New Level Prop Invs LLC
S: Keeney Donald B Est & Devon Keeney
Book/Page: 11668/308, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 8712sf

144 FAIRVIEW AVE $499,000
B: Mark Botelho & Danielle Medeiros
S: Dna Investments LLC
Book/Page: 11667/210, Date: 12/10/24
Mtg: EMM Loans LLC $489,961
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: $371,000 (06/24)

240 ONEIL RD $352,000
B: John C Keay
S: Raymond K Scanlon 3rd
Book/Page: 11668/194, Date: 12/11/24
Mtg: New American Funding $271,600
Term: 2055
Use: 2 Bdrm Ranch, Lot: 6534sf
Prior Sale: $129,000 (08/11)

Swansea

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	151
Median Price	$425,000	$455,000

► REAL ESTATE SALES

490 GARDNERS NECK RD $479,000
B: Cody Napier & Kaylee Legault
S: Joseph D White Jr
Book/Page: 11668/316, Date: 12/11/24
Mtg: Plaza Home Mtg $470,324
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: $380,000 (12/20)

1061 WOOD ST $736,000
B: Katharine Murphy & Adar Kahana
S: Federal Natl Mtg Assn
Book/Page: 11666/262, Date: 12/09/24
Mtg: NFM Inc $450,000
Term: 2055
Use: 2 Bdrm Contemporary, Lot: 139392sf
Prior Sale: $366,300 (12/17)

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	278	251
Median Price	$471,750	$500,000

► REAL ESTATE SALES

65 BRETTON WOODS DR $440,000
B: Lori L Sulinski
S: Armatys-Hull A B Est & Malgorzata I Sxmigiel
Book/Page: 29148/90, Date: 12/13/24
Mtg: Guaranteed Rate Affin $330,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10300sf

90 CLAIRE DR $480,000
B: Terrance M Oleary & Ashley D Oleary
S: Yidiaris Angelo Est & Michael Yidiaris
Book/Page: 29146/325, Date: 12/13/24
Mtg: LoanDepot.Com $480,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 16500sf

48 HAWTHORNE ST $760,000
B: Earkrucj Herbert, Tr for Earlrick H Herbert Irt
S: Dion Kilgoe
Book/Page: 29146/185, Date: 12/13/24
Use: 2-Family Family Flat, Lot: 9600sf
Prior Sale: $420,000 (05/23)

67 HOLDEN ST $525,000
B: Juliet I Osodi & Stephen C Osodi
S: Carol A Johnson & Walter E Johnson
Book/Page: 29147/230, Date: 12/13/24
Mtg: CMG Mortgage Inc $515,490
Term: 2055
Use: 4 Bdrm Conventional, Lot: 10392sf
Prior Sale: $350,000 (04/19)

11 MENDON RD U:B $460,000
B: Evan Moriarty & Nicole Moriarty
S: Saad Alam & Sumaiya Saad
Book/Page: 29146/254, Date: 12/13/24
Mtg: Guild Mortgage Co $446,200
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $319,900 (07/20)

782 NEWPORT AVE $575,000
B: Dirceu R Breder & Rogeria Lopes
S: Carlos A Gomes
Book/Page: 29148/68, Date: 12/13/24
Mtg: Radius Financial Grp $564,585
Term: 2055
Use: 2-Family Conventional, Lot: 28276sf
Prior Sale: $209,000 (11/17)

71 NORTON ST $769,000
B: Kris Stavri & Inesa Stavri
S: Rex 2012 LLC
Book/Page: 29142/266, Date: 12/11/24
Mtg: Guild Mortgage Co $576,750
Term: 2055
Use: 3-Family Duplex, Lot: 18000sf
Prior Sale: $485,000 (04/24)

35 ORR AVE $370,000
B: Edwin R Rodriguez
S: Walter King Ent LLC
Book/Page: 29143/319, Date: 12/12/24
Mtg: Movement Mtg LLC $296,000
Term: 2055
Use: 1 Bdrm Ranch, Lot: 16020sf
Prior Sale: $330,000 (11/24)

616 PARK ST $250,000
B: Historic Park LLC
S: Attleboro Historic Pres
Book/Page: 29143/53, Date: 12/11/24
Use: 3 Bdrm Conventional, Lot: 52234sf

581 PIKE AVE $602,500
B: John P Landry & Christopher J Savarese
S: Kull Audrey J Est & Eric J Kull
Book/Page: 29143/158, Date: 12/11/24
Mtg: Baycoast Mortgage Co $542,200
Term: 2055
Use: 3 Bdrm Split Level, Lot: 34810sf

756 PLEASANT ST $210,000
B: Northpoint Developers LLC
S: Solaris Homes LLC
Book/Page: 29144/32, Date: 12/12/24
Mtg: Axe Capital $400,000
Use: Residential Developable Land, Lot: 25663sf

106 POND ST U:14 ..... $490,000
B: Anila Prajapati & Deepak Guntamukalla
S: Cranberry Pond LLC
Book/Page: 29146/230, Date: 12/13/24
Use: Condo

95 STARR LN $474,900
B: April Arena
S: Joshua Palomo
Book/Page: 29141/183, Date: 12/10/24
Use: 3 Bdrm Ranch, Lot: 17514sf
Prior Sale: $288,000 (09/21)

492 THACHER ST $391,000
B: Allyssah Pfeil-Wassmer & Sebastian Wassmer
S: Gerard Pfeil
Book/Page: 29140/199, Date: 12/09/24
Mtg: Rocket Mortgage LLC $328,121
Term: 2055
Use: 4 Bdrm Bngl/Cottage, Lot: 8360sf
Prior Sale: $170,000 (04/08)

► FORECLOSURE DEEDS

895 OAKHILL AVE $310,000
B: Joel R Vaz
S: William J Gonsalves & Citizens Bank N A
Book/Page: 29144/39, Date: 12/12/24
Mtg: Ryanna LLC $256,000
Use: 3 Bdrm Cape Cod, Lot: 16500sf

Dighton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	53
Median Price	$493,000	$520,000

► REAL ESTATE SALES

2414 COUNTY ST $290,000
B: Green Tree Homes LLC
S: Jennifer L Duczkowski & Patrick E Duczkowski
Book/Page: 29142/50, Date: 12/11/24
Mtg: RFLF 4 LLC $345,600
Term: 2026
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: $176,000 (07/11)

937 DIGHTON WOODS CIR $600,000
B: Thomas J Mcgarry & Elizabeth J Mcgarry
S: Richard T Schumacher & Candice J Schumacher
Book/Page: 29145/120, Date: 12/12/24
Mtg: LoanDepot.Com $473,137
Term: 2055
Use: 3 Bdrm Colonial, Lot: 7492sf
Prior Sale: $470,000 (09/21)

766 SOMERSET AVE $600,000
B: Strawnery Fields Ests LLC
S: Celia Stern & Peter Stern
Book/Page: 29141/55, Date: 12/10/24
Mtg: Bridgeport Capital $5,000,000
Use: 1 Bdrm Bngl/Cottage, Lot: 1685772sf
Prior Sale: $137,000 (09/11)

269 WALKER ST $505,000
B: Adam J Hanna & Jeslyn Gordon
S: Thomas A Gordon
Book/Page: 29147/333, Date: 12/13/24
Mtg: Baycoast Mortgage Co $483,312
Term: 2055
Use: 3 Bdrm Ranch, Lot: 21780sf

Easton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	153	142
Median Price	$650,000	$697,500

► REAL ESTATE SALES

11 BIRCH RD $250,000
B: Heather L Mitchell
S: Marcia Kennedy, Tr for James D Lindsay T
Book/Page: 29147/95, Date: 12/13/24
Mtg: HarborOne Mortgage $235,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 15600sf

2 JENNIFER WAY U:2 ..... $725,000
B: David M Brass
S: Anne M Mucci
Book/Page: 29141/227, Date: 12/10/24
Use: 3 Bdrm Condo
Prior Sale: $495,000 (03/16)

20 WASHINGTON ST U:3-7 ..... $390,000
B: Xhuana Lleshi & Ryan Duane
S: Colin R Twomsley & Margaret E Harbison
Book/Page: 29145/299, Date: 12/12/24
Mtg: Radius Financial Grp $348,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $90,000 (11/92)

845 WASHINGTON ST $412,500
B: Elevator Properties Inc & Mako LLC
S: First Landing Invs LLC
Book/Page: 29144/245, Date: 12/12/24
Mtg: Adolph Masciandaro T $500,000
Term: 2026
Use: 4 Bdrm Colonial, Lot: 8400sf

845 WASHINGTON ST $400,000
B: First Landing Invs LLC
S: Marsden Marie E Est & Sharon M Garcia
Book/Page: 29144/26, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 8400sf
Prior Sale: $412,500 (12/24)

Mansfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	98
Median Price	$703,500	$687,000

► REAL ESTATE SALES

BARBERRY RD $179,900
B: Live & Learn Ventures LLC
S: Sherman Cox
Book/Page: 29141/337, Date: 12/10/24

683 EAST ST $545,000
B: William Niak
S: Talbot Maria I Est & Bryan D Lovely
Book/Page: 29146/296, Date: 12/13/24
Mtg: New American Funding $474,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 91476sf

172-174 N MAIN ST $2,600,000
B: Botros LLC
S: 172 Main LLC
Book/Page: 29147/173, Date: 12/13/24
Mtg: OneLocal Bank $1,950,000
Use: Mixed Use-Prim Res & Comm, Lot: 13265sf
Prior Sale: $700,000 (06/21)

North Attleboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	183	181
Median Price	$550,000	$577,400

► REAL ESTATE SALES

40 CUMBERLAND AVE $8,453,000
B: Osj Of North Attleborough
S: De Cumberland Ave Plz LLC
Book/Page: 29143/35, Date: 12/11/24
Use: Shopping Ctr/Mall, Lot: 432115sf
Prior Sale: $10,600,000 (10/00)

473 HIGH ST $600,000
B: Mandar Limaye & Prajakta S Dogmane
S: Kevin J Mahoney & Lea Mahoney
Book/Page: 29144/191, Date: 12/12/24
Mtg: Mllestone Mtg Solutio $410,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 17316sf
Prior Sale: $399,000 (01/19)

16 JUNIPER RD U:20 ..... $220,000
B: Frank M Asare
S: Joseph T Laraia & Kristen J Laraia
Book/Page: 29148/42, Date: 12/13/24
Use: 1 Bdrm Condo
Prior Sale: $165,000 (09/23)

1008 LINCOLNSHIRE DR $440,000
B: Hometechs LLC
S: Regina Farrell, Tr for Linfield Ft
Book/Page: 29145/81, Date: 12/12/24
Use: 3 Bdrm Colonial, Lot: 15000sf

467 PAINE RD $740,000
B: James Cavallaro & Daniela Parente
S: Joshua S Langille & Kaylee E Langille
Book/Page: 29148/6, Date: 12/13/24
Mtg: Citizens Bank $403,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 88862sf
Prior Sale: $681,000 (10/23)

87 PETERS WAY $630,000
B: Peter Mantius & Laura Mantius
S: Dawn C Devincent & Robert A Devincent Jr
Book/Page: 29146/224, Date: 12/13/24
Use: 3 Bdrm Raised Ranch, Lot: 18000sf

ROXANNE SQ $404,000
B: Galeon Development LLC
S: Mary Mccarthy, Tr for 37 Roxanne Square IRT
Book/Page: 29145/85, Date: 12/12/24

1505 S WASHINGTON ST $12,547,000
B: Osj Of North Attleborough
S: De Christmas Tree Shops P
Book/Page: 29143/45, Date: 12/11/24
Use: Shopping Ctr/Mall, Lot: 523591sf
Prior Sale: $12,900,000 (10/00)

127 STANLEY ST $435,000
B: Nathan G Welsh & Tahra A Welsh
S: Laurence C Fox
Book/Page: 29140/62, Date: 12/09/24
Mtg: Embrace Home Loans $408,750
Term: 2055
Use: 2 Bdrm Ranch, Lot: 9787sf
Prior Sale: $379,900 (08/22)

240 TOWNE ST $462,500
B: Nicholas B Nordbeck
S: Michelle Nordbeck & Timothy Nordbeck
Book/Page: 29146/45, Date: 12/13/24
Mtg: Province Mtg Assoc $370,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 59677sf
Prior Sale: $370,000 (04/24)

Norton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	124
Median Price	$550,000	$577,500

► REAL ESTATE SALES

10 ARROWHEAD DR $760,000
B: Janniece York & Malaisha York
S: Zavvie Power Buyer LLC
Book/Page: 29146/194, Date: 12/13/24
Mtg: Guaranteed Rate Inc $515,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 22664sf
Prior Sale: $760,000 (10/24)

274 E MAIN ST $71,250,000
B: Gep Xi East Main LLC
S: Jsip East Main LLC
Book/Page: 29141/78, Date: 12/10/24
Use: Apartment Bldg - 9 + Units, Lot: 641203sf
Prior Sale: $53,650,000 (03/18)

4 JANET ST $151,400
B: Robert E Gallagher
S: Karen L Ashley
Book/Page: 29140/218, Date: 12/09/24
Use: 3 Bdrm Colonial, Lot: 31740sf
Prior Sale: $289,000 (10/12)

6 ROBIN CIR U:5 ..... $374,900
B: Dianne Galley
S: Christine K Carr
Book/Page: 29145/199, Date: 12/12/24
Mtg: CMG Mortgage Inc $243,685
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $248,000 (06/06)

24 S WORCESTER ST $545,000
B: Alexander D Medeiros & Melanie A Morris
S: Jackye M Hughes & Michael E Hughes
Book/Page: 29143/69, Date: 12/11/24
Mtg: Guaranteed Rate Inc $526,810
Term: 2055
Use: 3 Bdrm Conventional, Lot: 16136sf
Prior Sale: $125,000 (06/95)

90 W MAIN ST $515,000
B: Pezhman Tahavori & Pouneh Tahavori
S: Erin J Rooney & Francesca Rooney
Book/Page: 29148/138, Date: 12/13/24
Mtg: Rocket Mortgage LLC $412,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 28800sf
Prior Sale: $362,000 (07/18)

Rehoboth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	114
Median Price	$592,500	$626,766

► REAL ESTATE SALES

27 BUCKLIN DR $879,900
B: John J Guimond 2nd
S: Infinity Homes LLC
Book/Page: 29142/17, Date: 12/10/24
Mtg: Total Mtg Svcs $454,900
Term: 2055

12 CHESTNUT ST $425,000
B: Paul A Degaetano & Wendy Degaetano
S: Church Ann Est & Daniel C Mccracken
Book/Page: 29148/118, Date: 12/13/24

103 NEW ST $475,000
B: Megan Bischoff
S: Susan J Manson & Melanie Manson
Book/Page: 29141/300, Date: 12/10/24
Mtg: HarborOne Mortgage $427,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 44431sf
Prior Sale: $324,000 (08/18)

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BRISTOL REGISTRY
continued

Seekonk

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	109
Median Price	$480,000	$510,000

► REAL ESTATE SALES

13 BORDER AVE **$457,500**
B: Amy Lehman & Kyle Lehman
S: Joseoh M Nardella, Tr for Maggie Irt
Doc#: 000000000120768, Date: 12/10/24
Mtg: Mortgage Research Ctr $457,500
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 4530sf

456 BROWN AVE **$675,000**
B: Tyler Patch & Jacqueline Patch
S: Raymond J Larson, Tr for R J & Janice R Larson T
Book/Page: 29140/259, Date: 12/09/24
Mtg: CMG Mortgage Inc $540,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 23000sf
Prior Sale: $182,000 (07/91)

9 FIELD ST **$435,000**
B: Katharine M Costa & Justin F Costa
S: Jennifer K Comery
Book/Page: 29140/121, Date: 12/09/24
Mtg: NFM Inc $275,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5881sf
Prior Sale: $285,000 (11/18)

3 JACOBY WAY **$130,000**
B: Jerome Monteiro & Hilton Tavares
S: J&s Investments LLC
Book/Page: 29146/97, Date: 12/13/24
Mtg: Nadjarian Properties $130,000
Term: 2027
Use: Residential Developable Land, Lot: 15682sf
Prior Sale: $131,000 (03/17)

235 LINCOLN ST **$240,000**
B: Cd Properties LLC
S: Bryan S Desa & Lori A Desa
Book/Page: 29146/89, Date: 12/13/24
Use: Residential Developable Land, Lot: 40119sf
Prior Sale: $155,000 (04/19)

27 MARLAINE DR **$430,000**
B: Andrew Morgado
S: Raymond H Orourke & Denise L Orourke
Book/Page: 29142/83, Date: 12/11/24
Mtg: Sintra Seven Llc $363,000
Term: 2026
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $375,000 (09/05)

88 MILTON ST **$595,000**
B: Davis Roast & Julia Rabuffo
S: Josimar M Duarte
Book/Page: 29147/129, Date: 12/13/24
Mtg: Leader Bank NA $565,250
Term: 2055
Use: Residential Developable Land, Lot: 32818sf

48 PLEASANT ST **$260,000**
B: Neang Mom
S: Elevator Properties Inc
Book/Page: 29147/18, Date: 12/13/24
Mtg: Amerant Mortgage $208,000
Term: 2055
Use: 1 Bdrm Bngl/Cottage, Lot: 7492sf
Prior Sale: $155,000 (05/24)

60 ROBINCREST CT **$1,600,000**
B: Patrick J Brosnan & April B Brosnan
S: Christopher J Canton & Nancy Tullie
Book/Page: 29145/53, Date: 12/12/24
Mtg: Fairway Ind Mtg $1,200,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 62509sf
Prior Sale: $150,000 (02/01)

Taunton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	313	286
Median Price	$450,000	$475,000

► REAL ESTATE SALES

101 CAVALIER AVE **$575,000**
B: Amy Bacon
S: Stephen C Jordan
Book/Page: 29139/304, Date: 12/09/24
Use: 3 Bdrm Colonial, Lot: 52708sf
Prior Sale: $326,000 (08/17)

44 DEAN ST U:101-10 ..... **$465,000**
B: Resendes Investments LLC
S: Innovative Invs Corp
Book/Page: 29145/172, Date: 12/12/24
Use: Condo

44 DEAN ST U:305 ..... **$519,000**
B: Lisa King
S: Hyperion Holdings LLC & Innovative Invs Corp
Book/Page: 29140/87, Date: 12/09/24
Mtg: Bristol Cnty Svgs Bk $493,050
Term: 2055 Rate: 6.0% Type: Adj
Use: Condo

44 DEAN ST U:306 ..... **$519,000**
B: Claudette G Marroquin
S: Hyperion Holdings LLC & Innovative Invs Corp
Book/Page: 29144/289, Date: 12/12/24
Mtg: LendSure Mtg $369,658
Term: 2055
Use: Condo

407 DIGHTON AVE **$450,000**
B: John Roberts & Melanie Layman
S: Stephen N Dufault
Book/Page: 29144/93, Date: 12/12/24
Mtg: Navy FCU $427,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 19602sf
Prior Sale: $245,000 (08/03)

15 JEFFERSON ST **$600,000**
B: Nicholas P Barbosa
S: Steven M Carlos
Book/Page: 29147/312, Date: 12/13/24
Mtg: Total Mtg Svcs $589,132
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 16988sf
Prior Sale: $220,000 (08/10)

82 JOHNSON ST **$850,000**
B: Victor Melo & Rosemary Melo
S: Patrick M Landy
Book/Page: 29145/247, Date: 12/12/24
Mtg: Fall River Five Cents $637,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 14810sf
Prior Sale: $180,000 (01/07)

5 LAWRENCE ST **$710,000**
B: Ritah Nambi & Aisha Nakabugo
S: Shesler Ortiz
Book/Page: 29145/24, Date: 12/12/24
Mtg: Mtg Equity Partners $697,140
Term: 2055
Use: 2-Family Duplex, Lot: 8712sf
Prior Sale: $400,000 (07/18)

140 N WALKER ST U:212 ..... **$435,000**
B: Tessa Deluca
S: Mrh Development LLC
Book/Page: 29147/256, Date: 12/13/24
Mtg: Merrimack Valley CU $405,000
Term: 2055 Rate: 6.0% Type: Adj
Use: Condo

279 PROSPECT HILL ST **$670,000**
B: Marcos M De Silva
S: Fred M Chute
Book/Page: 29147/67, Date: 12/13/24

ROCKY WOODS ST (OFF) **$56,000**
B: Stephen D Read
S: Hometown Res & Dev LLC
Book/Page: 29143/247, Date: 12/12/24

139 SHORES ST U:B **$448,000**
B: Rachel Lombardi & Jacob Conley
S: Keith A Motta
Book/Page: 29147/289, Date: 12/13/24
Mtg: First Home Mtg $434,560
Term: 2055
Use: 3 Bdrm Condo

130 TREMONT ST U:B **$450,000**
B: Nuno Spencer
S: Hometown Res & Dev LLC
Book/Page: 29147/203, Date: 12/13/24
Mtg: Guild Mortgage Co $337,500
Term: 2055
Use: Condo

279 WASHINGTON ST **$451,500**
B: Melissa Padilla & Alvim Stokes
S: Steven Strickland
Book/Page: 29145/229, Date: 12/12/24
Mtg: Cross Country Mtg Inc $443,321
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $376,000 (12/20)

98 WHITTENTON ST **$270,000**
B: Sabbatia Holdings LLC
S: Michael Bragga
Book/Page: 29139/331, Date: 12/09/24
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: $252,000 (09/04)

Bristol Registry

Southern District

Sherrilynn M. Mello, Register
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New Bedford, MA 02740
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Dartmouth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	186	192
Median Price	$459,000	$535,000

► REAL ESTATE SALES

1080 ALLEN ST **$300,000**
B: Andrew Smola & Denise Aguiar-Smola
S: Elaine M Aguiar, Tr for Elaine M Aguiar Lt
Book/Page: 15175/124, Date: 12/09/24
Use: 5 Bdrm Colonial, Lot: 40075sf
Prior Sale: $239,000 (08/06)

19 HARBOR ST **$850,000**
B: Scott Copley & Laura D Durham
S: Jose A Verissimo
Book/Page: 15179/67, Date: 12/11/24
Mtg: New Fed Mtg Corp $680,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 30492sf
Prior Sale: $1,180,300 (04/24)

18 JASON DR **$620,000**
B: Luke J Woodman & Cortney B Woodman
S: Gerald F Donovan
Book/Page: 15178/272, Date: 12/11/24
Mtg: Mllestone Mtg Solutio $620,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 22216sf
Prior Sale: $515,000 (08/06)

25 JOSEPH ST **$690,000**
B: Anthony Martin
S: Trevor Landry
Book/Page: 15177/140, Date: 12/10/24
Mtg: Guild Mortgage Co $666,971
Term: 2055
Use: 3 Bdrm Split Level, Lot: 12197sf
Prior Sale: $427,000 (11/18)

26 NORFOLK AVE **$499,900**
B: Thomas D Hickey Jr & Melissa Hickey
S: Albert Demello Jr & Gail Demello
Doc#: 000000000137432, Date: 12/13/24
Mtg: Quincy Credit Union $399,900
Term: 2055
Use: 3 Bdrm Conventional, Lot: 34412sf
Prior Sale: $86,000 (12/87)

498 OLD WESTPORT RD **$650,000**
B: Sherbrooke Farms LLC
S: Claudia Mello, Tr for Jesse R Mello Lt
Book/Page: 15178/321, Date: 12/11/24
Mtg: Jesse R Mello Living $287,000
Use: Residential-Other, Lot: 488308sf

14 SHANNON WAY **$685,000**
B: Hurley Homes LLC
S: John E Priest & Ellenore M Priest
Book/Page: 15180/308, Date: 12/12/24
Mtg: RFLF 4 LLC $551,000
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: $320,635 (11/01)

249 SLADES CORNER RD **$410,000**
B: Meaghan Vertentes & Luis Vertentes
S: Daniel Lane & Renee Lane
Book/Page: 15180/29, Date: 12/12/24
Mtg: Baycoast Mortgage Co $320,000
Term: 2055 Rate: 7.4% Type: Adj
Use: Residential Developable Land, Lot: 104544sf
Prior Sale: $299,999 (01/23)

Fairhaven

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	136	123
Median Price	$439,450	$470,000

► REAL ESTATE SALES

5 DEANE ST **$399,800**
B: Phoebe Hancock
S: Robin L Hacking-Davis
Book/Page: 15178/154, Date: 12/11/24
Mtg: Provident Funding $359,820
Term: 2055
Use: 2 Bdrm Conventional, Lot: 4330sf
Prior Sale: $235,000 (07/16)

152 EBONY ST **$515,000**
B: James D Houck & Jill M Houck
S: Glenn Cudmore & Jacquelyn Cudmore
Doc#: 000000000137417, Date: 12/12/24
Mtg: St Anne's Credit Unio $463,500
Term: 2055 Rate: 5.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 5998sf
Prior Sale: $275,000 (05/16)

60 HIGHLAND AVE **$155,000**
B: Laura Tykodi, Tr for Ladama Ft
S: Kenneth Wagner
Book/Page: 15182/74, Date: 12/13/24
Use: Residential Undvlpble Land, Lot: 10598sf
Prior Sale: $275,000 (03/06)

65 LAUREL ST **$649,900**
B: Zachary P Westner & Carly E Martin
S: Kevin M Gonsalves Jr & Lauren B Gonsalves
Book/Page: 15175/272, Date: 12/09/24
Mtg: Amerant Mortgage $519,920
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6504sf
Prior Sale: $288,000 (09/15)

58 MAIN ST **$650,000**
B: Lauren Fernandes
S: Nccc Prooperties LLC
Book/Page: 15181/219, Date: 12/13/24
Mtg: Pennymac Loan Service $487,500
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 3764sf
Prior Sale: $270,000 (06/17)

7 MINA ST **$555,000**
B: Kevin M Gonsalves Jr & Lauren B Gonsalves
S: Silvana Alphonse Lt & William J Alphonse Jr
Book/Page: 15176/83, Date: 12/09/24
Mtg: United Wholesale Mtg $455,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 16000sf

7 QUINCY ST **$425,000**
B: Laura M Casey
S: Marianne L Jobson
Book/Page: 15178/76, Date: 12/11/24
Mtg: Provident Funding $276,250
Term: 2055
Use: 4 Bdrm Conventional, Lot: 12802sf
Prior Sale: $176,000 (08/02)

20 SYCAMORE ST **$430,000**
B: Brittany Birch
S: Dana Lewis & Jason Lussier
Book/Page: 15182/32, Date: 12/13/24
Mtg: Mllestone Mtg Solutio $439,245
Term: 2055
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $310,000 (09/24)

New Bedford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	394	371
Median Price	$365,000	$393,000

► REAL ESTATE SALES

419 ASHLEY BLVD **$625,000**
B: Suzete Gomes & Idalina Pine
S: Ernesto A Rebello & Valerie A Rebello
Book/Page: 15176/257, Date: 12/10/24
Mtg: Total Mtg Svcs $593,750
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 3332sf
Prior Sale: $185,000 (04/15)

1475 BRALEY RD U:15 ..... **$234,900**
B: Mary E Edwards
S: Heidi L Caldarone
Book/Page: 15180/161, Date: 12/12/24
Mtg: St Anne's Credit Unio $84,900
Term: 2055 Rate: 5.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $185,500 (08/22)

117 CHANCERY ST **$415,000**
B: Anthony J Vespa & Kristine Norcross
S: Jordan M Red & Natasha J Red
Book/Page: 15179/338, Date: 12/12/24
Mtg: United Wholesale Mtg $380,036
Term: 2055
Use: 4 Bdrm Colonial, Lot: 3271sf
Prior Sale: $242,500 (10/18)

22 CHATHAM ST **$150,000**
B: Jarett Butler
S: Amy L Butler & Amanda L Butler
Book/Page: 15177/73, Date: 12/10/24
Use: 3 Bdrm Cape Cod, Lot: 6800sf

684 CHURCH ST **$440,000**
B: Daniel P Boudreau & Sage M Lobo
S: Tayla Vardo
Book/Page: 15179/25, Date: 12/11/24
Mtg: Guild Mortgage Co $396,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 8499sf
Prior Sale: $270,000 (10/19)

1361 CHURCH ST U:80 ..... **$231,500**
B: Clarissa Carroll
S: Powderhorn Properties LLC
Book/Page: 15178/349, Date: 12/11/24
Use: Condo

21 CONCORD ST **$381,000**
B: Jose M Medrano
S: Ivan B Duran
Book/Page: 15180/282, Date: 12/12/24
Mtg: Guild Mortgage Co $362,230
Term: 2055
Use: 3 Bdrm Colonial, Lot: 2801sf
Prior Sale: $159,650 (10/14)

729 COUNTY ST **$640,000**
B: Rachael Johnson & Richard Sylvia
S: William R Brandon
Book/Page: 15179/301, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 12685sf
Prior Sale: $359,900 (01/18)

127 FLORENCE ST **$600,000**
B: Jordan M Red & Natasha J Red
S: Hector Paz
Book/Page: 15180/189, Date: 12/12/24
Mtg: US Bank NA $480,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 8651sf
Prior Sale: $113,000 (09/19)

32 FULTON ST **$260,000**
B: Dgs Property Mgmt LLC
S: Charles P Moscarelli, Tr for Patricia R Halloran RET
Book/Page: 15177/181, Date: 12/10/24
Mtg: Tailor Rdg REIT LLC $266,000
Use: 2 Bdrm Ranch, Lot: 2940sf

48 GRAPE ST **$293,000**
B: Jonathan B Ayer
S: Casace Funding Mtg T Ab1
Book/Page: 15181/300, Date: 12/13/24
Use: 3 Bdrm Cottage, Lot: 5284sf
Prior Sale: $311,600 (09/24)

135 GRINNELL ST **$240,000**
B: Armand Zussy
S: Anne L Faber
Doc#: 000000000137426, Date: 12/13/24
Use: Retail-Service, Lot: 9906sf
Prior Sale: $55,000 (03/04)

12 HARMONY ST **$670,000**
B: Deon6 LLC
S: Jmt Holdings LLC
Book/Page: 15181/118, Date: 12/13/24
Mtg: North Easton Svgs Bk $502,500
Use: Apartment Bldg - 4-8 Units, Lot: 3202sf
Prior Sale: $500,000 (09/24)

398 JOHN ST **$484,000**
B: Judith A Theodore
S: Karyne M Martins
Doc#: 000000000137406, Date: 12/09/24
Mtg: Plaza Home Mtg $194,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 5837sf
Prior Sale: $287,000 (10/18)

68 LUCAS ST **$435,000**
B: Timothy Courville
S: Fatima M Vieira, Tr for Fatima Legacy T
Book/Page: 15181/245, Date: 12/13/24
Mtg: St Anne's Credit Unio $348,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 3 Bdrm Bngl/Cottage, Lot: 3511sf

45-47 LUKE ST **$430,000**
B: Ronni L Oliveira
S: Natrona Development LLC
Book/Page: 15179/212, Date: 12/12/24
Mtg: United Wholesale Mtg $350,020
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 6399sf

248-250 N FRONT ST **$530,000**
B: Erick A Perez & Erick C Olmos
S: Lopez Holdings LLC
Book/Page: 15179/104, Date: 12/11/24
Mtg: United Wholesale Mtg $520,400
Term: 2055
Use: Mixed Use-Prim Res & Comm, Lot: 5998sf
Prior Sale: $386,600 (05/24)

65 OCEAN ST **$459,900**
B: Daniel A Narreto & I M Narreto
S: Shawn I Gibbons Jr & Marissa L Gibbons
Book/Page: 15177/215, Date: 12/10/24
Mtg: Guild Mortgage Co $436,905
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6094sf
Prior Sale: $342,500 (11/21)

931 PLEASANT ST **$699,000**
B: Imran S Quazi & Niloufer A Rakhangi
S: Dona E Chambers
Book/Page: 15176/212, Date: 12/10/24
Mtg: A & D Mortgage LLC $524,250
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 3250sf
Prior Sale: $540,000 (11/23)

190 PLYMOUTH AVE **$465,000**
B: Barbara B Kaplan & Ronald Z Kaplan
S: Margaret Tavares, Tr for Cosme Taveres Ft
Book/Page: 15181/312, Date: 12/13/24

QUERY ST **$400,000**
B: Ronald Oliveira, Tr for Roso Investment Rt
S: David G St Germain & Dorrene J St Germain
Book/Page: 15176/332, Date: 12/10/24

50 ROGERS ST **$379,900**
B: Francisco J Collazo Sr & Marilyn T Maldonado
S: Bethany Vieira & Shawn Vieira
Book/Page: 15180/122, Date: 12/12/24
Mtg: Freedom Mortgage Corp $373,018
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 3162sf
Prior Sale: $318,000 (07/21)

771 SHAWMUT AVE **$425,000**
B: Matthew Eires
S: Justin M Mendes & Chelsea N Mendes
Book/Page: 15177/109, Date: 12/10/24
Mtg: First Community Mtg $275,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10594sf
Prior Sale: $274,900 (03/19)

54 WOODLAWN ST **$198,333**
B: Luis Freitas & Grace Raposo-Freitas
S: Maria G Dedeus & Zelia Oliveira
Book/Page: 15178/193, Date: 12/11/24
Mtg: St Anne's Credit Unio $207,300
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 3768sf

Westport

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	122
Median Price	$585,000	$582,450

► REAL ESTATE SALES

17 HARRISON CT **$685,000**
B: Michael G Altshuler & Myrna H Altshuler
S: Theresa A Silvia & Lisa M Silvia
Book/Page: 15182/94, Date: 12/13/24
Use: 3 Bdrm Colonial, Lot: 16160sf

177 MOUSE MILL RD **$740,000**
B: Joshua R Goonan & Mendy L Goonan
S: John Bouris Jr & Maureen D Bouris
Book/Page: 15181/273, Date: 12/13/24
Mtg: Primary Residentl Mtg $518,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 77705sf
Prior Sale: $426,000 (07/09)

3 RODRIGUES ESTATE DR **$350,000**
B: Daniel E Luter & Louise A Rodrigues
S: David J Rodrigues, Tr for Rodrigues Ests Ft
Book/Page: 15178/306, Date: 12/11/24
Use: Accessory Land Improved, Lot: 389523sf

Dukes Registry

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

Chilmark

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	6
Median Price	$1,050,000	$1,787,500

► REAL ESTATE SALES

1 CARROLL LN **$450,000**
B: Carroll Ln LLC
S: Carroll Robert S Est & Matthew R Stamas
Book/Page: 1696/1019, Date: 12/12/24
Use: 2 Bdrm Cottage, Lot: 4356sf

26 OYSTER LN **$850,000**
B: Damin Depino & Kimberly Depino
S: David A Damroth
Book/Page: 1697/265, Date: 12/13/24
Mtg: Cape Cod Five Cent Bk $500,000
Term: 2055 Rate: 7.8% Type: Adj
Use: Residential-Other, Lot: 132422sf

Edgartown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	48
Median Price	$1,650,000	$1,712,500

► REAL ESTATE SALES

74 JEREMIAH WAY **$4,250,000**
B: Saltyshed LLC
S: Amy C Kessler & Megan M Lofgren
Book/Page: 1697/368, Date: 12/13/24
Use: 4 Bdrm Contemporary, Lot: 56628sf

75 JEREMIAH WAY **$4,250,000**
B: Saltyshed LLC
S: Amy C Kessler & Megan M Lofgren
Book/Page: 1697/368, Date: 12/13/24
Use: Residential Developable Land, Lot: 135036sf
Prior Sale: $427,500 (11/93)

Oak Bluffs

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	49
Median Price	$1,180,000	$1,225,000

► REAL ESTATE SALES

9 WEBAQUA RD **$950,625**
B: Thomas J Mcmanus & Carol A Mcmanus
S: Anne F Fuller
Doc#: 000000000095411, Date: 12/10/24
Mtg: Marthas Vineyard Ban $425,000
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $498,000 (03/18)

5 WINONA AVE **$2,300,000**
B: Mvy Winova LLC
S: Kyle A Mosley & Davlyn G Mosley
Book/Page: 1696/677, Date: 12/09/24
Mtg: City National Bank $1,610,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Ranch, Lot: 15246sf
Prior Sale: $1,370,000 (09/20)

Tisbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	30
Median Price	$1,080,000	$1,106,875

► REAL ESTATE SALES

BRIDLE PATH RD **$885,000**
B: John X Allanbrook & Ashley Allanbrook
S: Dusan Veselinovic & Ksenjia Djokic
Book/Page: 1696/927, Date: 12/12/24
Mtg: Cape Cod Five Cent Bk $663,750
Term: 2055 Rate: 8.0% Type: Adj

160 CAUSEWAY RD **$1,012,500**
B: Christopher J Wike & Elizabeth C Wike
S: Rebecca A Renear
Book/Page: 1696/960, Date: 12/12/24
Mtg: Marthas Vineyard Ban $766,550
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9700sf

82 EDGARTOWN RD **$1,400,000**
B: John Guerini & Ann S Guerini
S: Mds Const & Designs LLC
Book/Page: 1697/313, Date: 12/13/24
Use: 5 Bdrm Conventional, Lot: 8500sf
Prior Sale: $960,000 (03/23)

West Tisbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	23
Median Price	$1,500,000	$1,995,000

► REAL ESTATE SALES

35 COTTLE LN **$1,057,350**
B: Edmund C Cottle Jr
S: Cottle Elizabeth G Est & Lisa Sherman
Book/Page: 1696/825, Date: 12/10/24
Mtg: Marthas Vineyard Ban $766,550
Term: 2055
Use: 5 Bdrm Cape Cod, Lot: 174240sf

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Essex Registry

Northern District

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Andover

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	238	263
Median Price	$988,000	$999,900

► REAL ESTATE SALES

66 BARTLET ST $1,588,750
B: Evan Dasilva & Jaime Dasilva
S: Perrone Jeffrey Nest & Brian Schoenherr
Book/Page: 18167/338, Date: 12/10/24
Mtg: Leader Bank NA $1,101,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 3 Bdrm Old Style, Lot: 25700sf
Prior Sale: $555,000 (08/96)

1 ELLSWORTH RD $1,140,000
B: John Cialone & Danica Cialone
S: Rohit Jain & Queenal Vrishni
Doc#: 000000000130836, Date: 12/09/24
Mtg: PNC Bank $690,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 30013sf
Prior Sale: $669,000 (06/19)

4 EMBASSY LN $950,000
B: John Ulan & Margaret Ulan
S: Debra A Oleary
Book/Page: 18166/253, Date: 12/09/24
Mtg: Salem Five Mtg Co $760,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 29229sf

10 MARIE DR $1,000,000
B: Brian R Theriault, Tr for Theriault Ft
S: Judith A Meier, Tr for Judith Ann Meier Rt
Book/Page: 18170/32, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 44997sf

354 N MAIN ST U:205 ..... $450,000
B: Melissa Litton
S: Judy T Gaudet, Tr for Judy T Gaudet RET
Book/Page: 18170/307, Date: 12/13/24
Mtg: Cross Country Mtg Inc $150,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $234,205 (12/17)

10 STRAWBERRY HILL RD $1,000,000
B: Zachary Amato & Hannah Amato
S: Nancy L Griggs
Book/Page: 18170/335, Date: 12/13/24
Mtg: Rockland Fed CU $800,000
Term: 2055
Use: 5 Bdrm Split Entry, Lot: 39204sf
Prior Sale: $565,000 (07/04)

5 TEMPLE PL U:5 ..... $632,000
B: Ezgi Alanlar & Oguz Kilic
S: Stephanie C Griebel
Book/Page: 18168/285, Date: 12/11/24
Mtg: Eastern Bank $537,200
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $415,000 (10/20)

2 YARDLEY RD $1,050,000
B: Anand Jothidasan
S: Prakash D Simha & Swarnalatha Simha
Book/Page: 18166/330, Date: 12/09/24
Mtg: Alliant Credit Union $1,000,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43821sf
Prior Sale: $304,000 (06/98)

Lawrence

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	130
Median Price	$450,000	$500,000

► REAL ESTATE SALES

41 ALLSTON ST $530,000
B: Javier A Santos & Jereni J De Jesus
S: Manuel R Cruz & Anderlisa D Ortega-Mota
Book/Page: 18166/90, Date: 12/09/24
Mtg: Guild Mortgage Co $503,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7029sf
Prior Sale: $275,000 (07/20)

55 BODWELL ST $200,000
B: Phillip E Castro
S: Maria Marte & Rosa Castro
Book/Page: 18166/30, Date: 12/09/24
Mtg: American Ngbd Mtg Acc $190,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5481sf
Prior Sale: $135,000 (08/07)

163-165 ESSEX ST $760,000
B: Jf Empire LLC
S: Victor Reyes
Book/Page: 18169/267, Date: 12/11/24
Mtg: Jeanne DArc CU $570,000
Use: Mixed Use-Prim Res & Comm, Lot: 2325sf
Prior Sale: $300,000 (06/13)

280 HAVERHILL ST $750,000
B: Lion Gate LLC
S: Avenue Homecare Svcs Inc
Book/Page: 18170/26, Date: 12/12/24
Use: Office Bldg-General, Lot: 17531sf
Prior Sale: $575,000 (10/14)

11 LAWRENCE ST U:801 ..... $150,000
B: Luz M Astacio
S: Rolando Ramirez
Book/Page: 18170/13, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $150,000 (05/22)

32 SALEM ST $550,000
B: Yeny Deleon & Victor M Garcia
S: Jessica Rivera
Book/Page: 18167/313, Date: 12/10/24
Mtg: Guild Mortgage Co $540,038
Term: 2055
Use: 3 Bdrm Conventional, Lot: 6240sf

40-42 SALEM ST $765,000
B: Joan R Henriquez & Yaerelis G Castillo
S: Gabriel F Montesinon & Calvin Heinle
Book/Page: 18165/311, Date: 12/09/24
Mtg: Guaranteed Rate Inc $751,143
Term: 2055
Use: 2-Family Family Flat, Lot: 6000sf
Prior Sale: $239,000 (07/12)

246-252 SALEM ST $1,795,000
B: To The Moon Prop LLC
S: Lex Apt On Salem LLC
Book/Page: 18170/48, Date: 12/12/24
Mtg: Salem Cooperative Bk $1,436,000

254 SALEM ST $1,795,000
B: To The Moon Prop LLC
S: Lex Apt On Salem LLC
Book/Page: 18170/48, Date: 12/12/24
Use: 2-Family Family Flat, Lot: 1771sf
Prior Sale: $45,000 (03/09)

14 SARGENT ST $712,000
B: Elizabeth A Almonte
S: Ms Contractor LLC
Book/Page: 18171/308, Date: 12/13/24
Mtg: Guaranteed Rate Inc $699,103
Term: 2055
Use: 3 Bdrm Conventional, Lot: 4449sf
Prior Sale: $129,000 (11/08)

Methuen

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	298	294
Median Price	$530,000	$585,500

► REAL ESTATE SALES

8 CLAYTON AVE $640,000
B: Rui Firmino & Silvania C Firmino
S: Christian Albano
Book/Page: 18170/68, Date: 12/12/24
Mtg: First Natl Bk $512,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 41687sf
Prior Sale: $435,000 (07/18)

60 CORNELIE RD $745,000
B: Fedor T Marte Jr & Celena M Turmel
S: 60 Cornelie Road Rlty LLC
Book/Page: 18168/192, Date: 12/11/24
Mtg: American Ngbd Mtg Acc $670,500
Term: 2055
Use: 3 Bdrm Colonial, Lot: 16161sf

40 DELMONT ST $315,000
B: Elizabeth M Nalani-Kia
S: Christopher D Sciacca
Book/Page: 18171/36, Date: 12/13/24
Mtg: EMM Loans LLC $299,250
Term: 2055
Use: 1 Bdrm Bngl/Cottage, Lot: 3528sf
Prior Sale: $97,600 (03/18)

69 DERRY RD $562,500
B: Jorge A Casas
S: James J Baglione Jr & James J Baglione Sr
Book/Page: 18167/71, Date: 12/09/24
Mtg: Fall River Five Cents $478,125
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10498sf
Prior Sale: $216,000 (08/05)

10 DUNROBIN CIR U:10 ..... $400,000
B: Debra A Brown, Tr for 10 Dunrobin Cir Rt
S: Debra A Brown
Book/Page: 18171/59, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $559,900 (10/15)

28 HADLEY RD $473,000
B: Richard Montanino & Ilena J Montanino
S: Ryan Dragon & Jennifer Dragon
Book/Page: 18170/165, Date: 12/12/24
Mtg: Bay Equity LLC $273,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8799sf
Prior Sale: $179,900 (11/01)

4 HOUSTON AVE $595,000
B: Dally To & Makra L Long
S: Israel Rivera
Book/Page: 18168/12, Date: 12/10/24
Mtg: Total Mtg Svcs $556,979
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 6839sf
Prior Sale: $420,000 (04/20)

6 HOUSTON AVE $665,000
B: Tenzin Nanchung & Jordan Nanchung
S: Nickoloas Gionis & Galina Gionis
Book/Page: 18171/159, Date: 12/13/24
Mtg: US Bank NA $532,000
Term: 2055
Use: 3 Bdrm Gambrel, Lot: 8451sf
Prior Sale: $675,000 (07/23)

362 HOWE ST $344,775
B: Rebecca Enos & Evan Mccracken
S: Enos George Joseph Est & Rebecca Enos
Book/Page: 18168/36, Date: 12/10/24
Mtg: Total Mtg Svcs $327,536
Term: 2055
Use: 3 Bdrm Ranch, Lot: 21301sf
Prior Sale: $155,000 (01/89)

96 LEROY AVE $670,000
B: Sike K Ekhator
S: Kenneth F Moran
Book/Page: 18169/179, Date: 12/11/24
Mtg: Guaranteed Rate Inc $603,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6882sf
Prior Sale: $165,000 (11/98)

28 LONGVIEW TER $575,000
B: Travis Diamond
S: Theresa M Boucher & Chris E Boucher
Book/Page: 18170/109, Date: 12/12/24
Mtg: Bank of America NA $546,250
Term: 2055
Use: 3 Bdrm Ranch, Lot: 23348sf
Prior Sale: $311,000 (05/07)

7 MONTEREY DR $610,000
B: Manuel Cruz & Anderlisa Ortega
S: Thomas Driscoll & Cheryl A Driscoll
Book/Page: 18166/65, Date: 12/09/24
Mtg: Guild Mortgage Co $518,500
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 11369sf

70 OLIVE ST $810,000
B: Ulisa A De Santos & Ruperto Santos
S: George L Summerlin & Ann M Summerlin
Book/Page: 18171/281, Date: 12/13/24
Mtg: Guaranteed Rate Inc $792,632
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 8494sf
Prior Sale: $407,000 (05/05)

126 PELHAM ST $778,000
B: Priscilda D Cardona & Silda S Cardona
S: Youssef E Ramey & Corrine M Ramey
Book/Page: 18167/4, Date: 12/09/24
Mtg: United Wholesale Mtg $450,000
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 16901sf

51 PINE TREE DR U:51 ..... $930,000
B: Christine Mitchell & William J Mitchell
S: Hwa S Shin, Tr for 51 Pine Tree Drive Rt
Book/Page: 18166/277, Date: 12/09/24
Mtg: Reading Cp Bk $883,500
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $661,995 (05/20)

48 SALEM ST $670,000
B: Elmstafa Abdeloifi & Rajae Salhi
S: Marsha B Satti, Tr for Apkarian Rt
Book/Page: 18171/259, Date: 12/13/24
Mtg: Total Mtg Svcs $536,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 34761sf

72 SHELDON ST $655,000
B: Tyler M Thomas & Abigail Thomas
S: Othoniel Cruz & Naomi Cruz
Book/Page: 18171/4, Date: 12/13/24
Mtg: Amerant Mortgage $595,630
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: $464,000 (04/20)

7 WEYMOUTH AVE $700,000
B: Joan Gomez
S: John Nginyayu & Caroline W Njoroge
Book/Page: 18168/58, Date: 12/10/24
Mtg: Guild Mortgage Co $595,000
Term: 2055
Use: 4 Bdrm Gambrel, Lot: 12632sf
Prior Sale: $280,000 (02/13)

North Andover

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	175	190
Median Price	$815,000	$875,000

► REAL ESTATE SALES

65 BROOKVIEW DR $1,230,000
B: Jay T Jarosz & Melissa E Najjar-Jarosz
S: James P Bracken Jr & Catherine H Bracken
Book/Page: 18170/89, Date: 12/12/24
Mtg: Enterprise Bk & Tr Co $984,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $449,000 (03/98)

100 COURT ST $1,350,000
B: Sean M Page & Katherine S Page
S: Eric C Fischer, Tr for Fischer Ft
Book/Page: 18167/264, Date: 12/10/24
Mtg: Movement Mtg LLC $400,000
Term: 2055
Use: 6 Bdrm Cape Cod, Lot: 47916sf
Prior Sale: $840,000 (11/13)

490 DALE ST $710,000
B: Kyle Webb & Delaney A Davis
S: Lucas Gresek
Book/Page: 18166/195, Date: 12/09/24
Mtg: Keystone Funding $688,700
Term: 2055
Use: 3 Bdrm Conventional, Lot: 43560sf
Prior Sale: $508,500 (08/18)

780 FOREST ST $725,000
B: Ryan Good & Alexandra Disalvo
S: Scott L Blaney, Tr for Blaney 2021 T
Book/Page: 18171/81, Date: 12/13/24
Mtg: Leader Bank NA $688,750
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 44431sf

85 WINDKIST FARM RD $1,310,000
B: Christopher Gentile & Kathleen Gentile
S: Shepard Davidson & Elizabeth S Cahn
Book/Page: 18166/164, Date: 12/09/24
Mtg: Winchester Svgs Bk $755,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 72310sf
Prior Sale: $559,700 (09/98)

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	113
Median Price	$622,500	$640,000

► REAL ESTATE SALES

15 CEDAR ST U:37 ..... $450,000
B: Lawrence G Glazebrook, Tr for Glazebrook Ft
S: Briggs 3rd William H Est & Jennifer Cascino
Book/Page: 42482/576, Date: 12/12/24
Use: 1 Bdrm Condo
Prior Sale: $265,000 (10/07)

18 CHESTNUT ST $690,000
B: Elie On Chestnut St LLC
S: 18 Chestnut St LLC
Book/Page: 42481/471, Date: 12/12/24
Mtg: E Cambridge Svgs Bk $517,500
Use: Auto Repair, Lot: 16906sf
Prior Sale: $375,000 (05/18)

25 CLARKS RD U:208 ..... $305,000
B: Christopher Migliaccio & Lauren Migliaccio
S: Linda Malloy & Matthew Malloy
Book/Page: 42480/446, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $175,000 (05/18)

212 ELM ST $575,000
B: Alexandru Solonaru & Oleksandra Solonaru
S: Cronin Ft & Frederick Cronin 3rd
Book/Page: 42481/299, Date: 12/12/24
Mtg: Inst Svgs Newburyport $460,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 25790sf

21 EVANS PL $820,000
B: Nicu Durus & Stephanie A Durus
S: Brian P Cressey & Christine A Cressey
Book/Page: 42484/127, Date: 12/13/24
Mtg: EMM Loans LLC $670,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 87120sf
Prior Sale: $330,000 (01/10)

8 GRANVILLE LN U:97 ..... $819,900
B: Maria Hasanaj & Redi Hasanaj
S: Brendon Prop Baileys Pond
Book/Page: 42479/236, Date: 12/11/24
Mtg: MSA Mortgage LLC $655,920
Term: 2055
Use: Condo

37 LAKE ST $700,000
B: Christopher Fraser
S: Lauri I Scally
Book/Page: 42482/234, Date: 12/12/24
Mtg: New American Funding $510,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 8790sf
Prior Sale: $80,500 (04/94)

205 MARKET ST $520,000
B: Nicole Fredrickson
S: Deondre Almas & Jonathan Almas
Book/Page: 42481/191, Date: 12/12/24
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: $233,500 (06/16)

7 PAMELA LN U:7 ..... $420,000
B: Emmanuel P Ogbu
S: Justin M Hartmann
Book/Page: 42479/351, Date: 12/11/24
Mtg: Cross Country Mtg Inc $343,700
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $335,000 (07/21)

101 PLEASANT VALLEY RD $690,000
B: Jeffrey Soto
S: Brenda Michienzi & James Michienzi
Book/Page: 42475/209, Date: 12/09/24
Mtg: Total Mtg Svcs $677,502
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 77972sf
Prior Sale: $385,000 (09/23)

5 RICHS CT U:2 ..... $467,500
B: Benjamin S Cullen
S: Christopher R Petro
Book/Page: 42481/38, Date: 12/12/24
Mtg: Guaranteed Rate Inc $427,500
Term: 2055
Use: Condo

11 TUXBURY LN $864,210
B: Nicholas M Dent & Shannon M Murphy
S: Matthew J Duffy
Book/Page: 42474/281, Date: 12/09/24
Mtg: Guaranteed Rate Inc $777,710
Term: 2055
Use: 3 Bdrm Colonial, Lot: 104659sf
Prior Sale: $725,000 (10/22)

Beverly

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	206	211
Median Price	$700,000	$725,000

► REAL ESTATE SALES

12 BAKER AVE $1,250,000
B: Gina M Velonis & Nicholas Velonis
S: Karen E Picariello
Book/Page: 42484/341, Date: 12/13/24
Use: 4 Bdrm Colonial, Lot: 7466sf
Prior Sale: $216,000 (07/95)

15 BLAINE AVE U:1 ..... $430,000
B: Stephane Ouzlan
S: Cynthia L Pelletier & Thomas J Pelletier
Book/Page: 42133/389, Date: 05/24/24
Use: 2 Bdrm Condo

15 BLAINE AVE U:2 ..... $429,000
B: Susan L Harper
S: Cynthia L Pelletier & Thomas J Pelletier
Book/Page: 42163/305, Date: 06/12/24
Mtg: Watertown Svgs Bk $343,200
Term: 2054
Use: 2 Bdrm Condo

15 BLAINE AVE U:4 ..... $650,000
B: Samantha Capone
S: Cynthia L Pelletier & Thomas J Pelletier
Book/Page: 42165/388, Date: 06/13/24
Mtg: Salem Five Mtg Co $520,000
Term: 2054 Rate: 6.8% Type: Adj
Use: 3 Bdrm Condo

20 BRIDGE ST $522,000
B: Henry D Mitcheson
S: 20 Bridge Street LLC
Book/Page: 42474/224, Date: 12/09/24
Use: Retail-Service, Lot: 5171sf
Prior Sale: $470,000 (02/24)

25 CABOT ST $650,000
B: Yadira LLC
S: Portage Properties LLC
Book/Page: 42479/195, Date: 12/11/24
Mtg: Portage Properties Ll $600,000
Use: Retail-Service, Lot: 5593sf
Prior Sale: $235,100 (10/03)

43 CORNELL RD $1,185,000
B: Evan Couto & Regan Couto
S: Michael L Driscoll, Tr for 43 Cornell Road RET
Book/Page: 42481/578, Date: 12/12/24
Mtg: United Wholesale Mtg $885,000
Term: 2055
Use: 4 Bdrm Old Style, Lot: 111670sf
Prior Sale: $264,000 (01/98)

15 HERRICK ST EXT $680,000
B: Jennifer E Robinson & Elena J Thurman
S: Evan Couto & Regan M Couto
Book/Page: 42480/566, Date: 12/12/24
Mtg: Citizens Bank $544,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 9422sf
Prior Sale: $360,000 (08/18)

105 LOVETT ST $915,000
B: David De Baere & Molly De Baere
S: Linda C Andrist, Tr for Linda C Andrist Lt
Book/Page: 42480/19, Date: 12/11/24
Mtg: Leader Bank NA $640,500
Term: 2055 Rate: 7.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 5131sf

19 ODELL AVE U:3 ..... $540,000
B: Monika Carbochova
S: Meagan K Barbero
Book/Page: 42483/347, Date: 12/13/24
Mtg: M&T Bank NA $390,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $430,000 (09/20)

6 ORCHARD ST $332,666
B: Mary Courchene & Peter Courchene
S: Peter W Getsinger, Tr for Allyson C Getsinger RET
Book/Page: 42485/83, Date: 12/13/24
Use: 3-Family Mlti-Unt Blg, Lot: 8999sf

6 ORCHARD ST $332,666
B: Mary Courchene & Peter Courchene
S: Andrea G Ross
Book/Page: 42485/86, Date: 12/13/24
Use: 3-Family Mlti-Unt Blg, Lot: 8999sf
Prior Sale: $332,666 (12/24)

4 PATTI RD $1,460,000
B: Alexandra P Daly & Robert Daly
S: Skomurski Development LLC
Book/Page: 42469/215, Date: 12/05/24
Mtg: Guild Mortgage Co $1,160,000
Term: 2055
Use: 1-Family, Lot: 19267sf

44 PRESTON PL $400,000
B: Stephen P Obrien 3rd
S: David T Obrien
Book/Page: 42474/333, Date: 12/09/24
Mtg: David T Obrien $350,000
Term: 2029
Use: 2 Bdrm Ranch, Lot: 45011sf

277 RANTOUL ST $850,000
B: 277 Rantoul Beverly LLC
S: Richard Audette, Tr for 277 Rantoul St Rt
Book/Page: 42476/206, Date: 12/10/24
Use: Mixed Use-Prim Comm & Resd, Lot: 4326sf
Prior Sale: $400,000 (09/03)

13 SUNNYVALE ST $660,000
B: Barbara Herbster
S: B M Ribeiro-Dasilva & Janison Ribeiro-Dasilva
Book/Page: 42479/46, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 17132sf
Prior Sale: $405,000 (08/16)

52 WINTHROP ST $560,000
B: Ronald A Williams Jr
S: Janice M Guerrette & William C Guerrette
Book/Page: 42482/185, Date: 12/12/24
Mtg: Cross Country Mtg Inc $515,600
Term: 2055

Boxford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	85
Median Price	$925,000	$925,000

► REAL ESTATE SALES

79 INGALLS VILLAGE WAY U:54 ..... $1,411,365
B: Brenda M Barry, Tr for Barry Ft
S: Toll Northeast V Corp
Book/Page: 42484/274, Date: 12/13/24
Use: Condo

100 INGALLS VILLAGE WAY U:43 ..... $1,331,888
B: Gail Lawler & Peter C Lawler
S: Toll Northeast V Corp
Book/Page: 42480/211, Date: 12/11/24
Use: Condo

15 PARTRIDGE LN $1,750,000
B: Judy Perlmutter & Richard Perlmutter
S: Elsa A Sullivan & Mark B Sullivan
Book/Page: 42483/419, Date: 12/13/24
Use: 3 Bdrm Contemporary, Lot: 87120sf
Prior Sale: $1,450,000 (08/21)

Danvers

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	150
Median Price	$656,825	$673,500

► REAL ESTATE SALES

6 BARBARA RD $900,000
B: Koly C Martin & Roger R Martin
S: Cynthia M Glazier & Richard A Glazier
Book/Page: 42485/3, Date: 12/13/24
Mtg: Salem Five Mtg Co $675,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 8999sf
Prior Sale: $249,900 (08/99)

14 BAYBERRY RD $615,000
B: Maura Conway & Thomas Conway
S: Beth A Cote
Book/Page: 42475/308, Date: 12/09/24
Mtg: Jmac Lending Inc $584,250
Term: 2055
Use: 4 Bdrm Split Entry, Lot: 20299sf
Prior Sale: $275,000 (07/98)

34 BAYVIEW TER U:3 ..... $262,000
B: Alexander C Dewsnap
S: Kaitlin Bates & Jeremy Bates
Doc#: 000000000655661, Date: 12/12/24
Mtg: Guaranteed Rate Inc $243,660
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $170,000 (09/03)

16 BOW ST $615,000
B: Brenna M Butler & Zachary R Hardenstine
S: Erjon Lena & Xhenjola Lena
Book/Page: 42476/388, Date: 12/10/24
Mtg: Inst Svgs Newburyport $475,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8002sf
Prior Sale: $575,000 (08/24)

34 CHESTNUT ST $718,575
B: Admir Kanani & Anxhela Kanani
S: Mignonne Halpern-Davis & Sharon Reidbord
Book/Page: 42475/265, Date: 12/09/24
Mtg: Cross Country Mtg Inc $661,375
Term: 2055
Use: 4 Bdrm Old Style, Lot: 10999sf
Prior Sale: $374,000 (10/17)

88 HIGH ST $1,750,000
B: Wb Campbell LLC
S: Carlene M Alboth, Tr for Clairesown Rt
Book/Page: 42022/282, Date: 03/13/24
Mtg: BankGloucester $1,550,000
Use: Retail-Service, Lot: 49750sf

3 LOBAO DR $900,000
B: Nadia E Attaria & Bouchaib Boubakraouy
S: Gladchuck Realty LLC
Book/Page: 42475/585, Date: 12/10/24
Use: 3 Bdrm Colonial, Lot: 18151sf
Prior Sale: $900,000 (04/24)

293 LOCUST ST $550,000
B: Judith L Ryan
S: Dianne A Ryan, Tr for Dale A Ryan RET
Book/Page: 42475/121, Date: 12/09/24
Mtg: Amerant Mortgage $300,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 17999sf

2 MORNINGSIDE DR $715,000
B: Joseph J Henehan & Julie A Henehan
S: Brian Ford & Molly Ford
Book/Page: 42474/326, Date: 12/09/24
Use: 3 Bdrm Split Level, Lot: 9862sf
Prior Sale: $519,000 (07/20)

43 NEEDHAM RD U:2 ..... $652,000
B: Tyler Kowalczik & Rachel Moran
S: 43 Needham St LLC
Book/Page: 42014/167, Date: 03/07/24
Mtg: William Raveis Mtg Co $586,800
Term: 2054
Use: 2 Bdrm Condo

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ESSEX REGISTRY
continued

320 NEWBURY ST U:301 ..... **$445,000**
B: Jennifer Caccia
S: Peter J Ogren, Tr for Unit 301 Hathorne Grne T
Doc#: 000000000654331, Date: 10/16/24
Mtg: Inst Svgs Newburyport $387,000
Term: 2054
Use: 2 Bdrm Condo

55 PICKERING ST U:1 ..... **$1,021,020**
B: Daniel Heron & Tracey Heron
S: 55 Pickering LLC
Book/Page: 42111/333, Date: 05/10/24
Use: 3 Bdrm Condo

10 SPRUCE ST U:A **$535,000**
B: Ryan Engelhardt & Mikayla Perella
S: Jennifer J Connolly, Tr for Jennifer J Connolly T
Book/Page: 42476/324, Date: 12/10/24
Mtg: Salem Five Mtg Co $454,750
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $384,000 (08/18)

60 WATER ST U:2 ..... **$545,000**
B: Julie A Charrette, Tr for Jane F Carrigg Ft
S: Piece Of The Earth LLC
Book/Page: 42244/581, Date: 07/30/24
Use: 2 Bdrm Condo

9 WINTHROP ST **$1,362,500**
B: Clare Winter
S: Patricia L Rybolt & Terry G Rybolt
Book/Page: 42484/520, Date: 12/13/24
Use: 4 Bdrm Colonial, Lot: 14240sf
Prior Sale: $780,000 (12/15)

Essex

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	23
Median Price	$800,000	$705,000

► REAL ESTATE SALES

39 STORY ST **$1,149,000**
B: Courtney L Schoon & Simon P Schoon
S: Cameron M Aiello
Book/Page: 42481/331, Date: 12/12/24
Mtg: Brookline Bank $1,034,000
Term: 2055
Use: 4 Bdrm Antique, Lot: 43560sf
Prior Sale: $727,500 (04/20)

Georgetown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	73
Median Price	$712,500	$719,900

► REAL ESTATE SALES

107 KING GEORGE DR U:10 ..... **$382,000**
B: Michaelle Trigilio
S: Linda A Pride
Doc#: 000000000655666, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $313,000 (09/06)

183 NELSON ST **$825,000**
B: Agnes Nardone & Robert Nardone
S: Juan Gallego, Tr for Gz Rt
Book/Page: 42480/548, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 56553sf
Prior Sale: $415,000 (01/24)

37 OLD JACOBS RD **$603,000**
B: Aaron Zamorano & Carley A Zamorano
S: Small Martha J Est & Dawna L Gauthier
Book/Page: 42481/170, Date: 12/12/24
Mtg: New American Funding $572,850
Term: 2055
Use: 3 Bdrm Ranch, Lot: 18080sf

82 W MAIN ST **$600,000**
B: Pulchra Domum Group LLC
S: Danielle Zaharek & Richard Zaharek
Book/Page: 42478/87, Date: 12/10/24
Use: 3 Bdrm Conventional, Lot: 13450sf
Prior Sale: $520,000 (03/22)

Gloucester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	112
Median Price	$610,000	$680,000

► REAL ESTATE SALES

ATLANTIC AVE L:3 ..... **$1,360,000**
B: Janet K Gjesteby & Nils A Gjesteby
S: 50 Atlantic LLC
Book/Page: 42479/9, Date: 12/11/24

8 DEACON FARM LN **$305,000**
B: Ashley A Curley & Joseph D Curley
S: Ashbryn Development Corp
Book/Page: 42474/400, Date: 12/09/24
Mtg: Cape Ann Svgs Bk $635,168
Term: 2055 Rate: 6.3% Type: Adj
Use: Residential Developable Land, Lot: 15601sf

40 EASTERN POINT BLVD **$4,450,000**
B: Donna Tadler & Richard Tadler
S: Rebeca Devives & Patricio Vives
Book/Page: 42477/171, Date: 12/10/24
Use: 4 Bdrm Ranch, Lot: 62291sf
Prior Sale: $715,000 (08/97)

11 HUTCHINS CT **$1,950,000**
B: Wesley Brown & Brandie Brown
S: Barbara T Lynch
Doc#: 000000000655702, Date: 12/13/24
Use: 4 Bdrm Colonial, Lot: 141134sf
Prior Sale: $1,650,000 (04/16)

13 HUTCHINS CT **$1,950,000**
B: Wesley Brown & Brandie Brown
S: Barbara T Lynch
Doc#: 000000000655702, Date: 12/13/24
Use: 2 Bdrm Raised Ranch, Lot: 67082sf
Prior Sale: $1,650,000 (04/16)

260 MAIN ST U:2 ..... **$795,000**
B: John R Hattersley & Kathleen B Reynolds
S: Cynthia M Deal
Book/Page: 42477/87, Date: 12/10/24
Mtg: Enterprise Bk & Tr Co $636,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo

68 RIVERVIEW RD **$422,000**
B: Essex By The River LLC
S: Mary E Rider
Book/Page: 42483/526, Date: 12/13/24
Use: Residential Developable Land, Lot: 9940sf

18-R STARKNAUGHT HTS **$1,175,000**
B: 18r Heights Road LLC
S: Starknaught LLC
Book/Page: 42475/100, Date: 12/09/24
Use: Residential Developable Land, Lot: 22167sf
Prior Sale: $410,000 (10/18)

33 WAY RD **$3,500,000**
B: Sanjay B Mishra & Lata Shukla
S: J K Birchfield Jr & Glenys G Birchfield
Doc#: 000000000655686, Date: 12/13/24
Mtg: Better Mortgage Corp $2,800,000
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 1247994sf

33 WAY RD **$3,500,000**
B: Sanjay B Mishra & Lata Shukla
S: Glenys G Birchfield & J K Birchfield Jr
Book/Page: 42484/36, Date: 12/13/24
Mtg: Better Mortgage Corp $2,800,000
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 1247994sf
Prior Sale: $3,500,000 (12/24)

Groveland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	54
Median Price	$617,500	$620,000

► REAL ESTATE SALES

28 CENTER ST **$889,000**
B: Jenna P Ellison & Peter F Ellison
S: Brenda M Curry, Tr for Isabelle L M Byron Nt
Book/Page: 42484/292, Date: 12/13/24
Mtg: Cross Country Mtg Inc $844,550
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 180774sf

267 CENTER ST **$1,010,000**
B: Joseph D Gillespie & Nicole H Perkins
S: Marcia Contrado & Ronald Contrado
Book/Page: 42479/291, Date: 12/11/24
Mtg: Inst Svgs Newburyport $750,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 47014sf
Prior Sale: $960,000 (03/24)

325 CENTER ST **$799,900**
B: Rian Connell & Lauren Rich
S: Lawrence G Glazebrook, Tr for Glazebrook Ft
Book/Page: 42479/144, Date: 12/11/24
Mtg: BankESB $409,900
Term: 2055
Use: 3 Bdrm Colonial, Lot: 121968sf
Prior Sale: $50,000 (05/92)

372 CENTER ST **$1,099,000**
B: Craig A Deschene & Janet M Deschene
S: Cw Collins Corp
Book/Page: 42483/391, Date: 12/13/24

9 KATIE LN **$400,000**
B: Stephen M Dehullu, Tr for Saj Rt
S: King Meadow Dev LLC
Book/Page: 42475/76, Date: 12/09/24

Hamilton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	74
Median Price	$771,500	$867,500

► REAL ESTATE SALES

135 CUTLER RD **$760,000**
B: Barry P Fay, Tr for Barry P Fay RET
S: Jane R Cohen
Book/Page: 42482/386, Date: 12/12/24
Mtg: Cape Ann Svgs Bk $385,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 23278sf
Prior Sale: $595,000 (07/21)

920 HIGHLAND ST **$5,263,570**
B: Karl-Heinz Maurath & Patrisia R Maurath
S: Elisabeth A Massey & Mark T Massey
Book/Page: 42474/119, Date: 12/09/24
Use: 7 Bdrm, Lot: 417305sf

14 TAFT WOODS ROW **$1,330,000**
B: Jacob Edson & Stephanie Edson
S: Kyle R Blaisdell, Tr for Blaisdell Lt
Book/Page: 42476/292, Date: 12/10/24
Mtg: Rocket Mortgage LLC $1,064,000
Term: 2054
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: $1,025,000 (12/22)

Haverhill

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	281	299
Median Price	$520,000	$550,000

► REAL ESTATE SALES

56 ALTON AVE U:59 ..... **$550,000**
B: Ashley B Leddy & Tucker P Schell
S: Five C Construction LLC
Book/Page: 42474/376, Date: 12/09/24
Use: Condo

22 BRADFIELDS DR **$900,000**
B: Jessica Mccarthy & Teagan Mccarthy
S: Jessica Mccarthy, Tr for Gerald A Comeau Irt
Book/Page: 42479/337, Date: 12/11/24
Mtg: Gerald A Comeau Irrev $900,000
Use: 4 Bdrm Colonial, Lot: 82328sf
Prior Sale: $185,000 (08/13)

18 CASABLANCA CT U:18 ..... **$400,000**
B: Christine Coufos
S: Pamela Nartiff & Sean Nartiff
Book/Page: 42479/4, Date: 12/11/24
Use: 2 Bdrm Condo
Prior Sale: $223,500 (02/18)

417 FARRWOOD DR U:417 ..... **$300,000**
B: Kurt W Strandson & Steve Walls
S: Judith A Murphy
Book/Page: 42484/159, Date: 12/13/24
Mtg: Cornerstone Com Capit $300,000
Use: 2 Bdrm Condo
Prior Sale: $175,000 (11/15)

86 FRANKLIN ST U:86 ..... **$475,000**
B: Sandra C Oforah & Chikelue M Okoye
S: Donna M Larosa
Book/Page: 42474/437, Date: 12/09/24
Mtg: Rocket Mortgage LLC $460,750
Term: 2055
Use: Condo

500 HILLDALE AVE U:500 ..... **$545,000**
B: Rebecca Horn & Charles Mednieks
S: Fabio Martins Jr
Book/Page: 42477/443, Date: 12/10/24
Mtg: Leader Bank NA $490,500
Term: 2055
Use: 3 Bdrm Condo, Lot: 12157sf
Prior Sale: $500,000 (10/22)

1400 HILLDALE AVE **$1,500,000**
B: Singh Realty Group LLC
S: Big Bend Ii LLC
Book/Page: 42479/527, Date: 12/11/24
Use: Commercial Devlpble Land, Lot: 496584sf

22 IRIS WAY U:22 ..... **$449,900**
B: Ellen Palmer
S: Anita L Probst, Tr for Marlee Rt
Book/Page: 42483/493, Date: 12/13/24
Mtg: Mtg Equity Partners $249,900
Term: 2055
Use: Condo

69 MERCURY TER U:69 ..... **$390,000**
B: Cameron White & Loren White
S: James Xarras, Tr for Mercury Terrace Rt
Book/Page: 42482/270, Date: 12/12/24
Mtg: Movement Mtg LLC $370,500
Term: 2055
Use: 2 Bdrm Condo

1 MOUNT VERNON ST **$900,000**
B: 1 Mt Vernon LLC
S: Ann S Mercier
Book/Page: 42475/177, Date: 12/09/24
Mtg: Eastern Bank $675,000
Use: Residential-Multiple Bldgs, Lot: 16108sf

64 RIVERDALE AVE U:3 ..... **$613,020**
B: Pamela K Nartiff & Sean M Nartiff
S: Topnotch Homes LLC
Book/Page: 42479/390, Date: 12/11/24
Mtg: HarborOne Mortgage $551,718
Term: 2055
Use: Condo

2 RIVERDALE TER U:2 ..... **$415,000**
B: Lori Cirella & Mark Cirella
S: Robert T Brennan, Tr for Brennan Rt
Book/Page: 42482/78, Date: 12/12/24
Mtg: Rocket Mortgage LLC $294,800
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $325,000 (01/21)

147 S ELM ST **$435,000**
B: Amanda Lobo & Isaiah G Walker
S: Christopher D Fraser
Book/Page: 42481/259, Date: 12/12/24
Mtg: Salem Five Mtg Co $413,250
Term: 2055 Rate: 6.6% Type: Adj
Use: 3 Bdrm Old Style, Lot: 2500sf
Prior Sale: $177,077 (10/08)

40 SCHOOL ST U:10 ..... **$289,000**
B: Nicholas Pulliam
S: Susan Mcgillicuddy
Book/Page: 42485/231, Date: 12/13/24
Mtg: Sofi Bank Na $289,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $155,000 (08/17)

1 SOLITAIRE DR **$560,000**
B: Jessica Rivera
S: Lynne M Wheeler
Book/Page: 42477/578, Date: 12/10/24
Mtg: NESC FCU $360,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 16374sf

17 WHITTIER ST **$745,000**
B: Fidel D Fernandez & Crismelly V Hernandez
S: D & G Realty Dev LLC
Book/Page: 42475/400, Date: 12/10/24
Mtg: Northpoint Mortgage $731,328
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 6499sf
Prior Sale: $125,000 (03/11)

Ipswich

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	84
Median Price	$797,000	$882,000

► REAL ESTATE SALES

23 BAYCREST RD U:23 ..... **$750,000**
B: Dawn Gross & Michael Gross
S: Shealyn C Anthony & Timothy G Towler
Book/Page: 42480/368, Date: 12/12/24
Use: 2 Bdrm Condo, Lot: 3001sf
Prior Sale: $600,000 (10/20)

200 COLONIAL DR U:207 ..... **$325,000**
B: Mariglen Faslli & Elisavet Frokou
S: Leroyer Gretchen F Est & Jon D Leroyer
Book/Page: 42481/364, Date: 12/12/24
Mtg: MSA Mortgage LLC $308,750
Term: 2055
Use: 2 Bdrm Condo

117 HIGH ST U:12B **$490,000**
B: Hanna Gower & Ryan Gower
S: Manning Theodore L Est & Theodore A Manning
Book/Page: 42476/70, Date: 12/10/24
Mtg: Salem Five Mtg Co $460,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $240,000 (05/09)

1 LANES END U:1 ..... **$683,000**
B: Marcia Contrado & Ronald Contrado
S: Michele Taylor
Book/Page: 42480/160, Date: 12/11/24
Use: 2 Bdrm Condo
Prior Sale: $375,000 (02/20)

186 LINEBROOK RD **$622,000**
B: Nathaniel J Harris
S: Nathaniel J Harris, Tr for Ruth B Harris T
Book/Page: 42485/262, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 60984sf

18 PLAINS RD **$994,000**
B: Brian Ford & Molly Ford
S: Roberta L Driscoll
Book/Page: 42485/204, Date: 12/13/24
Mtg: Guaranteed Rate Inc $745,500
Term: 2055
Use: 3 Bdrm Gambrel, Lot: 60984sf
Prior Sale: $277,000 (10/98)

11 WALDINGFIELD RD **$1,900,000**
B: Kyle R Blaisdell & Michelle E Blaisdell
S: Holliday M Pulsifer, Tr for Pulsifer RET
Book/Page: 42477/49, Date: 12/10/24
Mtg: Inst Svgs Newburyport $1,520,000
Term: 2055
Use: 2-Family Antique, Lot: 405108sf

19 WALDINGFIELD RD **$30,000**
B: Curtis R Sprouse & Stephenie B Sprouse
S: Holliday M Pulsifer, Tr for Pulsifer RET
Book/Page: 42478/13, Date: 12/10/24
Use: 4 Bdrm Colonial, Lot: 152460sf
Prior Sale: $290,000 (10/95)

Lynn

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	355	345
Median Price	$532,000	$575,000

► REAL ESTATE SALES

ATLANTIC ST **$675,000**
B: Malbin Hernandez
S: Kevin J Turner
Book/Page: 42478/114, Date: 12/10/24

30 BAY VIEW AVE **$980,000**
B: Jaime A Gomez-Lopez
S: Veronica P Chavez & Obed G Matul
Book/Page: 42478/92, Date: 12/10/24
Mtg: Fall River Five Cents $637,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 4666sf
Prior Sale: $658,000 (05/19)

297 BROADWAY **$1,175,000**
B: First Raindrops Of Learni
S: Maura P Lynch, Tr for 297 Broadway Nt
Book/Page: 42477/179, Date: 12/10/24
Mtg: Salem FiveCts Svgs Bk $587,500
Use: Office Bldg-General, Lot: 10013sf

33-35 CENTRAL SQ U:402 ..... **$199,852**
B: Indya S Lee
S: Daniel I Silverman
Book/Page: 42474/468, Date: 12/09/24
Use: Condo

51 CHERRY ST U:3 ..... **$380,000**
B: Courtney Cirella & Macaulay Robins
S: Michaelle Trigilio
Book/Page: 42481/197, Date: 12/12/24
Mtg: Rocket Mortgage LLC $304,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 4540sf
Prior Sale: $240,000 (12/18)

28 EADE ST **$396,550**
B: Sulma P Flores & Jose I Flores
S: Hope Stone
Book/Page: 42482/415, Date: 12/12/24
Mtg: United Wholesale Mtg $376,723
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 5136sf
Prior Sale: $195,000 (01/02)

121 EMPIRE ST **$600,000**
B: Felix A Encarnacion & Laura C Encarnacion
S: Andrew Aimuanwosa
Book/Page: 42485/117, Date: 12/13/24
Mtg: United Wholesale Mtg $570,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 4463sf
Prior Sale: $240,000 (06/03)

597 ESSEX ST **$1,500,000**
B: Jc & Y Realty Group LLC
S: V S E E LLC
Book/Page: 42479/543, Date: 12/11/24
Mtg: Everett Cp Bk $1,875,000
Use: Retail-Service, Lot: 11733sf
Prior Sale: $759,999 (01/18)

31-35 EXCHANGE ST **$3,100,000**
B: Universal Christians Evan
S: Central Square Realty LLC
Doc#: 000000000655599, Date: 12/10/24

97 FELLSMERE ST **$612,000**
B: Jonathan Conley & Rosalie Moleti
S: Andrea N Beatrice & Gregory V Beatrice
Book/Page: 42479/56, Date: 12/11/24
Mtg: New American Funding $532,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 5941sf
Prior Sale: $315,000 (05/20)

80 FLINT ST **$580,000**
B: Omer A Macario & Katerine D Rojas
S: Robert F Froio
Book/Page: 42476/510, Date: 12/10/24
Mtg: New Fed Mtg Corp $569,494
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5000sf
Prior Sale: $321,000 (10/16)

69 GLENWOOD ST **$775,000**
B: Arjun Adhikari & Apsara Barakoti
S: Lon M Eldridge & Susan A Eldridge
Book/Page: 42478/118, Date: 12/10/24
Mtg: Workers Credit Union $620,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 2-Family Two Family, Lot: 5029sf
Prior Sale: $56,000 (07/99)

13 LARCH RD **$900,000**
B: Jeremias Chavez-Lopez
S: Annie F Naluyima & Jacob Nyanya
Book/Page: 42474/168, Date: 12/09/24
Mtg: CMG Mortgage Inc $883,698
Term: 2055
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: $449,900 (11/05)

119 LEWIS ST **$4,800,000**
B: Scudder Bay Capital LLC
S: Blue Light Properties LLC
Doc#: 000000000655696, Date: 12/13/24
Mtg: Needham Bk $30,000,000
Use: Apartment Bldg - 9 + Units, Lot: 7186sf
Prior Sale: $3,375,000 (03/18)

189 LYNN SHORE DR **$964,000**
B: Caresse Grodman & Howard Grodman
S: Katsarakes Janet L Est & Theresa D Gangi
Book/Page: 42485/44, Date: 12/13/24
Mtg: LoanDepot.Com $509,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 8201sf
Prior Sale: $600,000 (05/05)

300 LYNN SHORE DR U:508 ..... **$319,000**
B: Lauren Kostegan
S: Alan W Kenney
Book/Page: 42481/517, Date: 12/12/24
Mtg: Cambridge Svgs Bk $269,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 62566sf
Prior Sale: $150,000 (10/13)

95 PLEASANT ST **$6,300,000**
B: Eliot Cmnty Human Svcs In
S: Gabriel Development LLC
Book/Page: 42475/377, Date: 12/10/24
Mtg: Bank of America NA $5,040,000
Use: Office Bldg-General, Lot: 116411sf

11 SPRING ST **$3,100,000**
B: Universal Christians Evan
S: Central Square Realty LLC
Doc#: 000000000655599, Date: 12/10/24
Mtg: Central Sq Realty Llc $2,635,000
Use: Mixed Use-Prim Comm & Other, Lot: 9464sf
Prior Sale: $435,000 (07/02)

28 SUTCLIFFE RD **$469,900**
B: Rachael Roy
S: Cronin Nancy A Est & Patricia Ann Sroka
Doc#: 000000000655671, Date: 12/12/24
Mtg: Salem Five Mtg Co $375,920
Term: 2055
Use: 2 Bdrm Colonial, Lot: 5634sf

172-1/2 UNION ST **$375,000**
B: Eagles Nests Invs Grp LLC
S: German Marmolejos
Book/Page: 42475/434, Date: 12/10/24
Mtg: German Marmolejos $250,000
Use: Retail-Service, Lot: 1232sf

42 W BALTIMORE ST U:26 ..... **$270,000**
B: Brian S Martineau
S: Maria Mainini
Book/Page: 42484/580, Date: 12/13/24
Mtg: NFM Inc $202,500
Term: 2055
Use: 2 Bdrm Condo, Lot: 12395sf
Prior Sale: $183,000 (09/24)

526 WESTERN AVE **$3,900,000**
B: Desh Realy LLC
S: 526 Western Ave LLC
Doc#: 000000000655613, Date: 12/10/24
Mtg: Lowell Five Cent Svgs $2,925,000
Use: Apartment Bldg - 9 + Units, Lot: 5492sf
Prior Sale: $2,835,000 (01/20)

Lynnfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	111
Median Price	$1,086,000	$987,840

► REAL ESTATE SALES

905 MAIN ST **$600,000**
B: Jason Scaduto
S: David F Manoogian, Tr for David V Manoogian T
Book/Page: 42479/215, Date: 12/11/24
Use: 4 Bdrm Cape Cod, Lot: 12537sf

1477 MAIN ST **$1,040,000**
B: Patricia Cravo
S: 1477 Main St LLC
Book/Page: 42477/382, Date: 12/10/24
Mtg: Guaranteed Rate Inc $728,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: $735,000 (06/24)

977 SALEM ST **$600,000**
B: Keri D Winebrenner
S: Carol A Marino, Tr for 977 Salem St Lynnfiekld R
Doc#: 000000000655627, Date: 12/11/24
Mtg: Cross Country Mtg Inc $570,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 7170sf

31 THOMAS RD **$785,000**
B: Anne Hotchkiss & Malcolm Hotchkiss
S: Mcadam Marie L Est & James E Mcadam
Book/Page: 42480/334, Date: 12/12/24
Mtg: Cross Country Mtg Inc $550,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 15298sf

Manchester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	39
Median Price	$1,450,000	$1,065,000

► REAL ESTATE SALES

146 BRIDGE ST **$2,950,000**
B: Jaclyn Rossiter & Matthew Rossiter
S: Patricia R Ream
Book/Page: 42484/572, Date: 12/13/24
Use: 11 Bdrm Mansion, Lot: 113391sf
Prior Sale: $940,000 (09/87)

11 FOREST LN **$1,100,000**
B: Ewa Koza & John Koza
S: Robert P Luber & Kathleen Mchugh
Book/Page: 42482/29, Date: 12/12/24
Mtg: Eastern Bank $650,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 22721sf
Prior Sale: $440,000 (06/20)

Marblehead

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	161	163
Median Price	$960,000	$1,050,000

► REAL ESTATE SALES

43 SEWALL ST U:3 ..... **$515,000**
B: Andrew L Gallucci & Christine Keller
S: Augustus P Castoldi & Emily Castoldi
Book/Page: 42475/235, Date: 12/09/24
Mtg: Guaranteed Rate Affin $463,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $346,000 (04/20)

Nahant

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	28
Median Price	$935,151	$942,500

► REAL ESTATE SALES

6 GODDARD DR **$502,250**
B: Merit Home Solutions LLC
S: Nahant Town Of
Book/Page: 42484/254, Date: 12/13/24

33 SUNSET RD **$769,000**
B: Augustus P Castoldi & Emily Castoldi
S: Kevin W Duchak, Tr for Wesreg Nt
Book/Page: 42482/132, Date: 12/12/24
Mtg: Guaranteed Rate Affin $389,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 6665sf

Newburyport

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	126
Median Price	$865,000	$1,018,750

► REAL ESTATE SALES

21 HALE ST **$675,000**
B: Gray Capital LLC
S: Craig Pessina, Tr for Hale Business Park Rt
Book/Page: 42018/476, Date: 03/11/24
Use: Industrial Devlpble Land, Lot: 54537sf

151 HIGH ST U:1B **$1,475,000**
B: Austin Lydon & Linda Lydon
S: John Bruce & Suzanne Bruce
Book/Page: 42474/368, Date: 12/09/24
Use: 3 Bdrm Condo
Prior Sale: $1,150,000 (01/21)

7 NANCY ST **$1,150,000**
B: Anthony Sabatino
S: Terri A Frascone, Tr for B & W Rt
Book/Page: 42381/240, Date: 10/17/24
Mtg: Winchester Cp Bk $700,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 3 Bdrm Conventional, Lot: 29950sf

25 OAKLAND ST U:25 ..... **$500,000**
B: Beth H Vellante
S: Linda Beddeos
Book/Page: 42476/127, Date: 12/10/24
Mtg: Guaranteed Rate Inc $350,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $206,000 (11/13)

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111-113 PROSPECT ST **$600,000**
B: 111-113 Prospect St Condo
S: Paul L Moscardini, Tr for Christopher Rt
Book/Page: 42474/534, Date: 12/09/24
Mtg: Cape Ann Svgs Bk $720,000
Use: 2-Family Duplex, Lot: 4680sf
Prior Sale: $167,000 (06/88)

156 STATE ST U:2 ..... **$1,625,000**
B: Ronald B Woodard
S: Alfred Clifford, Tr for Milk Street Rt
Book/Page: 42168/562, Date: 06/14/24
Mtg: UBS Bank USA $1,000,000
Term: 2054 Rate: 6.4% Type: Adj
Use: 3 Bdrm Condo

156 STATE ST U:3 ..... **$1,650,000**
B: Peter D Clark, Tr for Clark Rt
S: Alfred Clifford, Tr for Milk Street Rt
Book/Page: 42141/416, Date: 05/30/24
Use: 3 Bdrm Condo

15 TITCOMB ST U:2 ..... **$750,000**
B: Cynthia Boyle & Michael Boyle
S: Patricia A Russell
Book/Page: 42477/113, Date: 12/10/24
Use: Condo

31-35 WARREN ST U:2 ..... **$762,500**
B: Abigail Rice
S: Marlene Freilich & Jennifer Girard
Book/Page: 42481/435, Date: 12/12/24
Mtg: Cardinal Fncl Co LP $610,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $661,000 (12/22)

66 WASHINGTON ST U:66 ..... **$1,710,000**
B: Craig L Grogan & Maureen Grogan
S: Nicholas M Carosa & Violetta Zharov
Book/Page: 42040/392, Date: 03/27/24
Mtg: Guild Mortgage Co $610,000
Term: 2054
Use: 3 Bdrm Condo

288 WATER ST **$3,450,000**
B: Kevin C Gillis & Laura E Gillis
S: Kayla Brennan & Matthew Brennan
Book/Page: 42476/157, Date: 12/10/24
Mtg: BankESB $2,100,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 6480sf
Prior Sale: $3,600,000 (06/24)

Peabody

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	236	270
Median Price	$619,500	$665,000

► REAL ESTATE SALES

27 ABORN ST **$650,000**
B: Mariela Canela & Florencio R Miranda
S: Billiken Investment LLC
Book/Page: 42475/55, Date: 12/09/24
Mtg: American Ngbd Mtg Acc $634,920
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $293,000 (05/24)

6 ALLEN RD **$525,000**
B: David P Terenzoni & Kimberly A Terenzoni
S: Patricia A Vega, Tr for Carol J Gaieski Ft
Book/Page: 42481/115, Date: 12/12/24
Use: 2 Bdrm Ranch, Lot: 6499sf

3 ALMA TER **$675,000**
B: Reid Krugman & Michelle Mccarthy
S: Wessell Construction LLC
Book/Page: 42478/489, Date: 12/11/24
Mtg: Leader Bank NA $540,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 6059sf
Prior Sale: $480,000 (04/24)

5 BERKLEY ST **$560,000**
B: Eyrina M Santana & Justin Short
S: Kayla Clifford
Book/Page: 42482/2, Date: 12/12/24
Mtg: United Wholesale Mtg $549,450
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5001sf
Prior Sale: $375,000 (05/20)

15 COLUMBIA BLVD **$655,000**
B: Ryan Adamson & Katherine Lopez
S: Gizmunt Joseph Est & Christopher J Gizmunt
Book/Page: 42484/538, Date: 12/13/24
Mtg: Cross Country Mtg Inc $622,250
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 4365sf

6 ESSEX GREEN LN U:A **$448,500**
B: Marjorie L Bond & William I Bond
S: Susan Spates, Tr for Ann R Loughlin Lt
Book/Page: 42477/311, Date: 12/10/24
Mtg: Guaranteed Rate Inc $278,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $132,000 (11/93)

44 LYNN ST **$623,000**
B: Cynthia I Suarez-Jimeno & Carlos J Marambio
S: Bongiorno Mary C Est & Antonette M Lebrun
Book/Page: 42484/459, Date: 12/13/24
Mtg: Guaranteed Rate Inc $573,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 13800sf
Prior Sale: $70,000 (12/16)

PEARL ST **$1,320,000**
B: Paul P Barrasso
S: Peabody Living LLC
Book/Page: 42483/552, Date: 12/13/24
Mtg: River Works CU $370,000
Term: 2055

PEARL ST **$135,000**
B: Peabody Living LLC
S: Laurel Company Inc
Book/Page: 42482/310, Date: 12/12/24

68 PROSPECT ST U:32 ..... **$879,000**
B: Karen Stiefel, Tr for Alden Stiefel Gift T
S: Hoyle Construction Inc
Book/Page: 42484/452, Date: 12/13/24
Use: Condo

1100 SALEM ST U:97 ..... **$200,000**
B: Elizabeth M Pertus
S: Aaron Pertus
Book/Page: 42484/568, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $337,500 (10/17)

29 STYLES DR **$775,000**
B: Gia Leach
S: Muralb LLC
Book/Page: 42481/228, Date: 12/12/24
Mtg: Leader Bank NA $275,000
Term: 2055 Rate: 7.5% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 18548sf
Prior Sale: $600,000 (08/23)

14 VIOLET RD **$672,000**
B: Ahmed Hassan & Safaa Maarouf
S: Linah M Mwangombe & Charles M Rukwaro
Book/Page: 42474/344, Date: 12/09/24
Mtg: United Wholesale Mtg $537,600
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5998sf
Prior Sale: $155,000 (04/94)

Rockport

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	43
Median Price	$784,500	$800,000

► REAL ESTATE SALES

FOLLY CV **$65,000**
B: Elizabeth Lordan, Tr for Gromblads Rt
S: Roberta Gibb
Book/Page: 42482/585, Date: 12/12/24
Mtg: Leif Gibb Garrison $89,000

Rowley

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	38
Median Price	$825,000	$744,500

► REAL ESTATE SALES

207 CENTRAL ST **$935,000**
B: Blake Emerson & Brooke Emerson
S: Wayne Contois
Book/Page: 42480/182, Date: 12/11/24
Mtg: Fairway Ind Mtg $635,000
Term: 2055
Use: 2-Family Duplex, Lot: 60000sf
Prior Sale: $270,500 (02/10)

Salem

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	139
Median Price	$600,000	$655,000

► REAL ESTATE SALES

17 CENTRAL ST U:3 ..... **$580,000**
B: Micah Hapworth & Ty Hapworth
S: Stephen Gust
Book/Page: 42476/211, Date: 12/10/24
Mtg: Salem Five Mtg Co $435,000
Term: 2055 Rate: 7.1% Type: Adj
Use: 2 Bdrm Condo, Lot: 16871sf
Prior Sale: $445,000 (11/17)

7 FOSTER ST **$448,000**
B: Jaime T Tiongson & Maria V Azuelo-Tiongson
S: Laureen Campbell & Michelle Melin
Book/Page: 42478/71, Date: 12/10/24
Use: 3 Bdrm Old Style, Lot: 2082sf

19 GALLOWS HILL RD **$597,895**
B: Alexander E Dubovsky & Michael Dubovsky
S: Janet L Sadoway, Tr for Mento Ft
Book/Page: 42481/409, Date: 12/12/24
Mtg: Leader Bank NA $418,520
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 11269sf

14 HARTFORD ST **$695,000**
B: Jose Polanco
S: Eden S Lopez & Gissel P Lopez
Book/Page: 42481/538, Date: 12/12/24
Mtg: Guild Mortgage Co $125,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 7000sf
Prior Sale: $405,000 (12/17)

108-122 LAFAYETTE ST **$6,000,000**
B: Lafayette Rooms LLC
S: H L Rt & William F Mckinnon Jr
Book/Page: 42473/276, Date: 12/09/24
Mtg: William F Mckinnon Jr $5,985,000
Term: 2028
Use: Mixed Use-Prim Res & Comm, Lot: 7762sf

2-A LINDEN ST U:1 ..... **$532,500**
B: Rebecca S Haines & Duncan P Schulte
S: Richard Pelletier
Book/Page: 42479/79, Date: 12/11/24
Mtg: Guaranteed Rate Inc $399,375
Term: 2055
Use: 3 Bdrm Condo, Lot: 6752sf
Prior Sale: $305,000 (07/19)

25 MARION RD U:43D **$539,900**
B: Valerie R Clark-Ferrara & Raymond C Ferrara
S: Debra A Ciccolo & John A Ciccolo
Book/Page: 42484/220, Date: 12/13/24
Mtg: USAA Federal SB $254,900
Term: 2055
Use: 2 Bdrm Condo

52 PICKMAN RD U:3B **$480,000**
B: Veronica R Smith
S: Lauren A Rich
Book/Page: 42478/426, Date: 12/11/24
Mtg: Leader Bank NA $384,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $237,500 (06/14)

25 ROSLYN ST U:11 ..... **$370,000**
B: Karen L Towler
S: Matthew Petty
Book/Page: 42481/4, Date: 12/12/24
Mtg: Guaranteed Rate Inc $217,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $230,000 (07/24)

8 UNION ST U:3 ..... **$585,000**
B: Judith Prugger & Paul Weislogel
S: Angelica Hughes & Robert Hughes
Book/Page: 42480/78, Date: 12/11/24
Mtg: Amerant Mortgage $438,750
Term: 2055
Use: 2 Bdrm Condo, Lot: 9971sf
Prior Sale: $374,990 (11/16)

65 WASHINGTON ST U:203 ..... **$740,000**
B: Petsamone Thongchanh
S: Rhys Ryan
Book/Page: 42483/219, Date: 12/13/24
Mtg: Cross Country Mtg Inc $640,000
Term: 2055
Use: 3 Bdrm Condo, Lot: 22442sf

Salisbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	44
Median Price	$515,000	$665,000

► REAL ESTATE SALES

167 ELM ST U:I **$600,000**
B: Adria J Durkin, Tr for Durkin Boys Rt
S: Salisbury Riversedge LLC
Book/Page: 42480/52, Date: 12/11/24
Use: Condo

167 ELM ST U:L33 ..... **$192,000**
B: K1 Realty LLC
S: Adria J Durkin, Tr for Durkin Boys Rt
Book/Page: 42477/410, Date: 12/10/24
Use: Non-residential Condo
Prior Sale: $115,000 (03/21)

167 ELM ST U:L34 ..... **$192,000**
B: K1 Realty LLC
S: Adria J Durkin, Tr for Durkin Boys Rt
Book/Page: 42477/414, Date: 12/10/24
Use: Non-residential Condo
Prior Sale: $115,000 (03/21)

167 ELM ST U:L35 ..... **$191,000**
B: K1 Realty LLC
S: Adria J Durkin, Tr for Durkin Boys Rt
Book/Page: 42477/418, Date: 12/10/24
Use: Non-residential Condo
Prior Sale: $180,000 (10/21)

6 FOREST RD **$1,050,000**
B: 6 Forest Road LLC
S: Freeman J Condon, Tr for Freeman J Condon RET
Book/Page: 42477/495, Date: 12/10/24
Mtg: North Shore Bank $3,846,000
Use: 3 Bdrm Antique, Lot: 372399sf

10 FOREST RD **$1,050,000**
B: 6 Forest Road LLC
S: Freeman J Condon, Tr for Freeman J Condon RET
Book/Page: 42477/495, Date: 12/10/24
Mtg: North Shore Bank $3,846,000
Use: Possible New Construction, Lot: 269201sf

18 FOREST RD **$1,050,000**
B: 6 Forest Road LLC
S: Freeman J Condon, Tr for Freeman J Condon RET
Book/Page: 42477/495, Date: 12/10/24
Mtg: North Shore Bank $3,846,000
Use: Res Potentially Dvlpble Land, Lot: 397267sf
Prior Sale: $70,000 (03/98)

Saugus

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	204	204
Median Price	$607,500	$650,000

► REAL ESTATE SALES

333 CENTRAL ST U:1A **$315,000**
B: Edward A Moore & Goldie M Moore
S: Bhuwan Bhatta & Dammari K Ojha
Book/Page: 42477/435, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $285,000 (08/22)

63 LINCOLN AVE **$480,000**
B: Dc Property Invs LLC
S: Ragusa Marion A Est & Christopher M Ragusa
Book/Page: 42476/369, Date: 12/10/24
Mtg: Signature Lending LLC $488,000
Use: 3 Bdrm Old Style, Lot: 4731sf

82 RIVERBANK RD **$515,000**
B: Stephen V Piazzo Jr
S: Mario J Pasquarello & Norine S Pasquarello
Book/Page: 42482/551, Date: 12/12/24
Mtg: Rockland Tr Co $386,250
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8398sf
Prior Sale: $135,000 (10/93)

Swampscott

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	101
Median Price	$830,000	$845,000

► REAL ESTATE SALES

6 ESTABROOK RD **$1,660,000**
B: Benjamin Bealieu & Margaret Bealieu
S: Jordan Clopton & Sabrina Clopton
Doc#: 000000000655563, Date: 12/10/24
Use: 3 Bdrm Colonial, Lot: 9278sf
Prior Sale: $810,000 (06/12)

9 PHILLIPS CIR **$713,625**
B: Andrea Beatrice & Gregory V Beatrice Jr
S: Thomas F Halloran, Tr for Margaret J Halloran RET
Book/Page: 42480/132, Date: 12/11/24
Mtg: Guaranteed Rate Inc $570,900
Term: 2055
Use: 4 Bdrm Old Style, Lot: 4879sf

Topsfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	52
Median Price	$855,500	$900,000

► REAL ESTATE SALES

10 FORREST RD **$620,000**
B: Benjamin Quinn & Jenna Quinn
S: Lorna E Bird & Brandon Hood
Book/Page: 42481/132, Date: 12/12/24
Mtg: Embrace Home Loans $465,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 19998sf

West Newbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	37
Median Price	$813,500	$928,650

► REAL ESTATE SALES

7 CHESTNUT ST **$440,000**
B: Real Est To Renovate LLC
S: Maureen Collins
Book/Page: 42485/279, Date: 12/13/24
Mtg: Renovate Llc $650,000
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: $449,900 (11/17)

136 CRANE NECK ST **$575,000**
B: Amy Bresky
S: Alice M Hume, Tr for Hume Realty Tli
Book/Page: 42480/564, Date: 12/12/24
Use: 2-Family Colonial, Lot: 147668sf
Prior Sale: $760,000 (07/15)

78 ROGERS ST **$2,799,000**
B: Leslie Hadden & Peter Hadden
S: Henry M Rosen, Tr for Slinky Rt
Book/Page: 42475/35, Date: 12/09/24
Use: 4 Bdrm Colonial, Lot: 113692sf
Prior Sale: $1,375,000 (10/12)

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

Charlemont

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	6
Median Price	$300,000	$325,000

► REAL ESTATE SALES

495 TEA ST **$215,000**
B: John P Riley & Kelly S Riley
S: Brenice M Gibsn
Book/Page: 8411/307, Date: 12/09/24
Mtg: Greenfield Svgs $208,550
Term: 2055
Use: 3 Bdrm Ranch, Lot: 44431sf

Conway

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	4
Median Price	$400,000	$413,000

► REAL ESTATE SALES

155 SABANS RD **$250,000**
B: Kitchell Lee
S: Troy Santerre
Book/Page: 8413/165, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 222156sf
Prior Sale: $246,000 (12/24)

1165 SHELBURNE FALLS RD **$600,000**
B: Sfrc LLC
S: Thaddeus A Bennett & George T Connell
Book/Page: 8411/328, Date: 12/09/24
Use: Mixed Use-Prim Res & Rec, Lot: 532739sf
Prior Sale: $384,000 (06/17)

► FORECLOSURE DEEDS

155 SABANS RD **$246,000**
B: Troy Santerre
S: Jacon R Coates & Newrez Lc
Book/Page: 8413/132, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 222156sf
Prior Sale: $265,000 (01/21)

Deerfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	30
Median Price	$390,000	$454,500

► REAL ESTATE SALES

26 MOUNTAIN RD **$225,000**
B: Sonam Lama & Tenzin Rinchen
S: Zajac Henry Est & Edward Zajac
Book/Page: 8413/32, Date: 12/11/24
Use: 5 Bdrm Old Style, Lot: 54010sf

Gill

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	8
Median Price	$350,000	$363,000

► REAL ESTATE SALES

BOYLE RD **$5,000**
B: Jacon Morrow
S: Danie R Flagg
Book/Page: 8412/158, Date: 12/10/24

Greenfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	95
Median Price	$291,000	$323,500

► REAL ESTATE SALES

43 BEECH ST **$315,000**
B: Andrew Collins & Megan E Denardo
S: Sherry Hubbard & Jennifer Widelo
Book/Page: 8413/264, Date: 12/12/24
Mtg: Movement Mtg LLC $305,550
Term: 2055
Use: 3 Bdrm Old Style, Lot: 6338sf

39 COOKE ST **$370,000**
B: Kimberly Duprey
S: Victor Placinta & Liliya Placinta
Book/Page: 8413/89, Date: 12/12/24
Mtg: Greenfield Svgs $330,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 16161sf
Prior Sale: $210,000 (07/12)

430 MOHAWK TRL **$168,000**
B: Susan Angove
S: Vera Filobokova & Nadezhda Vozhniuk
Book/Page: 8413/161, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 43573sf
Prior Sale: $118,000 (05/14)

68 SOLAR WAY U:68 ..... **$200,117**
B: Anna K Ostow
S: Ilana M Gerjuoy
Book/Page: 8413/300, Date: 12/12/24
Mtg: Florence Bank $160,094
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $140,000 (05/12)

Heath

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	$175,000	$222,450

► REAL ESTATE SALES

36 SHAWNEE DR **$160,000**
B: Christine Bairos
S: David L Almeida
Book/Page: 8414/179, Date: 12/13/24
Use: 1 Bdrm Camp/Cabin, Lot: 82764sf
Prior Sale: $88,000 (12/18)

Montague

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	54
Median Price	$277,000	$308,750

► REAL ESTATE SALES

E TAYLOR HILL RD **$825,000**
B: Mount Grace Land T Inc
S: Watroba Marilyn C Est & Peter F Watroba
Book/Page: 8414/129, Date: 12/13/24

120 MILLERS FALLS RD **$335,000**
B: Alison M Ovalle-Perez & Luis M Flores
S: Walter Gardner Jr & Alyssa N Edwards
Book/Page: 8412/30, Date: 12/09/24
Mtg: HarborOne Mortgage $323,819
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 47480sf
Prior Sale: $299,000 (10/22)

OLD SUNDERLAND RD **$825,000**
B: Mount Grace Land T Inc
S: Watroba Marilyn C Est & Peter F Watroba
Book/Page: 8414/129, Date: 12/13/24

35 PARK ST **$295,000**
B: Rebecca Reid, Tr for Rebecca Reid Invesstment
S: Elizabeth M Johnson
Book/Page: 8414/32, Date: 12/13/24
Use: 3 Bdrm Old Style, Lot: 8625sf
Prior Sale: $138,500 (09/13)

New Salem

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	6
Median Price	$325,000	$327,500

► REAL ESTATE SALES

25 LOVERS LN **$425,000**
B: Brian R Fluet & Nichole R Fluet
S: Hugh W Mackay
Book/Page: 8412/247, Date: 12/10/24
Mtg: Fidelity Cp Bk $250,000
Term: 2040
Use: 3 Bdrm Cape Cod, Lot: 87020sf
Prior Sale: $158,500 (04/00)

Northfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	30
Median Price	$304,500	$328,250

► REAL ESTATE SALES

166 GULF RD **$270,000**
B: Eds Enterprises LLC
S: Kilpatrick Willaim R Est & Kelly A Brown
Book/Page: 8414/141, Date: 12/13/24
Mtg: Pinnacle Fncl Svc LLC $388,000
Use: 3 Bdrm Colonial, Lot: 478507sf
Prior Sale: $287,000 (10/02)

MAIN ST **$225,000**
B: Justin Wai
S: Northfield Mt Hermon Scho
Book/Page: 8413/43, Date: 12/11/24

454 S MOUNTAIN RD **$560,000**
B: Sydbey Levison & Marie M Kolarik
S: Stephen E Balazs & Martha S Balazs
Book/Page: 8412/164, Date: 12/10/24
Mtg: Greenfield Cp Bk $532,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 215535sf

Orange

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	72
Median Price	$278,950	$280,000

► REAL ESTATE SALES

1 HIGH ST **$195,000**
B: Freedom Management LLC
S: J&r Real Estate Group LLC
Book/Page: 8412/330, Date: 12/11/24
Mtg: Signature Lending LLC $215,500
Use: 2-Family Old Style, Lot: 18295sf
Prior Sale: $80,000 (08/23)

HOLTSHIRE RD **$60,000**
B: Tracy A Flaherty
S: Orange Town Of
Book/Page: 8412/221, Date: 12/10/24

220 N MAIN ST **$165,000**
B: Dean P Whitney
S: David J Moore & Margaret Z Moore
Book/Page: 8414/46, Date: 12/13/24
Mtg: Athol Savings Bk $156,750
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 43560sf
Prior Sale: $53,000 (05/08)

55 PROSPECT ST **$85,000**
B: Bcf Investments LLC
S: Grace D Belmont & Galen Nelson
Book/Page: 8413/62, Date: 12/12/24
Mtg: State Funding LLC $170,000
Use: 2-Family Conventional, Lot: 12632sf
Prior Sale: $31,000 (08/16)

120 W MYRTLE ST **$132,000**
B: Reinhard Mirkovich
S: Veskovic Nadia Est & Reinhard Mirkovich
Book/Page: 8413/175, Date: 12/12/24
Use: 4 Bdrm Ranch, Lot: 13334sf
Prior Sale: $11,000 (02/94)

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FRANKLIN REGISTRY
continued

Rowe

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	$278,000	$280,000

► REAL ESTATE SALES

123 DAVIS MINE RD $575,000
B: Victor Placinta & Liliya Placinta
S: Robert A Silva & Carrue Y Silva
Book/Page: 8413/213, Date: 12/12/24
Mtg: Geneva Financial LLC $399,625
Term: 2055
Use: 3 Bdrm Contemporary, Lot: 174806sf

Wendell

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	4
Median Price	$330,000	$245,000

► REAL ESTATE SALES

39 LOCKES VILLAGE RD $100,000
B: Brian Strauss & Samantha Strauss
S: Stephen Broll
Book/Page: 8413/334, Date: 12/12/24
Mtg: Stephen Broll $20,000
Term: 2026

Whately

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	7
Median Price	$402,000	$529,000

► REAL ESTATE SALES

74 DICKINSON HILL RD $287,750
B: James W Thayer
S: James W Thayer & Gwendolyn Kimberling
Book/Page: 8413/10, Date: 12/11/24
Use: Mixed Use-Prim Res & Agricul, Lot: 849856sf

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	212	203
Median Price	$335,000	$330,000

► REAL ESTATE SALES

16 BROOKSIDE DR $475,000
B: Angel C Gonzalez & Jazmin F Ruiz
S: Jason Hutchins & Laura Hutchins
Book/Page: 25692/145, Date: 12/13/24
Mtg: Rocket Mortgage LLC $427,500
Term: 2055
Use: 3 Bdrm Colonial, Lot: 21455sf
Prior Sale: $362,900 (06/18)

4 MANSION WOODS DR U:A $275,000
B: Ralph A Santaniello 3rd
S: Carol Popovich
Book/Page: 25689/433, Date: 12/12/24
Mtg: Monson Svgs Bk $205,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $222,000 (07/21)

643 MILL ST $600,000
B: Jerome Richard
S: Linda J Lazarus
Book/Page: 25685/64, Date: 12/09/24
Use: Mixed Use-Prim Res & Agricul, Lot: 341946sf

28 ROOSEVELT AVE $289,900
B: Laurie A Brunelle
S: Joseph A Dupelle
Book/Page: 25684/533, Date: 12/09/24
Mtg: Westfield Bank $79,900
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13750sf
Prior Sale: $212,000 (02/06)

86 S WESTFIELD ST $475,000
B: Multi-Cultural Cmnty Svcs
S: Lisa R Depalma
Book/Page: 25685/561, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 69696sf
Prior Sale: $125,500 (06/12)

Brimfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	26
Median Price	$354,900	$362,500

► REAL ESTATE SALES

HAYNES HILL RD $169,000
B: Richard M Vernon, Tr for Richard M Vernon Lt
S: Jewel Real Estate Inc
Book/Page: 25691/323, Date: 12/13/24

81 HAYNES HILL RD $562,000
B: Andrew Wilson & Olivia E Wilson
S: Roy B Ferrell & Joanne M Ferrell
Book/Page: 25690/430, Date: 12/13/24
Mtg: Northpoint Mortgage $562,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 137650sf
Prior Sale: $20,000 (07/90)

60 OAKWOOD RD $385,000
B: Cara A Sweet
S: Best Investment Prop LLC
Book/Page: 25687/511, Date: 12/11/24
Mtg: Best Inv Properties L $388,604
Use: Res Potentially Dvlpble Land, Lot: 17302sf

Chester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	15
Median Price	$155,000	$226,000

► REAL ESTATE SALES

59 MIDDLEFIELD RD $210,000
B: Brandon T Smith
S: Melodie A Mazzaferro & Holly L Whitaker
Book/Page: 25692/427, Date: 12/13/24
Mtg: Guaranteed Rate Inc $165,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 7405sf

626 ROUTE 20 ..... $395,000
B: Raymond E Labrecque Jr & Gail M Labrecque
S: David O Cowles & Brian Kopinto
Book/Page: 25689/393, Date: 12/12/24
Mtg: Westfield Bank $295,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 82764sf
Prior Sale: $71,000 (02/24)

483 SKYLINE TRL $295,000
B: Joseph J Sitler
S: Raymond E Labrecque Jr & Gail M Labrecque
Book/Page: 25689/297, Date: 12/12/24
Mtg: Westfield Bank $285,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 73616sf

Chicopee

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	313	321
Median Price	$280,000	$295,000

► REAL ESTATE SALES

970 CHICOPEE ST $370,000
B: Gisselle Villegas
S: Jinelsis M Ortiz-Vega
Book/Page: 25692/398, Date: 12/13/24
Mtg: United Wholesale Mtg $363,298
Term: 2055
Use: 2-Family Two Family, Lot: 5140sf
Prior Sale: $191,000 (02/21)

326 EAST ST $360,000
B: Licy E Cruz-Denunez
S: Melissa Griffith-Joe, Tr for Griffith Ft
Book/Page: 25687/341, Date: 12/11/24
Mtg: Evolve B&T $270,000
Term: 2055
Use: 2-Family Two Family, Lot: 9152sf

10 FAIRVIEW VILLAGE CT U:10 ..... $385,000
B: Owen F Connolly Jr
S: Michel Charest
Book/Page: 25691/190, Date: 12/13/24
Use: 3 Bdrm Condo
Prior Sale: $235,900 (02/07)

10 FREDERICK ST $387,000
B: Stacyann Bailey
S: Raymond A Perreault & Donna T Perreault
Book/Page: 25688/147, Date: 12/11/24
Mtg: Movement Mtg LLC $367,650
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10106sf

11 GILBERT AVE $425,000
B: Jinelsis M Ortiz-Vega
S: Matthew P Gatzounas & Kimberly A Gatzounas
Book/Page: 25692/565, Date: 12/13/24
Mtg: AmWest Funding Corp $340,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 8521sf
Prior Sale: $255,000 (05/07)

137 HORSESHOE DR U:137 ..... $190,000
B: Nathan Roy
S: Edward E Boisvert
Book/Page: 25692/173, Date: 12/13/24
Mtg: Rocket Mortgage LLC $186,558
Term: 2050
Use: 1 Bdrm Condo
Prior Sale: $95,000 (10/07)

19 MAPLECREST CIR U:19 ..... $420,000
B: Sylvie Bellefeuille
S: Allan J Ouellet
Book/Page: 25690/226, Date: 12/12/24
Mtg: Polish National CU $200,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $269,900 (07/15)

311 MONTGOMERY ST $278,000
B: Silvana V Rua
S: Connor K Kennedy
Book/Page: 25687/68, Date: 12/10/24
Mtg: Fairway Ind Mtg $257,150
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 10000sf
Prior Sale: $180,000 (02/21)

442 PROSPECT ST $340,000
B: Munkaila Musah
S: Linda A Jordan
Doc#: 000000000238462, Date: 12/11/24
Mtg: MA Housing Fin Auth $328,652
Term: 2055
Use: 4 Bdrm Split Level, Lot: 10313sf

28 ROYAL ST $285,000
B: Mariel M Martinez
S: David A Ryan & Beth A Hennihan
Book/Page: 25686/590, Date: 12/10/24
Mtg: Fairway Ind Mtg $270,750
Term: 2055
Use: 3 Bdrm Old Style, Lot: 19596sf
Prior Sale: $177,000 (08/19)

223 SKEELE ST $385,000
B: Jpn Properties LLC
S: Torre Hanson Prop LLC
Book/Page: 25685/469, Date: 12/09/24
Mtg: American Ngbd Mtg Acc $308,000
Term: 2055
Use: 3-Family Family Flat, Lot: 7200sf
Prior Sale: $110,000 (05/01)

TERIMAR ST $105,000
B: Charles Swider
S: Joseph Pasternak Jr
Book/Page: 25685/8, Date: 12/09/24

East Longmeadow

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	169
Median Price	$369,000	$380,000

► REAL ESTATE SALES

25 CRESCENT HL $410,000
B: Jill C Shaw
S: Felicia Buendo & Christopher Buendo
Book/Page: 25690/559, Date: 12/13/24
Mtg: Westfield Bank $310,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 8475sf
Prior Sale: $202,000 (07/18)

FAVORITE LN L:3 ..... $270,000
B: Steven R Page & Jessica L Page
S: Michael Kane
Book/Page: 25687/595, Date: 12/11/24

29 MELVIN AVE $205,000
B: Springhouse Prop LLC
S: Angelo Deguglielmo Jr
Book/Page: 25689/234, Date: 12/12/24
Use: 2 Bdrm Old Style, Lot: 4550sf
Prior Sale: $136,750 (08/18)

29 NEWBURY AVE $61,125
B: Deborah E Bushnell
S: Daniel B Casey
Book/Page: 25690/554, Date: 12/13/24
Use: 1 Bdrm Ranch, Lot: 7000sf
Prior Sale: $60,000 (12/92)

332 PINEHURST DR U:332 ..... $449,000
B: Paul D Mcdonald & Patricia Mcdonald
S: Ann O Taffe
Book/Page: 25689/260, Date: 12/12/24
Mtg: Members Mtg Co Inc $75,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $359,900 (02/03)

44 TAYLOR ST $303,500
B: Kristina Bazarian
S: Rachel M Romano
Book/Page: 25687/458, Date: 12/11/24
Use: 3 Bdrm Cape Cod, Lot: 9800sf
Prior Sale: $171,000 (09/06)

34 WESTERNVIEW CIR $419,000
B: Christine Kervian
S: J M Chapdelaine, Tr for J M Chapdelaine T
Book/Page: 25691/81, Date: 12/13/24
Mtg: Blue Water Mortgage $377,100
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9788sf
Prior Sale: $284,900 (11/15)

Hampden

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	42
Median Price	$375,000	$395,000

► REAL ESTATE SALES

97 CHAPIN RD $731,500
B: Indika H Don & Sithari U Paththinige
S: Cumberland Blues Rt & Bedrock Financial LLC Tr
Book/Page: 25687/558, Date: 12/11/24

46 EVERGREEN TER $500,000
B: Devan K Beane & Adrienne R Beane
S: Paul D Mcdonald & Patricia E Mcdonald
Book/Page: 25689/209, Date: 12/12/24
Mtg: Evolve B&T $475,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 49658sf
Prior Sale: $180,000 (05/91)

542 GLENDALE RD $610,000
B: Ethan Lemus
S: Donoghue Susan C Est & Deborah Slaven
Book/Page: 25689/184, Date: 12/12/24
Mtg: Go Mortgage Llc $457,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 295772sf
Prior Sale: $125,000 (10/94)

Holland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	44
Median Price	$337,500	$328,500

► REAL ESTATE SALES

25 FOREST DR $350,000
B: Nicholas Curboy
S: Rose A Lauria
Book/Page: 25691/47, Date: 12/13/24
Mtg: Navy FCU $330,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: $295,000 (11/21)

65 N WALES RD $437,000
B: Lucia Benevides
S: Kimberly A Elie & Eugene Elie
Book/Page: 25688/221, Date: 12/11/24
Mtg: United Wholesale Mtg $415,150
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 42253sf
Prior Sale: $96,000 (10/96)

Holyoke

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	159
Median Price	$287,000	$289,000

► REAL ESTATE SALES

342 APREMONT HWY $335,000
B: Lisa A Dube
S: Abriele A Guaren & Kryzl D Ponce
Book/Page: 25685/185, Date: 12/09/24
Mtg: Westfield Bank $135,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 12001sf
Prior Sale: $300,000 (03/22)

21 CANBY ST $238,000
B: Daniel F Osullivan
S: Grassfield Kim A Est & Paul Grassfield
Book/Page: 25691/133, Date: 12/13/24
Mtg: Allanach-mortgage Grp $202,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5367sf

103-109 HIGH ST $650,000
B: Bonvouloir Block LLC
S: Eddie Rivera
Book/Page: 25686/317, Date: 12/10/24
Mtg: NBT Bank NA $693,750
Use: Mixed Use-Prim Res & Comm, Lot: 4400sf
Prior Sale: $126,591 (12/03)

24 MAPLE CREST CIR U:K $209,000
B: Fariba Ghayebi
S: Gallagher Cap Group LLC
Book/Page: 25692/504, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $750,000 (11/16)

530 MAPLE ST $200,000
B: Casiano Towing LLC
S: Kennedy James F Est & James J Kennedy
Book/Page: 25688/399, Date: 12/11/24
Mtg: BankProv $160,000
Use: Retail-Service, Lot: 10581sf

403-405 S ELM ST $127,000
B: Sarah Ricketts
S: Librado Perez Jr
Book/Page: 25689/525, Date: 12/12/24
Mtg: New American Funding $92,962
Term: 2055
Use: 2-Family Two Family, Lot: 3341sf
Prior Sale: $167,228 (02/08)

347 WESTFIELD RD $290,000
B: Nancy Goulding
S: Parent Sandra A Est & Keith Parent
Book/Page: 25687/195, Date: 12/10/24
Mtg: BankESB $217,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10350sf

Longmeadow

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	192	218
Median Price	$470,000	$472,500

► REAL ESTATE SALES

577 CONVERSE ST $480,000
B: Blake C Jones
S: Thomas E Fitzgerald Jr & Kathleen A Fitzgerald
Book/Page: 25687/21, Date: 12/10/24
Mtg: Premia Mortgage LLC $384,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 15151sf
Prior Sale: $192,000 (08/01)

717 LAUREL ST $450,000
B: Matthew Pellegrino & Laura Brathwaite
S: Thomas W Barney, Tr for Thomas W Barney 2020 T
Book/Page: 25688/6, Date: 12/11/24
Mtg: Westfield Bank $370,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 9792sf

6 MEADOWBROOK RD $520,000
B: Timothy B Thompson & Rachel M Romano
S: Christine A Kervian & Jill C Shaw
Book/Page: 25690/35, Date: 12/12/24
Mtg: Westfield Bank $255,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 13370sf
Prior Sale: $300,000 (08/17)

407 WOLF SWAMP RD $478,000
B: Kayla R Knotts & Samantha L Knotts
S: Kim C Achatz
Book/Page: 25685/12, Date: 12/09/24
Mtg: Greenfield Cp Bk $382,400
Term: 2055 Rate: 5.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 18831sf
Prior Sale: $265,000 (08/17)

Ludlow

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	166	170
Median Price	$303,000	$330,000

► REAL ESTATE SALES

47 BARRE DR $365,000
B: Elvis Malave
S: Mark P Russell
Book/Page: 25685/155, Date: 12/09/24
Mtg: New American Funding $325,763
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11456sf
Prior Sale: $230,000 (09/12)

BROOK ST L:3 ..... $240,000
B: Brandon J Teixeira
S: Jasca Group LLC
Book/Page: 25685/299, Date: 12/09/24

805 CENTER ST $245,000
B: Shannon J Cain
S: John Pereira & Joyce Cain
Book/Page: 25690/93, Date: 12/12/24
Mtg: Country Bank $196,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 25000sf

99 E AKARD ST $320,000
B: Sydney H Zadworny
S: Antonio Vital & Anna D Vital
Book/Page: 25690/578, Date: 12/13/24
Mtg: M&T Bank NA $264,350
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $240,000 (07/24)

52 EMMA WAY $522,500
B: Michael V Dias & Alyssa J Coelho
S: Richard J Hoey & Cheryl A Hoey
Book/Page: 25691/109, Date: 12/13/24
Mtg: Polish National CU $418,000
Term: 2055 Rate: 5.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 17947sf
Prior Sale: $354,900 (01/06)

111 FOX RUN DR $725,000
B: Fredrick A Gluszek 2nd & Kathryn Blanchard
S: Jason P Hewes & Jennifer R Hewes
Book/Page: 25690/56, Date: 12/12/24
Mtg: PeoplesBank (Holyoke) $725,000
Term: 2055
Use: 4 Bdrm Contemporary, Lot: 63062sf
Prior Sale: $372,500 (10/15)

6-8 FULLER ST $300,000
B: Tal LLC
S: Tml Realty LLC
Book/Page: 25687/124, Date: 12/10/24
Mtg: Tml Realty Llc $250,000
Use: Restaurant/Bar, Lot: 38000sf
Prior Sale: $180,000 (08/02)

12 HAMPSHIRE ST $285,000
B: Guy R North
S: Michael Pagliuca
Book/Page: 25692/474, Date: 12/13/24
Mtg: Mortgage Research Ctr $279,837
Term: 2055

KNOLLWOOD RD L:93 ..... $135,000
B: Linda Rodrigues & Brenda M Glennie
S: Green Fields Inc
Book/Page: 25685/247, Date: 12/09/24

183 LAKEVIEW AVE $305,000
B: Sabrina Guido & Francisco Sanchez-Perez
S: Joseph Ferrara
Book/Page: 25684/394, Date: 12/09/24
Mtg: Fairway Ind Mtg $289,682
Term: 2055
Use: 5 Bdrm Conventional, Lot: 27200sf
Prior Sale: $165,000 (12/06)

98 LETENDRE AVE $230,000
B: Diana Learned
S: Francis Lapierre & Marie Lapierre
Book/Page: 25690/395, Date: 12/13/24
Mtg: M&T Bank NA $184,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9500sf
Prior Sale: $116,325 (07/10)

► FORECLOSURE DEEDS

41 BARRETT ST $249,900
B: Gitsit Real Prop Bbplc1 L
S: Armelin H Saloio & Gitsit Solutions LLC
Book/Page: 25686/266, Date: 12/10/24
Use: 4 Bdrm Cape Cod, Lot: 12367sf

Monson

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	66
Median Price	$310,000	$387,500

► REAL ESTATE SALES

67 BETHANY RD $225,000
B: Chance Gilman
S: Diane M Lord
Book/Page: 25690/203, Date: 12/12/24
Mtg: New American Funding $220,924
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: $71,000 (08/93)

196 MUNN RD $191,000
B: Nicholas Truax
S: Seattle Bank
Book/Page: 25693/46, Date: 12/13/24
Use: 2 Bdrm, Lot: 76230sf
Prior Sale: $201,000 (11/24)

46 PALMER RD U:7 ..... $486,000
B: Roy Ferrell & Joanne Ferrell
S: Bukowski Construction LLC
Book/Page: 25691/33, Date: 12/13/24
Use: Possible New Construction

Palmer

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	111	118
Median Price	$283,000	$312,500

► REAL ESTATE SALES

BURLINGAME RD $30,000
B: Waiwai Rt & Dominic Kirchner 2nd
S: Lauri Cotela, Tr for Lauri Cotela T
Book/Page: 25692/200, Date: 12/13/24

23 BURLINGAME RD $250,000
B: A-O-K Rt & Dominic Kirchner 2nd
S: Lauri Cotela, Tr for Lauri Cotela T
Book/Page: 25692/112, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 148975sf
Prior Sale: $7,500 (10/07)

15 LATHROP ST $245,000
B: Konrad Lewandowski & Hannah Jeffrey
S: 15 Lathrop Street LLC
Book/Page: 25686/447, Date: 12/10/24
Mtg: HarborOne Mortgage $232,750
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 11761sf
Prior Sale: $155,000 (04/22)

1550-1552 N MAIN ST $380,000
B: Scott Casey
S: Jose E Gonzalez-Marti & Jessica G Lopez
Book/Page: 25691/4, Date: 12/13/24
Mtg: Cross Country Mtg Inc $373,117
Term: 2055
Use: 2-Family Family Flat, Lot: 5663sf
Prior Sale: $180,000 (09/21)

4 NORBELL ST $362,850
B: Richard Turnbull & Michelle Turnbull
S: Jennifer Caron
Book/Page: 25684/505, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 20473sf
Prior Sale: $200,000 (02/21)

1010 OAK ST $217,000
B: Joseph Derry
S: Pamela A Salvas
Book/Page: 25691/160, Date: 12/13/24
Mtg: Polish National CU $206,150
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 7841sf

1142-1144 PARK ST $313,775
B: Thomas S Alimberti & Jenna L Alimberti
S: Roger Parker
Book/Page: 25686/505, Date: 12/10/24
Use: 2-Family Family Flat, Lot: 10890sf
Prior Sale: $50,000 (08/14)

4079 PLEASANT ST $530,000
B: Mark P Russell
S: Amenadiel Rt & Dominic Kirchner 2nd
Book/Page: 25685/575, Date: 12/09/24
Use: Residential Developable Land, Lot: 96268sf
Prior Sale: $40,000 (04/22)

89 ROBINSON RD $225,000
B: Brittany A North & Rudolph S Marek 4th
S: Trezepacz Edna K Est & Patricia A Bradley
Book/Page: 25688/35, Date: 12/11/24
Use: Residential Developable Land, Lot: 2369664sf

Southwick

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	80
Median Price	$360,000	$409,500

► REAL ESTATE SALES

3 SHAGGBARK DR $500,000
B: Briana E Makuch & Jaren J Makuch
S: Taylor N Hartmann & Adina C Maloni
Book/Page: 25684/361, Date: 12/09/24
Mtg: M&T Bank NA $400,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: $435,000 (06/22)

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Springfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	967	939
Median Price	$260,000	$280,000

► REAL ESTATE SALES

28-30 AINSWORTH ST $341,000
B: Aweys Gaab & Maryan Abdi
S: Felix S Escobar
Book/Page: 25688/179, Date: 12/11/24
Mtg: Evolve B&T $334,823
Term: 2055
Use: 2-Family Two Family, Lot: 4922sf
Prior Sale: $278,000 (11/21)

54 ASHBROOK ST $300,000
B: Kathryn A Jalbert & Jonathan Rosales
S: Dianna Pisano, Tr for A & Lucy Rubino Irt
Book/Page: 25685/405, Date: 12/09/24
Mtg: Fairway Ind Mtg $240,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6564sf

221 ASHLAND AVE $382,000
B: William J Fabbri & Laurie A Fabbri
S: Luis D Rosado-Oliveras & Renee M Rosado
Book/Page: 25688/212, Date: 12/11/24
Use: 4 Bdrm Cape Cod, Lot: 8699sf
Prior Sale: $100,000 (10/16)

165 BELVIDERE ST $250,000
B: Jennifer Stone
S: Ariana Perez
Book/Page: 25691/303, Date: 12/13/24
Mtg: Bank of Canton $175,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 5998sf
Prior Sale: $170,000 (09/18)

117 BOWLES ST $255,000
B: Stephany P Rodriguez
S: Tm Properties Inc
Book/Page: 25693/49, Date: 12/13/24
Mtg: Guild Mortgage Co $229,955
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: $83,000 (11/23)

69 BRANDON AVE $265,000
B: Jacqueline Soto
S: Skyspec LLC
Book/Page: 25689/72, Date: 12/12/24
Mtg: Citizens Bank $260,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $177,500 (06/24)

81 BRICKETT ST $285,000
B: Victor A Castillo
S: Jose T Castro & Katelynn A Grabon
Doc#: 000000000238490, Date: 12/13/24
Mtg: Citizens Bank $279,837
Term: 2055
Use: 3 Bdrm Ranch, Lot: 6399sf
Prior Sale: $260,000 (10/22)

115 CARROLL ST $282,000
B: Khoi Nguyen
S: M&m Renovations LLC
Book/Page: 25692/120, Date: 12/13/24
Mtg: United Wholesale Mtg $273,540
Term: 2055
Use: 3 Bdrm Ranch, Lot: 5001sf
Prior Sale: $190,000 (03/24)

32-34 CLARENDON ST $320,000
B: Nilda L Jimenez
S: Evangeline Pollard
Book/Page: 25685/312, Date: 12/09/24
Mtg: Citizens Bank $310,400
Term: 2055
Use: 2-Family Two Family, Lot: 5750sf

23 CLEMENT ST $260,000
B: Waderoy L Vaughan & Tameka Vaughan
S: Jaquan J Davis
Book/Page: 25693/19, Date: 12/13/24
Mtg: Liberty Bk $247,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 8782sf
Prior Sale: $150,000 (10/12)

8 CRAIG ST $260,000
B: Javier H Garcia & Damaris S Santiago
S: Byrnes Patricia M Est & Jessica J Byrnes
Book/Page: 25692/515, Date: 12/13/24
Mtg: Rocket Mortgage LLC $252,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11574sf
Prior Sale: $96,500 (09/87)

74 DERRYFIELD AVE $234,000
B: Alana N Ashe & Thomas M Ashe
S: Jimmy A Vazquez
Book/Page: 25691/532, Date: 12/13/24
Mtg: New American Funding $222,300
Term: 2055
Use: 2 Bdrm Ranch, Lot: 6251sf
Prior Sale: $143,000 (01/18)

DOVER ST $1,200,000
B: Latino Counseling Ctr Inc
S: Smails LLC
Book/Page: 25693/121, Date: 12/13/24
Mtg: TD Bank NA $960,000

1777 DWIGHT ST $1,200,000
B: Latino Counseling Ctr Inc
S: Smails LLC
Book/Page: 25693/121, Date: 12/13/24
Mtg: TD Bank NA $960,000
Use: Office Bldg-Medical, Lot: 20099sf
Prior Sale: $875,000 (12/16)

31 E BAY PATH TER $200,000
B: Ibrahim Aljashaam
S: Nicholas Jackson & Tyron A Jackson
Book/Page: 25689/427, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 11600sf

30 ELLEN ST $260,000
B: Alexis V Martinez & Kathyria M Ojeda-Riva
S: Chadwick Raymond A Est & Theresa L Hall
Book/Page: 25684/186, Date: 12/09/24
Mtg: CMG Mortgage Inc $255,290
Term: 2055
Use: 3 Bdrm Ranch, Lot: 5293sf
Prior Sale: $92,500 (10/90)

34 FRANCIS ST $319,000
B: Samuel Moreno & Adriana Gonzalez
S: Ruby Realty LLC
Book/Page: 25691/267, Date: 12/13/24
Mtg: Fairway Ind Mtg $313,222
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 6826sf
Prior Sale: $129,000 (09/03)

26 GRANT ST $285,000
B: Billy L Clark
S: Bruce Arnold, Tr for 26 Grant Rt
Book/Page: 25686/183, Date: 12/10/24
Mtg: New American Funding $164,000
Term: 2055
Use: 6 Bdrm Colonial, Lot: 5336sf
Prior Sale: $69,000 (05/24)

42-44 GRIFFIN ST $398,000
B: Canaan A Khatib-Colon
S: Julio Soba
Book/Page: 25691/334, Date: 12/13/24
Mtg: CMG Mortgage Inc $390,791
Term: 2055
Use: 2-Family Duplex, Lot: 5001sf
Prior Sale: $247,000 (11/19)

93 HANCOCK ST $245,000
B: Cheryl Medina
S: Emtay Inc
Book/Page: 25689/545, Date: 12/12/24
Mtg: CMG Mortgage Inc $240,562
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6238sf
Prior Sale: $1,190,909 (08/24)

153-159 MAIN ST $550,000
B: Jill A Johnson, Tr for Roger P Zepke 2016 Irt
S: Main & Oak Street Rtllc
Book/Page: 25690/146, Date: 12/12/24
Use: Mixed Use-Prim Comm & Resd, Lot: 10463sf
Prior Sale: $400,000 (03/09)

27 MATTOON ST $390,000
B: Joseph A Pellegrino
S: Eliza Pesuit
Book/Page: 25690/9, Date: 12/12/24
Mtg: BankESB $312,000
Term: 2055
Use: 2 Bdrm Row House, Lot: 1638sf
Prior Sale: $330,000 (06/23)

29 MONROVIA ST $275,000
B: Better Builders Const LLC
S: David A Faita & Carol A Faita
Book/Page: 25692/238, Date: 12/13/24
Mtg: Tailor Rdg REIT LLC $320,000
Use: Commercial Greenhouse, Lot: 5001sf

39 MOORE ST $329,000
B: Octavio Almodovar & Danny Almodovar
S: Dorcas Rt & Dominic Kirchner 2nd
Book/Page: 25693/91, Date: 12/13/24
Mtg: Mortgage Research Ctr $329,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 9775sf
Prior Sale: $40,400 (06/24)

35-37 OAK ST $550,000
B: Jill A Johnson, Tr for Roger P Zepke 2016 Irt
S: Main & Oak Street Rtllc
Book/Page: 25690/146, Date: 12/12/24
Use: Commercial Potntl Dvlp Land, Lot: 2736sf
Prior Sale: $50,000 (09/10)

392-394 PAGE BLVD $382,000
B: Kiara Chuquilla
S: Mui N Hoang
Book/Page: 25688/535, Date: 12/12/24
Mtg: Cross Country Mtg Inc $362,900
Term: 2055
Use: 2-Family Two Family, Lot: 5001sf
Prior Sale: $121,000 (04/15)

546 PAGE BLVD $275,000
B: Better Builders Const LLC
S: David A Faita & Carol A Faita
Book/Page: 25692/238, Date: 12/13/24
Mtg: Tailor Rdg REIT LLC $220,500
Use: 4 Bdrm Old Style, Lot: 4112sf
Prior Sale: $88,000 (08/88)

337 PARKER ST $160,000
B: Palpum Raw LLC
S: Discovery Properties LLC
Book/Page: 25692/230, Date: 12/13/24
Use: Mixed Use-Prim Comm & Resd, Lot: 7331sf
Prior Sale: $50,000 (09/10)

91-93 PARKSIDE ST $240,000
B: Reyna P Regalado
S: Rcf 2 Acquisition T & U S Bank TNa Tr
Book/Page: 25685/68, Date: 12/09/24
Mtg: Fairway Ind Mtg $196,000
Term: 2055
Use: 2-Family Two Family, Lot: 5249sf
Prior Sale: $208,855 (03/24)

15 PRINCE ST $265,000
B: Marisol Lozada
S: Billy L Clark
Book/Page: 25685/501, Date: 12/09/24
Mtg: CMG Mortgage Inc $233,740
Term: 2055
Use: 4 Bdrm Colonial, Lot: 6203sf
Prior Sale: $137,500 (12/17)

111 RHINEBECK AVE $300,000
B: Edwin Matos
S: Aaron Haas & Debbie L Haas
Book/Page: 25692/599, Date: 12/13/24
Mtg: Cross Country Mtg Inc $280,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11334sf
Prior Sale: $146,000 (07/18)

294 ROOSEVELT AVE $285,000
B: Ashley Boger
S: Kmak LLC & Ryan Randall Realty LLC
Book/Page: 25692/312, Date: 12/13/24
Mtg: Liberty Bk $276,450
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9971sf
Prior Sale: $170,000 (09/24)

154 SEYMOUR AVE $389,000
B: Erika Gayle
S: Hedge Hog Industries Corp
Book/Page: 25690/124, Date: 12/12/24

28 SPRUCE ST $330,000
B: Omar Jimenez
S: Angel M Gonzalez & Jazmin M Figueroa-Ruiz
Book/Page: 25691/499, Date: 12/13/24
Mtg: United Wholesale Mtg $324,022
Term: 2055
Use: 2-Family Two Family, Lot: 8120sf
Prior Sale: $150,000 (08/18)

235 STATE ST U:111 ..... $225,500
B: Kimberly M Leib
S: Gina N Derock-Murray & Ryan T Murray
Book/Page: 25689/155, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $200,000 (09/23)

599 STATE ST $875,000
B: Templo Pentecostal Senda
S: Progressive Cmnty Bapt Ch
Book/Page: 25685/124, Date: 12/09/24
Mtg: Country Bank $612,500

12-14 SYLVAN ST $360,000
B: Darwin Frometa & Rachel Frometa
S: Mark Melikian
Book/Page: 25688/440, Date: 12/11/24
Mtg: Homestead Fund Corp $324,000
Term: 2055
Use: 2-Family Duplex, Lot: 5005sf
Prior Sale: $325,000 (01/23)

38 THORNDYKE ST $295,000
B: Margaret E Mickelson
S: Harvey Roettinger
Book/Page: 25691/395, Date: 12/13/24
Mtg: Northpoint Mortgage $278,750
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5419sf
Prior Sale: $164,000 (08/17)

233 TINKHAM RD $85,000
B: Bretta Construction LLC
S: Macedonia Church
Book/Page: 25687/480, Date: 12/11/24
Use: Religious Property, Lot: 137650sf
Prior Sale: $225,000 (08/05)

35 TRAFTON RD $390,000
B: Jefferson Desrosiers
S: Mohamed Bendrao & Habiba Atanane
Book/Page: 25688/333, Date: 12/11/24
Mtg: Northpoint Mortgage $382,936
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 5502sf
Prior Sale: $325,000 (10/23)

25 VICTORIA ST $291,000
B: Joel M Medina
S: Courageous Lion LLC & Altostratus LLC
Book/Page: 25688/355, Date: 12/11/24
Mtg: M&T Bank NA $266,000
Term: 2055
Use: 4 Bdrm Old Style, Lot: 6251sf
Prior Sale: $1,729,500 (10/23)

80 VICTORIA ST $275,000
B: Ariana Perez
S: Ruben O Vazquez
Book/Page: 25692/204, Date: 12/13/24
Mtg: Fairway Ind Mtg $262,006
Term: 2055
Use: 2 Bdrm Ranch, Lot: 9374sf
Prior Sale: $105,320 (03/16)

128-130 WELLINGTON ST $247,000
B: Willord D Burke
S: Sharon G Ofori
Book/Page: 25689/460, Date: 12/12/24
Mtg: Drew Mortgage Assnlnc $185,250
Term: 2055
Use: 2-Family Two Family, Lot: 5105sf
Prior Sale: $76,000 (01/90)

854-856 WORTHINGTON ST $275,000
B: Mint Realty Group LLC
S: Marietta D Shattleroe
Book/Page: 25685/374, Date: 12/09/24
Mtg: Barh Dunmore Llc $255,000
Term: 2026
Use: 2-Family Two Family, Lot: 14257sf
Prior Sale: $32,500 (01/10)

► FORECLOSURE DEEDS

69 NOTRE DAME ST $233,452
B: Freedom Mortgage Corp
S: Enrique Galarza & Freedom Mortgage Corp
Doc#: 000000000238478, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 6669sf
Prior Sale: $118,000 (09/15)

Wales

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	22
Median Price	$280,000	$260,630

► REAL ESTATE SALES

13 SHORE DR $705,000
B: Susan V Amalfi & James Amalfi
S: Donna M Bys
Book/Page: 25687/599, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: $230,000 (08/15)

152 STAFFORD RD $345,000
B: Ronald A Barrows & Linda M Barrows
S: Taunya L Foley & Ronald C Mcclain 2nd
Book/Page: 25687/220, Date: 12/10/24
Mtg: Webster First FCU $270,000
Term: 2055 Rate: 5.4% Type: Adj
Use: Residential Undvlpble Land, Lot: 44431sf
Prior Sale: $30,000 (05/23)

154 STAFFORD RD $345,000
B: Ronald A Barrows & Linda M Barrows
S: Taunya L Foley & Ronald C Mcclain 2nd
Book/Page: 25687/220, Date: 12/10/24
Mtg: Webster First FCU $270,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 2 Bdrm Ranch, Lot: 45302sf
Prior Sale: $81,000 (06/99)

West Springfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	207	176
Median Price	$310,000	$315,500

► REAL ESTATE SALES

58 BEACON HILL RD $199,950
B: Donna L Shea
S: Deanna Lawrence
Book/Page: 25692/70, Date: 12/13/24
Use: 3 Bdrm Ranch, Lot: 17605sf

524 DEWEY ST $260,000
B: Dominic Santaniello, Tr for Naples Home Buyers T
S: Peters Robert Anthony Est & Cary R Peters
Book/Page: 25691/375, Date: 12/13/24
Mtg: John L Doleva $280,000
Use: 3 Bdrm Ranch, Lot: 20000sf

122 DOTY CIR $2,080,000
B: 200 Pleasant St Rlty LLC
S: Doty River LLC
Doc#: 000000000238450, Date: 12/10/24
Mtg: Florence Bank $1,664,000
Use: Industrial Office Building, Lot: 60485sf
Prior Sale: $835,000 (09/10)

EXPOSITION AVE $650,000
B: Lockhouse Development LLC
S: Madeline E Pompei & Patrick J Pompei
Book/Page: 25688/124, Date: 12/11/24

37 HEYWOOD AVE $650,000
B: Lockhouse Development LLC
S: Madeline E Pompei & Patrick J Pompei
Book/Page: 25688/124, Date: 12/11/24
Use: Apartment Bldg - 4-8 Units, Lot: 7624sf
Prior Sale: $21,000 (06/99)

61 HILL ST $551,000
B: Leon R Jones
S: Brvs LLC
Book/Page: 25687/385, Date: 12/11/24
Mtg: Arc Home LLC $440,800
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 12091sf
Prior Sale: $165,900 (09/87)

831 MORGAN RD $200,000
B: Mpr Properties LLC
S: Haas Frances Est & Anthony J Haas
Book/Page: 25692/545, Date: 12/13/24
Mtg: Commercial Lender LLC $280,000
Term: 2026
Use: 3 Bdrm Ranch, Lot: 31742sf

176 NORTH BLVD $220,000
B: Alyaa H Saleh & Saddam A Akraa
S: Duerr Rudolph Est & Alison M Bartlett-Odonald
Book/Page: 25689/61, Date: 12/12/24
Use: 3 Bdrm Conventional, Lot: 4750sf

182 NORTH BLVD $275,000
B: Nuraddin Usmonov & Muradbek Usmonov
S: Kmak LLC & Bernash Realty LLC
Book/Page: 25686/472, Date: 12/10/24
Mtg: Radius Financial Grp $261,250
Term: 2055
Use: 3 Bdrm Conventional, Lot: 43504sf
Prior Sale: $200,000 (07/24)

298 PARK ST $415,000
B: Amat Victoria Curam LLC
S: Christopher Marble
Book/Page: 25688/44, Date: 12/11/24
Mtg: Greenfield Cp Bk $341,250
Use: Apartment Bldg - 4-8 Units, Lot: 11340sf

300 PARK ST $415,000
B: Amat Victoria Curam LLC
S: Christopher Marble
Book/Page: 25688/44, Date: 12/11/24
Mtg: Greenfield Cp Bk $341,250
Use: 3 Bdrm Bngl/Cottage, Lot: 26940sf

Westfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	255	248
Median Price	$325,000	$355,750

► REAL ESTATE SALES

7 ELLSWORTH ST $110,000
B: Anatoliy Ovdiychuk
S: Clark Dore & James Accera
Book/Page: 25692/343, Date: 12/13/24
Use: 5 Bdrm Conventional, Lot: 23700sf
Prior Sale: $117,000 (04/02)

3 ETHAN AVE $297,500
B: Andrew Kellogg & Brittani Cundiff
S: Matthew Scott
Book/Page: 25688/95, Date: 12/11/24
Mtg: Westfield Bank $288,500
Term: 2055
Use: 3 Bdrm Conventional, Lot: 4030sf
Prior Sale: $117,347 (04/15)

362 GRANVILLE RD U:106 ..... $230,000
B: Jennifer Pierce
S: Thea Hotaling
Book/Page: 25691/237, Date: 12/13/24
Mtg: CMG Mortgage Inc $207,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $130,000 (06/12)

24 KENSINGTON AVE $427,000
B: Paul A Larsen & Barbara A Larsen
S: Eric W Woodruff & Erin Leigh-Xenos
Book/Page: 25688/128, Date: 12/11/24
Use: 2 Bdrm Cape Cod, Lot: 9500sf

LOCKHOUSE RD $1,250,000
B: Savonin Estates LLC
S: Lockhouse Development LLC
Book/Page: 25686/549, Date: 12/10/24
Mtg: James W Fiore $1,250,000

444 LOOMIS ST $220,000
B: Cornerstone Hmbuying LLC
S: Arnold S Graziano
Book/Page: 25691/195, Date: 12/13/24
Mtg: Peter Mancuso $341,000
Use: 3 Bdrm Contemporary, Lot: 222156sf

14-1/2 NOBLE AVE $390,000
B: Madeline E Pompei & Patrick J Pompei
S: John J Clune & Diane M Quigley-Clune
Book/Page: 25688/245, Date: 12/11/24
Mtg: Westfield Bank $90,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 15625sf
Prior Sale: $220,000 (12/06)

549 RUSSELL RD U:1C $144,900
B: Cihangir Kuruca
S: Samantha W Bouthillette
Book/Page: 25692/106, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $70,000 (10/17)

81 RUSSELLVILLE RD $120,000
B: Gregory G Fanion
S: Erin D Cronin
Book/Page: 25686/355, Date: 12/10/24
Mtg: BankESB $120,000
Term: 2049
Use: 3 Bdrm Colonial, Lot: 87120sf

20 S MAPLE ST $225,500
B: Arpc LLC
S: Jesse Zomek
Book/Page: 25689/55, Date: 12/12/24
Use: 4 Bdrm Conventional, Lot: 18700sf
Prior Sale: $62,000 (08/11)

Wilbraham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	157
Median Price	$410,000	$435,000

► REAL ESTATE SALES

291 3 RIVERS RD $528,500
B: Christopher Campion & Erica R Campion
S: William D John & Catelyn Johnson
Book/Page: 25684/132, Date: 12/09/24
Mtg: Provident Funding $422,800
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 79297sf
Prior Sale: $520,000 (10/23)

10 CEDAR OAK DR $590,000
B: Raymond V Pelter & Brianna M Pelter
S: Nicholas Dussault
Book/Page: 25687/536, Date: 12/11/24
Mtg: Nations Reliable Lndg $531,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 30000sf
Prior Sale: $215,000 (04/15)

218 MOUNTAIN RD $545,000
B: Jennifer Moor & Ryan Tomanocy
S: Patrick Testa & Diane M Testa
Book/Page: 25686/561, Date: 12/10/24
Mtg: Blue Water Mortgage $436,000
Term: 2055
Use: Mixed Use-Recreation & Resid, Lot: 407739sf
Prior Sale: $354,000 (07/09)

792 TINKHAM RD $300,000
B: Unlimited Prop Svcs LLC
S: Eugene P Randall & Tina M Randall
Book/Page: 25686/367, Date: 12/10/24
Mtg: Commercial Lender LLC $447,250
Term: 2026
Use: 3 Bdrm Contemporary, Lot: 234371sf
Prior Sale: $100,000 (10/20)

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	104
Median Price	$527,500	$600,000

► REAL ESTATE SALES

502 MAIN ST $575,000
B: U&a LLC
S: Ellen S Orourke
Book/Page: 15302/48, Date: 12/09/24
Mtg: PeoplesBank (Holyoke) $430,000
Use: 2-Family Duplex, Lot: 17700sf

28 SALEM PL U:28 ..... $195,000
B: Jordan L Menter
S: Margaret R Alperstein & David N Alperstein
Book/Page: 15306/205, Date: 12/13/24
Mtg: Ark-La-Tex Fin Svcs $156,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 2927sf
Prior Sale: $129,900 (08/08)

Belchertown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	91
Median Price	$405,000	$455,000

► REAL ESTATE SALES

571 FEDERAL ST $169,900
B: Fasm Homes LLC
S: Wicked Deals LLC
Book/Page: 15303/260, Date: 12/11/24
Mtg: Kiavi Funding Inc $402,800
Use: 3 Bdrm Ranch, Lot: 20909sf
Prior Sale: $16,500 (05/02)

101 HOWARD ST $375,000
B: Kevin M Ridz & Kenneth G Ridz
S: Bonnie S Mcintosh
Book/Page: 15304/242, Date: 12/12/24
Mtg: Country Bank $363,750
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 30462sf
Prior Sale: $320,000 (02/21)

240 N WASHINGTON ST $317,500
B: Peter J Klimoski
S: James Mcisaac & Pamela Mcisaac
Book/Page: 15305/337, Date: 12/13/24
Use: 3 Bdrm Colonial, Lot: 95832sf
Prior Sale: $380,000 (05/22)

Easthampton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	85
Median Price	$376,376	$400,000

► REAL ESTATE SALES

28 E GREEN ST $375,000
B: Benjamin C Drake
S: Sabina Mahoney
Book/Page: 15305/293, Date: 12/13/24
Mtg: HarborOne Mortgage $337,500
Term: 2055
Use: 2 Bdrm Ranch, Lot: 18295sf
Prior Sale: $220,000 (10/15)

29 LAZY D DR U:29 ..... $535,000
B: Thaddeus Bennett & George Connell
S: Steven Mccafferty & Mary B Phair
Book/Page: 15302/260, Date: 12/10/24
Mtg: Members Advantage Mtg $300,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $275,000 (09/16)

359 MAIN ST U:14A $620,000
B: Edward A Palmer & Lucinda A Palmer
S: Evelyn Billings, Tr for Billings Ft
Book/Page: 15305/9, Date: 12/12/24
Use: 3 Bdrm Condo

25 PAUL ST $625,000
B: Laura Wallis & Lisa Ellingsen
S: Ryna Karowski
Book/Page: 15303/224, Date: 12/11/24
Mtg: HarborOne Mortgage $125,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9250sf
Prior Sale: $325,000 (12/15)

41 SOUTH ST U:40 ..... $268,500
B: Caitlin Kobylarz
S: Audrey A Morse
Book/Page: 15305/118, Date: 12/12/24
Mtg: Freedom Credit Union $201,375
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $142,000 (04/05)

8 WRIGHT ST $451,000
B: Rebecca C Weber
S: Lloyd D Sullivan & Becky A Sullivan
Book/Page: 15303/32, Date: 12/11/24
Use: 4 Bdrm Conventional, Lot: 12632sf
Prior Sale: $265,000 (01/09)

Granby

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	41
Median Price	$315,000	$364,900

► REAL ESTATE SALES

539 AMHERST RD $265,000
B: Noah Castonguay
S: Honan Linda Est & Ellen Kosmer
Book/Page: 15306/233, Date: 12/13/24
Mtg: Total Mtg Svcs $248,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $110,000 (07/99)

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HAMPSHIRE REGISTRY
continued

76 EAST ST **$475,000**
B: Sylvia Palko & William A Palko
S: Joseph E Denette Jr
Book/Page: 15306/73, Date: 12/13/24
Use: 3 Bdrm Conventional, Lot: 84431sf
Prior Sale: $115,000 (08/08)

39 HARRIS ST **$130,000**
B: Richard E Murphy
S: Denise A Dulude
Book/Page: 15304/66, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 43049sf
Prior Sale: $230,000 (03/16)

110 MUNSING RDG **$699,900**
B: Jerremy Rorick
S: Andrea Dipietro & Kayle E Dipietro
Book/Page: 15302/211, Date: 12/10/24
Mtg: Mortgage Research Ctr $699,900
Term: 2055
Use: 3 Bdrm Colonial, Lot: 52632sf
Prior Sale: $52,500 (09/14)

161 W STATE ST **$500,000**
B: Merrill Holdings LLC
S: Lsr & Deed Of Distributio
Book/Page: 15301/336, Date: 12/09/24
Mtg: Lsr & Dds Assoc Inc $464,935
Use: Gas/Service Station, Lot: 46534sf
Prior Sale: $290,000 (09/15)

Hatfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	23
Median Price	$430,000	$440,000

► REAL ESTATE SALES

9 WEST ST **$850,000**
B: 9 West Group LLC
S: Gary V Galvagni & Dianne A Galvagni
Book/Page: 15305/347, Date: 12/13/24
Mtg: Greenfield Svgs $680,000
Use: Manufacturing Building, Lot: 23000sf
Prior Sale: $200,000 (10/95)

Huntington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	11
Median Price	$276,000	$350,000

► REAL ESTATE SALES

6 MAPLE ST **$119,900**
B: Karen Marsian & Michael M Sweeney
S: Hud
Book/Page: 15303/187, Date: 12/11/24
Use: 2 Bdrm Colonial, Lot: 5445sf
Prior Sale: $207,928 (12/23)

Middlefield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	4
Median Price	$239,950	$290,950

► REAL ESTATE SALES

32 BELL RD **$330,000**
B: Tam Properties LLC
S: Martin A Main & Crystal L Main
Book/Page: 15302/23, Date: 12/09/24
Use: Mixed Use-Prim Res & Agricul, Lot: 851598sf

Northampton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	136	145
Median Price	$500,000	$460,000

► REAL ESTATE SALES

21 DICKINSON ST **$499,000**
B: Andrew L Grim & Patricia J Potter
S: Emily F Lash
Book/Page: 15301/151, Date: 12/09/24
Mtg: HarborOne Mortgage $374,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 7126sf
Prior Sale: $335,000 (12/19)

46 EVERGREEN RD U:309 ..... **$229,000**
B: Hannah Ballantine
S: Tobin Peter G Est & Meghan K Tobin
Book/Page: 15301/184, Date: 12/09/24
Mtg: HarborOne Mortgage $159,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $126,000 (07/16)

407 FAIRWAY VLG U:407 ..... **$370,000**
B: Christopher F Carlton & Caroline E White
S: Theresa M Leary
Book/Page: 15302/323, Date: 12/10/24
Mtg: Members Advantage Mtg $230,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $199,000 (06/09)

19 LADYSLIPPER LN **$690,000**
B: Leonardo Arcotta & Sarah Arcotta
S: Michael G Reagan & Julie A Jyringi
Book/Page: 15304/268, Date: 12/12/24
Mtg: Guild Mortgage Co $325,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 51836sf
Prior Sale: $245,000 (03/18)

183 MAIN ST **$1,000,000**
B: 183-187 Main LLC
S: Andrew Adams, Tr for Adams Rt
Book/Page: 15305/29, Date: 12/12/24
Mtg: Greenfield Svgs $1,220,000
Use: 3-Family Conventional, Lot: 10973sf
Prior Sale: $444,000 (08/23)

322 SOUTH ST **$360,000**
B: Alex E Navarro
S: Joshua Schulman
Book/Page: 15302/198, Date: 12/10/24
Use: 2 Bdrm Cape Cod, Lot: 5689sf
Prior Sale: $299,000 (08/21)

Pelham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	16
Median Price	$485,000	$402,500

► REAL ESTATE SALES

144 N VALLEY RD **$677,500**
B: Tracy L Crane & David J Mazzarese
S: Brenda G Crowley & Peter D Crowley
Book/Page: 15303/192, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 51836sf
Prior Sale: $299,500 (06/17)

South Hadley

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	140	117
Median Price	$352,750	$380,000

► REAL ESTATE SALES

20 LAWRENCE AVE U:20 ..... **$245,000**
B: Kristen Nolan
S: Marcia D Russell
Book/Page: 15301/290, Date: 12/09/24
Mtg: Province Mtg Assoc $75,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $130,000 (01/17)

26 PLEASANT ST **$318,000**
B: Jessica J Dipietro
S: Molly Mangan
Book/Page: 15304/298, Date: 12/12/24
Mtg: Northpoint Mortgage $312,240
Term: 2055
Use: 2-Family Duplex, Lot: 4600sf
Prior Sale: $165,500 (10/10)

12 STONEGATE DR **$589,900**
B: Jason P Hewes & Jennifer R Hewes
S: Sylvie M Bellefeuille
Book/Page: 15305/151, Date: 12/12/24
Mtg: Luso FCU $150,000
Term: 2035
Use: 3 Bdrm Ranch, Lot: 30636sf
Prior Sale: $427,000 (12/19)

6 STRONG FARM LN U:6 ..... **$501,000**
B: Thomas Lenkowski & Sharyls Lenkowski
S: Katz Lila Est & Susan J Katz
Book/Page: 15302/244, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $295,000 (10/03)

41 W SUMMIT ST U:79 ..... **$225,000**
B: Kevin P Warwick, Tr for Kristen M Warwick T
S: Thy M Nguyen
Book/Page: 15305/196, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $211,000 (10/23)

18 WILLIMANSETT ST **$417,500**
B: Marvin R Perez
S: Peter Laramee & Cindylee M Laramee
Book/Page: 15303/339, Date: 12/11/24
Mtg: JPMorgan Chase Bank $396,625
Term: 2055
Use: 3 Bdrm Ranch, Lot: 22603sf

Southampton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	45
Median Price	$420,000	$479,000

► REAL ESTATE SALES

28 COOK RD **$200,000**
B: 28 Cook Rd LLC
S: Gwinner Ronald D Est & Richard P Gwinner
Book/Page: 15302/295, Date: 12/10/24
Use: 2 Bdrm Raised Ranch, Lot: 374180sf
Prior Sale: $250,000 (08/14)

72 CROOKED LEDGE RD **$725,000**
B: James E Jacobson & Melody R Jacobson
S: Bruce A Kay & Eugenia Kay
Book/Page: 15304/188, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 270508sf
Prior Sale: $450,000 (07/11)

6 EDWARD AVE **$583,000**
B: Frank R Talarico Jr & Aja W Talarico
S: Trent J Hufnagel & Kimberly B Hufnagel
Book/Page: 15305/315, Date: 12/13/24
Mtg: Florence Bank $408,100
Term: 2055
Use: 4 Bdrm Colonial, Lot: 31799sf
Prior Sale: $215,000 (07/99)

POMEROY MEADOW RD L:3R **$126,000**
B: David Dellatorre & Rebecca Dellatorre
S: Doris N Hurd
Book/Page: 15305/191, Date: 12/13/24

Ware

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	67
Median Price	$291,000	$295,000

► REAL ESTATE SALES

136 NORTH ST **$200,000**
B: Margarita M Brown & Frederick H Brown
S: Benjamin B Luflamme
Book/Page: 15302/82, Date: 12/09/24
Mtg: Citizens Bank $170,000
Term: 2040
Use: 3 Bdrm Old Style, Lot: 5998sf
Prior Sale: $109,000 (10/16)

21 OLD BELCHERTOWN RD **$173,400**
B: All Surface Technology In
S: Cascade Funding Mtg T & Wilmington Saving Fund So
Book/Page: 15303/157, Date: 12/11/24
Mtg: State Funding LLC $139,000
Use: 3 Bdrm Cape Cod, Lot: 21148sf
Prior Sale: $282,044 (06/24)

Williamsburg

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	14
Median Price	$302,850	$439,800

► REAL ESTATE SALES

89 MOUNTAIN ST **$824,000**
B: Keira B Durrett & James R Ayres
S: Mary M Koenig & Christopher B Loring
Book/Page: 15306/78, Date: 12/13/24
Mtg: New American Funding $659,200
Term: 2055
Use: 3 Bdrm Conventional, Lot: 69696sf
Prior Sale: $379,000 (06/00)

Worthington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	10
Median Price	$332,375	$365,000

► REAL ESTATE SALES

23 E WINDSOR RD **$260,000**
B: 23 East Windsor Rd Land T & Lafond Septic Svcs LLC Tr
S: Carin D Nugent
Book/Page: 15306/273, Date: 12/13/24
Mtg: Carin D Nugent $215,000
Use: Residential-Multiple Bldgs, Lot: 239144sf
Prior Sale: $25,000 (05/92)

Middlesex Registry

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Billerica

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	248	247
Median Price	$650,000	$665,000

► REAL ESTATE SALES

77 ALEXANDER RD U:13 ..... **$524,900**
B: Billerica Re Holdings LLC
S: Imperial Services Inc
Book/Page: 38953/266, Date: 12/10/24
Mtg: Berkshire Bank $419,920
Use: Industrial Condominum

16 KENMAR DR U:144 ..... **$350,000**
B: Sunny Mehta & Ami Mehta
S: Ankro LLC
Book/Page: 38951/85, Date: 12/09/24
Use: 2 Bdrm Condo
Prior Sale: $183,000 (03/17)

16 MARLYN RD **$766,900**
B: Opendoor Property J LLC
S: Seungeui Hong & Hyunjeong Han
Book/Page: 38959/261, Date: 12/12/24
Use: 4 Bdrm Split Entry, Lot: 30296sf
Prior Sale: $260,000 (02/12)

43-B OSSAMEQUIN RD **$432,000**
B: Mark Lozada
S: Caitlin L Gemmill
Doc#: 000000000325064, Date: 12/11/24
Mtg: Mortgage Research Ctr $441,288
Term: 2055
Use: 1 Bdrm Bngl/Cottage, Lot: 18038sf
Prior Sale: $299,900 (09/19)

7 PONDOVER RD U:7 ..... **$500,000**
B: Richard M Skorik
S: Jingying Eng
Book/Page: 38953/176, Date: 12/10/24
Mtg: Armed Forces Bank $500,000
Term: 2055
Use: Condo, Lot: 25526sf
Prior Sale: $400,000 (09/21)

TREBLE COVE RD **$10,000,000**
B: Nbpiv Treble Cove LLC
S: Lantheus Mi Re LLC
Book/Page: 38954/115, Date: 12/10/24

10 WESTMEADOW LN **$944,900**
B: Joshua C Park
S: Aaron Holroyd
Book/Page: 38950/152, Date: 12/09/24
Mtg: Mega Cap Funding Inc $744,900
Term: 2055
Use: 3 Bdrm Colonial, Lot: 442940sf
Prior Sale: $630,000 (06/17)

6 WILDCREST AVE **$820,000**
B: Christianto Putra & Raissa Yona
S: Cooke Murphy & Cooke LLC
Book/Page: 38953/42, Date: 12/10/24
Mtg: Rockland Fed CU $600,000
Term: 2055 Rate: 6.0% Type: Adj
Use: Residential Undvlpble Land, Lot: 5001sf
Prior Sale: $160,000 (12/23)

4 WILLIAM RD **$900,000**
B: Mathew J Cattel & Flavia Cattel
S: Patrick Mccurley & Tracey Mccurley
Book/Page: 38955/283, Date: 12/11/24
Mtg: Cross Country Mtg Inc $720,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 15464sf
Prior Sale: $830,000 (05/23)

Carlisle

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	41
Median Price	$1,237,500	$1,355,000

► REAL ESTATE SALES

74 GREYSTONE LN **$2,150,000**
B: Romain Marmot & Anne F Marmot
S: Karima Gironce & Pierre Gironce
Book/Page: 38950/250, Date: 12/09/24
Mtg: Movement Mtg LLC $999,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 96651sf
Prior Sale: $2,200,000 (08/23)

Chelmsford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	204	262
Median Price	$628,750	$700,000

► REAL ESTATE SALES

313 ACTON RD **$580,000**
B: Stephanie L Langley & Patrick D Langley
S: Ryan Mcdonough, Tr for 313 Acton Road Rt
Book/Page: 38956/28, Date: 12/11/24
Mtg: First Home Mtg $522,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 22216sf
Prior Sale: $235,000 (09/15)

10 ARMAND DR **$925,000**
B: Tristan Bellman-Greenwood
S: Craig A Bailey & Susan M Bailey
Book/Page: 38956/54, Date: 12/11/24
Mtg: Jeanne DArc CU $475,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40075sf
Prior Sale: $440,000 (06/12)

265 CHELMSFORD ST **$28,000,000**
B: We 265 Chelmsford LLC
S: Edward F Carye, Tr for Carex Rt
Book/Page: 38959/13, Date: 12/12/24
Mtg: Liberty Bk $16,800,000
Use: Shopping Ctr/Mall, Lot: 796277sf

279 CHELMSFORD ST **$28,000,000**
B: We 265 Chelmsford LLC
S: Edward F Carye, Tr for Carex Rt
Book/Page: 38959/13, Date: 12/12/24
Mtg: Liberty Bk $16,800,000
Use: Res Potentially Dvlpble Land, Lot: 16988sf
Prior Sale: $165,000 (12/93)

13 CONESTOGA RD **$770,000**
B: Ronald C Flodquist Jr & Haley H Flodquist
S: Alan M Sundquist, Tr for Robert G Sundquist Int
Book/Page: 38962/160, Date: 12/13/24
Mtg: Jeanne DArc CU $616,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 42253sf

14 CRABAPPLE LN **$835,000**
B: David F Vasconcellos
S: Sander Prop Mgmt LLC
Book/Page: 38960/219, Date: 12/12/24
Mtg: Movement Mtg LLC $250,000
Term: 2055 Rate: 7.3% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 37026sf
Prior Sale: $580,000 (05/24)

210 DUNSTABLE RD **$579,000**
B: Daniel E Andrus & Emma S Andrus
S: Sick Boy Homes LLC
Book/Page: 38958/167, Date: 12/12/24
Mtg: Middlesex FSLA $550,050
Term: 2055
Use: 3 Bdrm Conventional, Lot: 30056sf
Prior Sale: $365,000 (09/24)

44 ELM ST **$850,000**
B: Stephanie Neri & Joseph Neri
S: Kenneth R Goguen & Maureen A Goguen
Book/Page: 38959/78, Date: 12/12/24
Mtg: Leader Bank NA $600,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 66647sf
Prior Sale: $580,000 (05/18)

181 LITTLETON RD U:434 ..... **$435,000**
B: Linda B Russell
S: Deborah L Bender, Tr for Northeast Home Rt
Book/Page: 38963/200, Date: 12/13/24
Mtg: Salem Five Mtg Co $348,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $320,000 (04/20)

20 MANAHAN ST **$28,000,000**
B: We 265 Chelmsford LLC
S: Edward F Carye, Tr for Carex Rt
Book/Page: 38959/13, Date: 12/12/24
Mtg: Liberty Bk $16,800,000
Use: Residential Undvlpble Land, Lot: 21780sf

25 PORTER RD **$630,000**
B: Cornelio Duarte & Robeisy Sanchez
S: Gregory A Bair, Tr for Bair Ft
Book/Page: 38950/42, Date: 12/09/24
Mtg: Bank of America NA $598,500
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 22651sf

408 WELLMAN AVE U:408 ..... **$407,000**
B: Shyamal Patel
S: Jane E William, Tr for L William & J E Martin Lt
Book/Page: 38962/277, Date: 12/13/24
Mtg: M&T Bank NA $357,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $218,900 (08/13)

Dracut

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	173	185
Median Price	$515,000	$560,000

► REAL ESTATE SALES

49 BOUCHARD AVE **$524,900**
B: Wesley Williamson
S: Ronald H Cormier & Lea J Cormier
Book/Page: 38960/59, Date: 12/12/24
Mtg: Mega Cap Funding Inc $515,392
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10570sf

13 DALLAS DR U:309 ..... **$330,000**
B: Lea J Cormier & Ronald H Cormier
S: Raymond A Gamache, Tr for Gamache Ft
Book/Page: 38960/165, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $205,000 (12/16)

14 DALLAS DR U:206 ..... **$325,000**
B: Judith A Quinn
S: Mckinley Kevin M Est & James J Davis
Book/Page: 38962/72, Date: 12/13/24
Mtg: United Wholesale Mtg $130,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $249,000 (11/18)

5 ESTHER WAY **$897,130**
B: Jordan Hamilton & Denise Hamilton
S: Sunset Hill Dracut LLC
Book/Page: 38953/143, Date: 12/10/24
Mtg: New Fed Mtg Corp $422,130
Term: 2055
Use: Residential Developable Land, Lot: 21360sf

161 FLOWER LN U:7 ..... **$350,000**
B: Madison M Hall & Mataeus Hall
S: Judith A Quinn
Book/Page: 38961/152, Date: 12/13/24
Mtg: Fairway Ind Mtg $332,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $185,900 (05/17)

35 GERARD ST **$30,000**
B: Tarsha M Dejesus
S: Tarsha M Dejesus & Hector J Dejesus
Book/Page: 38955/187, Date: 12/11/24
Mtg: Homestead Fund Corp $305,250
Term: 2055
Use: 4 Bdrm Conventional, Lot: 5000sf
Prior Sale: $221,000 (10/19)

115 LAFOND LN U:9 ..... **$327,000**
B: Nelly W Gachuma & Steven Kingori
S: Chase Bragan
Book/Page: 38953/228, Date: 12/10/24
Mtg: Movement Mtg LLC $277,969
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $249,000 (05/21)

86 MARTIN TER **$564,999**
B: Panga Lay & Sotheany Ven
S: H&d Re Development LLC
Book/Page: 38959/235, Date: 12/12/24
Mtg: Rockland Tr Co $451,999
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 9000sf
Prior Sale: $350,000 (09/24)

4 MERCIER ST **$313,100**
B: Edward Cianci
S: Asset Backed Receivables & Deutsche Bk Natl T Co Tr
Book/Page: 38951/248, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 11450sf
Prior Sale: $181,956 (01/20)

141 THISSELL AVE U:27 ..... **$315,000**
B: Jacob D Liliedahl
S: Lawrence H Ercolani & Pamela J Walton
Book/Page: 38954/75, Date: 12/10/24
Mtg: United Wholesale Mtg $200,000
Term: 2055
Use: 2 Bdrm Condo

68 WINSOR DR **$560,000**
B: Nicholas R Miano & Nora L Chan
S: Patricia M Jusczak
Book/Page: 38955/258, Date: 12/11/24
Mtg: American Ngbd Mtg Acc $490,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 15700sf

Dunstable

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	26
Median Price	$866,000	$890,000

► REAL ESTATE SALES

547 GROTON ST **$770,000**
B: Nicolaas Esterhuyse & Adri Esterhuyse
S: Dean J Lotito, Tr for Dean Lotito Int
Book/Page: 38956/279, Date: 12/11/24
Mtg: United Wholesale Mtg $616,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: $443,000 (07/08)

Lowell

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	328	380
Median Price	$459,000	$495,000

► REAL ESTATE SALES

57 2ND AVE **$675,000**
B: Brandon M Martin & Julia R Bosco
S: Ponn Prop LLC A Ma Limi
Doc#: 000000000325033, Date: 12/09/24
Mtg: United Wholesale Mtg $618,131
Term: 2055
Use: 2-Family Two Family, Lot: 5663sf
Prior Sale: $430,000 (01/23)

118 A ST U:118 ..... **$395,000**
B: Emmannual R Mudola
S: Brunelle Frances E Est & Sharon F Woodward
Book/Page: 38965/102, Date: 12/13/24
Mtg: Salem Five Mtg Co $316,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $90,000 (08/12)

306 AIKEN AVE U:2 ..... **$250,000**
B: Brian Ehler
S: Cushing Christine Est & Maureen Cormier
Book/Page: 38960/182, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $5,000 (08/03)

430 BRIDGE ST **$1,060,000**
B: J&m Investment Prop LLC
S: Walter D Kilbride Jr RET & Walter D Kilbride Jr
Book/Page: 38958/139, Date: 12/12/24
Mtg: Enterprise Bk & Tr Co $795,000
Use: Retail-Service, Lot: 13504sf

755 E MERRIMACK ST **$652,500**
B: Abigail Wong & Nathan Wong
S: Vanida Chun & Sokhorn Chun
Book/Page: 38950/103, Date: 12/09/24
Mtg: HarborOne Mortgage $515,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: $250,000 (06/13)

194 ENNELL ST **$579,000**
B: Esmael F Muhammed
S: J & G Investments LLC
Book/Page: 38954/1, Date: 12/10/24
Mtg: Citizens Bank $393,800
Term: 2055

42 EPPING ST U:1 ..... **$485,000**
B: Andrew P Foote
S: Kenneth D Nguyen
Book/Page: 38958/92, Date: 12/12/24
Mtg: Evolve B&T $388,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $300,000 (09/19)

1 EXCHANGE PL **$175,000**
B: Steven E Byrne
S: Tabitha A Cameline, Tr for Adeline M Zannini Ft
Book/Page: 38956/140, Date: 12/11/24
Use: Accessory Land Improved, Lot: 12197sf

80 GERSHOM AVE **$1,680,000**
B: Goldwetha Prop Soln LLC
S: 80-82 Gershom Street LLC
Book/Page: 38962/57, Date: 12/13/24
Use: Apartment Bldg - 4-8 Units, Lot: 3049sf
Prior Sale: $1,680,000 (07/24)

652 MERRIMACK ST U:306 ..... **$326,633**
B: Peterson M Cunha & Lorrayne R Martins
S: Acre Crossing LLC
Book/Page: 38964/223, Date: 12/13/24
Mtg: Berkshire Bank $304,434
Term: 2055
Use: Condo

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979 MIDDLESEX ST **$650,000**
B: Channho Moon & Rayven M Phommasing
S: Khammy Phommasing & Mone Phommasing
Doc#: 000000000325051, Date: 12/10/24
Mtg: Rocket Mortgage LLC $503,750
Term: 2055
Use: 2-Family Two Family, Lot: 4356sf
Prior Sale: $150,000 (05/18)

1821 MIDDLESEX ST U:16 ..... **$250,000**
B: Lily Sieng & Kim H Chea
S: Vrmtg Asset T & Us Bank TNa Tr
Book/Page: 38952/37, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $145,102 (01/21)

1271 PAWTUCKET BLVD U:11 ..... **$335,000**
B: Kabir Patel & Chirag Vaidya
S: Raghunandan J Patel & Varsha R Patel
Book/Page: 38964/170, Date: 12/13/24
Mtg: Pennymac Loan Service $251,250
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $56,501 (05/97)

44 POWELL ST **$760,000**
B: Ronaldo Siqueira
S: Ark Powell Realty LLC
Book/Page: 38959/191, Date: 12/12/24
Mtg: TD Bank NA $684,000
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 8276sf

100 ROGERS ST U:1 ..... **$312,000**
B: Melissa A Moore
S: Sandra A Gallagher, Tr for Gallagher FT
Book/Page: 38953/110, Date: 12/10/24
Mtg: Jeanne DArc CU $234,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $110,000 (08/14)

45 SANDY LN **$685,000**
B: Vilma A De Aquino & Carlos E De Aquino
S: Jefferson De Farias & Nayara Damata
Book/Page: 38965/58, Date: 12/13/24
Mtg: Cross Country Mtg Inc $411,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10019sf
Prior Sale: $430,000 (09/19)

109 SHAW ST **$445,000**
B: Channy Mann & Sovanna Mann
S: Bopha Thok & Sopaul Choer
Book/Page: 38964/108, Date: 12/13/24
Mtg: Pennymac Loan Service $356,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 1742sf
Prior Sale: $255,000 (11/18)

225 STEDMAN ST U:8 ..... **$235,000**
B: Sams Lasting Beauty Studi
S: Stedman Holdings LLC
Book/Page: 38961/70, Date: 12/12/24
Mtg: Jeanne DArc CU $176,250
Term: 2040
Use: Industrial Condominum
Prior Sale: $115,000 (03/17)

3 W 11TH ST **$525,000**
B: Marcus Irizarry
S: Jose M Alves
Book/Page: 38961/19, Date: 12/12/24
Mtg: Washington Svgs Bk $420,000
Term: 2055
Use: 2-Family Two Family, Lot: 2178sf
Prior Sale: $125,000 (09/11)

26 WARE ST U:6 ..... **$225,000**
B: Vivek Soni & Rashi Soni
S: Seonho Kim & Hwajoo Lee
Book/Page: 38962/1, Date: 12/13/24
Use: Condo

658 WILDER ST **$400,000**
B: Kevin Fernandes & Debbie M Fernandes
S: William F Mccarty 4th & Kimberley A Mcmahon
Book/Page: 38952/281, Date: 12/10/24
Use: 4 Bdrm Conventional, Lot: 7405sf

20 WOODLAND DR U:336 ..... **$420,000**
B: Mark Butman & Melanie Butman
S: Jacqueline R Dutile & Kevin M Dutile
Book/Page: 38950/286, Date: 12/09/24
Mtg: New Fed Mtg Corp $330,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $250,000 (07/17)

► FORECLOSURE DEEDS

201 THORNDIKE ST U:2-21 ..... **$226,000**
B: Michael J Farris
S: Kelli M Johanan & Bank Of America
Book/Page: 38961/173, Date: 12/13/24
Use: Condo

Tewksbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	180	204
Median Price	$646,300	$671,250

► REAL ESTATE SALES

4 EMERALD CT U:4 ..... **$725,000**
B: Pamela A Logan
S: Karen F Crupi, Tr for Crupi Ft
Book/Page: 38963/105, Date: 12/13/24
Mtg: HarborOne Mortgage $425,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $725,000 (11/24)

61 MILL ST **$735,000**
B: James Bacigalupo & Jessica Bacigalupo
S: Carole A Bonfanti
Book/Page: 38954/51, Date: 12/10/24
Mtg: New Fed Mtg Corp $588,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 43560sf

391 NORTH ST **$1,000,000**
B: William Storella Jr & Anna Storella
S: Zunyan Yang & Waverly Yang
Book/Page: 38958/263, Date: 12/12/24
Mtg: Salem Five Mtg Co $800,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Colonial, Lot: 50094sf
Prior Sale: $849,900 (11/21)

91 QUINCY RD **$725,000**
B: Rohit B Abraham
S: Patrick Barchard & Luna Barchard
Book/Page: 38951/40, Date: 12/09/24
Mtg: Leader Bank NA $576,500
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 43560sf
Prior Sale: $660,000 (03/22)

31 RANDOLPH DR U:31 ..... **$439,500**
B: Sanchit Patel
S: Anita M Hogan, Tr for Anita Hogan Ft
Book/Page: 38951/196, Date: 12/09/24
Mtg: Citizens Bank $262,500
Term: 2055
Use: 2 Bdrm Condo, Lot: 100sf
Prior Sale: $110,000 (02/99)

Tyngsboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	77
Median Price	$627,500	$620,000

► REAL ESTATE SALES

4 CROWN RD **$1,175,000**
B: Vinodkumar R Nair & Bijy V Nair
S: Quality Consulting Grp In
Book/Page: 38951/143, Date: 12/09/24
Mtg: Leader Bank NA $475,000
Term: 2040
Use: Residential Developable Land, Lot: 222592sf

52 PAWTUCKET BLVD U:26 ..... **$399,900**
B: Nirpunkumar Patel
S: Carlos E Deaquino & Vilma A Deaquino
Book/Page: 38963/289, Date: 12/13/24
Mtg: Rocket Mortgage LLC $336,200
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $350,000 (12/21)

Westford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	155	175
Median Price	$721,000	$835,000

► REAL ESTATE SALES

6 BRIARWOOD DR **$1,092,500**
B: Zaheer Abbas & Ruhma Waqas
S: David Goldberg & Lisa Goldberg
Book/Page: 38956/194, Date: 12/11/24
Mtg: Jeanne DArc CU $764,750
Term: 2055 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 44867sf
Prior Sale: $612,500 (11/07)

125 CONCORD RD **$375,000**
B: Deca Corp
S: Rice Richard Est & Deborah M Pickard
Book/Page: 38960/51, Date: 12/12/24
Use: 2 Bdrm Ranch, Lot: 33541sf

400 GROTON RD **$680,000**
B: Jeffrey L Ammon & Claire E Ammon
S: Jonathan Watson & Amy Watson
Book/Page: 38949/292, Date: 12/09/24
Mtg: USAA Federal SB $408,000
Term: 2040
Use: 3 Bdrm Contemporary, Lot: 45738sf
Prior Sale: $362,000 (11/09)

3 RUTLAND CIR **$820,000**
B: Philip M Godfroy & Maggy E Godfroy
S: Athena Rodrigues & Victor Rodrigues
Doc#: 000000000325079, Date: 12/12/24
Mtg: Cross Country Mtg Inc $250,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 79715sf
Prior Sale: $401,000 (02/15)

Wilmington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	173	166
Median Price	$675,000	$730,000

► REAL ESTATE SALES

28 BURT RD **$590,000**
B: Katie D Richardson & Benjamin C Newman
S: Gary A Jean & Albert J Jean
Book/Page: 38960/95, Date: 12/12/24
Mtg: Cross Country Mtg Inc $531,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 14375sf
Prior Sale: $329,900 (09/05)

278 CHESTNUT ST **$1,500,000**
B: Angela Ferrecchia & Phillip Carroll
S: Joseph A Langone, Tr for 278 Chesnut Street Rt
Book/Page: 38954/243, Date: 12/11/24
Mtg: Guaranteed Rate Inc $1,095,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 150282sf

47 MCDONALD RD **$700,000**
B: Tiffany Nguyen & Nam H Nguyen
S: Anthony Delucia & Cleuzeni S Toledo
Book/Page: 38957/79, Date: 12/11/24
Mtg: Bank of America NA $350,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: $207,000 (03/00)

195 SALEM ST U:41 ..... **$529,000**
B: William H Silva & Denise Ruszkowski
S: John F Phillips
Book/Page: 38959/131, Date: 12/12/24
Mtg: EMM Loans LLC $369,000
Term: 2055
Use: Condo

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	147	123
Median Price	$875,000	$950,000

► REAL ESTATE SALES

6 GERALD CIR **$1,100,000**
B: Aashish Jain & Pallavi Golecha
S: Michael W Mahoney & Renata Mahoney
Book/Page: 83579/552, Date: 12/13/24
Mtg: Berkshire Bank $880,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40178sf
Prior Sale: $539,900 (11/16)

546 GREAT ELM WAY U:546 ..... **$515,000**
B: Kevin Leadholm & Cheryl Leadholm
S: Patricia Sutherland, Tr for Timlege Rt
Book/Page: 83565/37, Date: 12/10/24
Mtg: CMG Mortgage Inc $412,000
Term: 2055
Use: 3 Bdrm Condo

553 GREAT ELM WAY U:553 ..... **$465,000**
B: Athoye J Sharif
S: Marimax LLC
Book/Page: 83567/457, Date: 12/10/24
Mtg: Superior Funding Corp $441,750
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $400,000 (09/24)

405 GREAT RD U:14 ..... **$307,000**
B: Azhaar Alturkistani
S: Maria Mainini
Book/Page: 83561/56, Date: 12/09/24
Use: 1 Bdrm Condo
Prior Sale: $237,000 (12/24)

27 MINOT AVE **$770,000**
B: Melissa Holstein
S: Stephen Korbly & Jennifer Korbly
Book/Page: 83561/550, Date: 12/09/24
Mtg: Prestige Home Mtg LLC $577,500
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 21880sf
Prior Sale: $436,500 (03/07)

► FORECLOSURE DEEDS

405 GREAT RD U:14 ..... **$237,000**
B: Maria Mainini
S: Yu Qi & Lakeview Loan Servicing L
Book/Page: 83559/580, Date: 12/09/24
Use: 1 Bdrm Condo
Prior Sale: $190,300 (06/17)

Arlington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	201	216
Median Price	$1,150,000	$1,113,463

► REAL ESTATE SALES

85 CLEVELAND ST U:1 ..... **$1,379,000**
B: Susanne E Zimmermann, Tr for Susanne E Zimmermann Lt
S: Sara R Epstein, Tr for Sara R Epstein RET
Book/Page: 83565/587, Date: 12/10/24
Mtg: Embrace Home Loans $500,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $1,425,000 (05/24)

49 COLUMBIA RD **$2,300,000**
B: George Tzertzinis & Priscilla C Hong
S: Kwok K Wong & Naomi M Simon
Book/Page: 83578/185, Date: 12/12/24
Mtg: Morgan Stanley Privat $1,725,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 11138sf
Prior Sale: $1,002,000 (01/10)

14 FAYETTE ST **$860,000**
B: Zhonghui Xu
S: Stephen F Coughlin & Michael G Coughlin
Book/Page: 83568/241, Date: 12/10/24
Mtg: UniBank for Savings $688,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 4 Bdrm Garrison, Lot: 5001sf

85-87 GRAFTON ST **$1,230,000**
B: Jonathan Hindmarsh & Lucia Musilli
S: Jeannette V Holden
Book/Page: 83569/305, Date: 12/11/24
Mtg: Leader Bank NA $755,000
Term: 2055 Rate: 7.8% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 4948sf
Prior Sale: $210,000 (07/96)

73 GRANDVIEW RD **$1,501,111**
B: Alec J Biedrzycki & Holly A Biedrzycki
S: Andrew Krebs
Book/Page: 83572/50, Date: 12/11/24
Mtg: Guaranteed Rate Inc $1,200,889
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5950sf
Prior Sale: $1,185,000 (06/22)

109 GRAY ST **$1,575,000**
B: Charlotte Jenchura & Ryan Mcloughlin
S: Brooke H Fitzgerald & Patrick D Fitzgerald
Book/Page: 83572/518, Date: 12/11/24
Mtg: Movement Mtg LLC $500,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 6016sf
Prior Sale: $890,000 (08/20)

20 GROVE STREET PL **$715,000**
B: Jed Cyr & Eralba Cyr
S: Susan D Bickelhaupt
Book/Page: 83563/476, Date: 12/10/24
Mtg: MSA Mortgage LLC $691,136
Term: 2055
Use: 2 Bdrm Old Style, Lot: 3554sf

27 JEFFREY RD **$850,000**
B: Sarah Bird & Maisie Bird
S: David A Haviland
Book/Page: 83570/457, Date: 12/11/24
Mtg: MIT Federal CU $680,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 6917sf
Prior Sale: $346,000 (10/15)

137 PALMER ST U:137 ..... **$790,000**
B: Michael Bishop & Erica T Bishop
S: Fushuang Liu & Michelle Liu
Book/Page: 83570/395, Date: 12/11/24
Use: 3 Bdrm Condo
Prior Sale: $450,000 (02/23)

14 PROPRIETORS WAY **$2,025,000**
B: Shraddha N Mutyal & Nikhil N Mutyal
S: Proprietors Way LLC
Book/Page: 83577/114, Date: 12/12/24
Mtg: JPMorgan Chase Bank $1,417,500
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Old Style, Lot: 6351sf
Prior Sale: $625,000 (05/23)

203 RENFREW ST **$825,000**
B: Ocaat LLC
S: Maria P Kostandos
Book/Page: 83570/536, Date: 12/11/24
Mtg: Winchester Cp Bk $1,645,000
Use: 2 Bdrm Ranch, Lot: 7000sf

10 STONY BROOK RD **$2,375,000**
B: Lisa Y Kim-Trampe, Tr for Theodor C Trampe
S: Brian Callahan Co
Book/Page: 83575/557, Date: 12/12/24

199 WOLLASTON AVE **$1,050,000**
B: William T Cayetano & Erika P Cayetano
S: Elaine Gleason, Tr for Umberto G Centofante Irt
Book/Page: 83558/107, Date: 12/09/24
Mtg: Mortgage Research Ctr $1,050,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 11800sf

Ashby

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	27
Median Price	$440,000	$415,000

► REAL ESTATE SALES

1535 GREENVILLE RD **$610,000**
B: Kristina Badenhorst
S: Corinn Garvey & Patrick Garvey
Book/Page: 83580/81, Date: 12/13/24
Mtg: Rocket Mortgage LLC $598,951
Term: 2055
Use: 3 Bdrm Colonial, Lot: 213444sf
Prior Sale: $600,000 (03/21)

1262 RICHARDSON RD **$360,000**
B: Craig Tiilikkala
S: John Tiilikkala
Book/Page: 83581/455, Date: 12/13/24
Mtg: Guaranteed Rate Affin $280,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 34848sf
Prior Sale: $25,000 (12/10)

Ashland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	103
Median Price	$685,000	$660,000

► REAL ESTATE SALES

29 BIRCH HILL RD **$536,000**
B: Zachary A Fejedelem & Jessica L Daluise
S: Ernest C Thayer 2nd & Marsha A Thayer
Book/Page: 83563/139, Date: 12/09/24
Mtg: Fall River Five Cents $481,950
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 11761sf
Prior Sale: $281,500 (06/03)

65 ELIOT ST **$535,000**
B: Angela E Mateo & Jose A Mateo
S: Leila M Hanna, Tr for James&Leila Hanna FT
Book/Page: 79339/1, Date: 12/13/21
Mtg: Cross Country Mtg Inc $385,000
Term: 2052
Use: 3 Bdrm Garrison, Lot: 14810sf

21 LAKESIDE DR **$390,000**
B: Erick Pereira
S: Carlton S White
Book/Page: 83580/43, Date: 12/13/24
Mtg: Digital FCU $370,500
Term: 2055
Use: 2 Bdrm Conventional, Lot: 3920sf
Prior Sale: $255,000 (12/05)

7 TRI ST **$400,000**
B: Gabriela A Morin & Jerry M Morin
S: Angela Mateo & Jose Mateo
Book/Page: 79335/391, Date: 12/13/21
Mtg: United Wholesale Mtg $392,755
Term: 2052
Use: 2 Bdrm Conventional, Lot: 3485sf
Prior Sale: $169,900 (03/15)

369 UNION ST **$670,000**
B: David C Powell & Tazuko S Powell
S: Tuan Tran
Doc#: 000000001968757, Date: 12/11/24
Mtg: Guaranteed Rate Inc $569,500
Term: 2055
Use: 3 Bdrm Colonial, Lot: 23087sf
Prior Sale: $420,000 (11/19)

Ayer

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	63
Median Price	$550,000	$550,000

► REAL ESTATE SALES

702 AUTUMN RIDGE DR U:702 ..... **$549,000**
B: Suzanne R Borden
S: Donald B Torgersen
Book/Page: 83576/206, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $345,000 (09/20)

5 BRIGGS CIR **$840,000**
B: Shilpi Verma & Dinesh Chowdhary
S: Ayer Development LLC
Book/Page: 83559/1, Date: 12/09/24
Mtg: Leader Bank NA $756,000
Term: 2055
Use: Residential Developable Land, Lot: 11831sf

Bedford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	90
Median Price	$906,000	$1,017,500

► REAL ESTATE SALES

53 PAGE RD **$1,720,000**
B: Xiaoyu Zhou & Qian Zhang
S: G Gardner Contracting LLC
Book/Page: 83577/30, Date: 12/12/24
Use: Residential-Multiple Bldgs, Lot: 20591sf
Prior Sale: $450,000 (06/23)

Belmont

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	118
Median Price	$1,415,000	$1,505,463

► REAL ESTATE SALES

242 CROSS ST **$1,750,000**
B: Zachary Lahey & Michelle Lahey
S: Romain Marmot & Anne F Leclercq
Doc#: 000000001968588, Date: 12/09/24
Use: 3 Bdrm Garrison, Lot: 7793sf
Prior Sale: $860,000 (05/16)

112 DALTON RD **$2,100,000**
B: Amanda J Kim & Keld T Lundgaard
S: Thomas E Lockett & Deborah S Lockett
Book/Page: 83581/282, Date: 12/13/24
Mtg: Guaranteed Rate Inc $1,680,000
Term: 2040
Use: 4 Bdrm Colonial, Lot: 6961sf
Prior Sale: $809,000 (05/04)

Boxboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	31
Median Price	$893,500	$910,000

► REAL ESTATE SALES

869 BURROUGHS RD **$600,000**
B: Elisabeth Brosens
S: Christopher C Fillmore & Nancy E Fillmore
Book/Page: 83574/292, Date: 12/12/24
Use: 3 Bdrm Split Entry, Lot: 69696sf

104 MASSACHUSETTS AVE **$455,000**
B: Keymi Realty LLC
S: Robert S Hirsch
Book/Page: 83568/532, Date: 12/11/24
Mtg: Rockland Tr Co $364,000
Use: Mixed Use-Prim Comm & Resd, Lot: 40075sf
Prior Sale: $500,000 (12/06)

Burlington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	158
Median Price	$787,500	$810,000

► REAL ESTATE SALES

46 7 SPRINGS LN U:B **$730,000**
B: Matthew Covino & Ariana A Covino
S: John A Gebauer, Tr for Mary Ellen Kiddle Rt
Book/Page: 83583/357, Date: 12/13/24
Mtg: Inst Svgs Newburyport $584,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $545,000 (07/15)

14 CEDARWOOD LN **$1,800,000**
B: Hiralben J Vaghela & Rameshbhai K Patel
S: De Novo Holdings LLC
Book/Page: 83557/585, Date: 12/09/24
Mtg: American Ngbd Mtg Acc $1,350,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 20647sf
Prior Sale: $630,000 (09/22)

5 ELLEN RD **$800,000**
B: Ryan Clement
S: Brian C Lynch, Tr for Brian C Lynch RET
Book/Page: 83580/114, Date: 12/13/24
Use: 4 Bdrm Ranch, Lot: 20081sf

238 FOX HILL RD **$859,000**
B: Raumil Shah & Anita Shah
S: Douglas J Macdonald, Tr for Dorothy M Macdonald Irt
Doc#: 000000001968835, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 20464sf

9 THORNTON DR **$1,200,000**
B: Stefanie Hamel & Christopher Hamel
S: Cartus Financial Corp
Book/Page: 83557/523, Date: 12/09/24
Use: 4 Bdrm Colonial, Lot: 20260sf
Prior Sale: $1,200,000 (12/24)

9 THORNTON DR **$1,200,000**
B: Cartus Financial Corp
S: Daniel Gemelli & Jennifer A Gemelli
Book/Page: 83557/518, Date: 12/09/24
Mtg: Guaranteed Rate Inc $940,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 20260sf
Prior Sale: $765,500 (07/17)

Cambridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	94
Median Price	$1,779,000	$2,101,500

► REAL ESTATE SALES

10 ALLEN ST U:2 ..... **$769,000**
B: Yutian Luo
S: Richard A Guyer & Jacqueline A Clauss
Book/Page: 83584/27, Date: 12/13/24
Mtg: East West Bank $461,400
Term: 2055 Rate: 6.9% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $665,000 (05/18)

1643 CAMBRIDGE ST U:41 ..... **$735,000**
B: Yitsy Ooi & Gregory S Kearney
S: Smithfield Assoc li LLC
Book/Page: 83581/208, Date: 12/13/24
Mtg: M&T Bank NA $580,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $650,000 (12/19)

1643 CAMBRIDGE ST U:43 ..... **$830,000**
B: Hsien-Hsin Lee & Jyue-Chyi Liu
S: Smithfield Assoc li LLC
Book/Page: 83562/467, Date: 12/09/24
Use: 1 Bdrm Condo
Prior Sale: $2,461 (08/18)

1683 CAMBRIDGE ST U:3 ..... **$130,434**
B: Eshaan Mathew
S: Eshaan Mathew
Book/Page: 83573/72, Date: 12/11/24
Use: 1 Bdrm Condo
Prior Sale: $656,000 (10/20)

655 CONCORD AVE U:204 ..... **$750,000**
B: Mimi Desta
S: Varoujan Karamians
Book/Page: 83562/89, Date: 12/09/24
Mtg: Cambridge, City of $300,000
Use: 2 Bdrm Condo
Prior Sale: $200,500 (04/99)

1 FROST ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24
Mtg: Cambridge Afford Hsng $8,039,500
Use: 3-Family Victorian, Lot: 6375sf
Prior Sale: $983,286 (01/08)

3 FROST ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24
Mtg: Cambridge Afford Hsng $8,039,500
Use: 6 Bdrm Conventional, Lot: 3525sf
Prior Sale: $565,000 (02/94)

5 FROST ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24
Mtg: Cambridge Afford Hsng $8,039,500
Use: Apartment Bldg - 4-8 Units, Lot: 11563sf

7 GREENOUGH AVE U:7 ..... **$1,950,000**
B: Melissa A Peters & Christine A Smaglia
S: Patricia B Jacoby & John B Jacoby
Book/Page: 83566/422, Date: 12/10/24
Mtg: Stifel Bank & Trust $1,300,000
Term: 2055
Use: 5 Bdrm Condo

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MIDDLESEX REGISTRY
continued

3 HEALEY ST **$2,300,000**
B: Marc F Barbar
S: Judith Cranna & Harry Leichtman
Book/Page: 83581/489, Date: 12/13/24
Mtg: Guaranteed Rate Inc $1,150,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Conventional, Lot: 2656sf

8-12 MUSEUM WAY U:922 ..... **$975,000**
B: Tania Babar
S: Michael Malozemoff
Book/Page: 83581/346, Date: 12/13/24
Mtg: E Cambridge Svgs Bk $625,000
Term: 2040
Use: 2 Bdrm Condo
Prior Sale: $591,000 (07/05)

17 OTIS ST U:204 ..... **$825,000**
B: Debapriya Mazumdar & Akhil Jain
S: Mary Boisse
Book/Page: 83580/273, Date: 12/13/24
Use: 1 Bdrm Condo
Prior Sale: $459,900 (11/11)

478 PUTNAM AVE U:1 ..... **$700,000**
B: Yiqiong Zhang
S: William R Sherman
Book/Page: 83567/595, Date: 12/10/24
Mtg: East Coast Capital Co $450,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $284,000 (07/00)

20 ROSELAND ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24
Mtg: Cambridge Afford Hsng $8,039,500
Use: 3-Family Victorian, Lot: 6375sf

22 ROSELAND ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24
Mtg: Cambridge Afford Hsng $8,039,500
Use: Apartment Bldg - 4-8 Units, Lot: 6889sf

25 ROSELAND ST **$18,250,000**
B: Cc Hre 1791 Mass Ave LLC
S: Farrington Realty LLC
Book/Page: 83579/98, Date: 12/13/24

55 SACRAMENTO ST U:5 ..... **$776,000**
B: Susanne E Friedberg
S: Lauren Glatzer
Doc#: 000000001968845, Date: 12/12/24
Mtg: Harvard FCU $543,200
Term: 2035
Use: 2 Bdrm Condo
Prior Sale: $15,000 (08/07)

93 SCIARAPPA ST U:2 ..... **$854,000**
B: Ruolei Luo
S: Ethan Healy
Book/Page: 83582/79, Date: 12/13/24
Mtg: M&T Bank NA $454,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $410,000 (06/12)

2 SODEN ST U:2 ..... **$4,340,000**
B: Zhongling Huang
S: 127 Western Avenue LLC
Book/Page: 83583/561, Date: 12/13/24
Use: Condo

2 SODEN ST U:4 ..... **$4,340,000**
B: Zhongling Huang
S: 127 Western Avenue LLC
Book/Page: 83583/561, Date: 12/13/24
Use: Condo

56 SPRING ST **$775,000**
B: Emma L Guardia
S: Lucille T Dupont & Kren L Roust
Book/Page: 83560/250, Date: 12/09/24
Mtg: Berkshire Bank $658,750
Term: 2055 Rate: 7.3% Type: Adj
Use: 3 Bdrm Row House, Lot: 799sf

122 SPRING ST **$1,900,000**
B: Noah Spies & Victoria Spies
S: 122 Spring St LLC
Book/Page: 83578/218, Date: 12/12/24
Mtg: Leader Bank NA $1,520,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2-Family Decker, Lot: 916sf
Prior Sale: $760,000 (05/23)

Concord

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	146
Median Price	$1,505,000	$1,489,500

► REAL ESTATE SALES

63 BRUCE RD **$2,700,000**
B: Samuel Lines & Emily Lines
S: Michael E Bushnell, Tr for Meb Bruce Road 63 Rt
Book/Page: 83562/247, Date: 12/09/24
Mtg: Bank of America NA $1,300,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 33504sf
Prior Sale: $875,000 (04/24)

225 COMMONWEALTH AVE **$930,000**
B: Sarah E Magagna & Heeyun Kim
S: Eric D Boroush
Book/Page: 83560/465, Date: 12/09/24
Mtg: Guaranteed Rate Inc $258,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 7063sf
Prior Sale: $575,000 (09/16)

28 CONCORD GREENE U:5 ..... **$550,000**
B: Zhuoxuan Zhou
S: Mark S Lo, Tr for Yi Chao M Lo Est Irt
Book/Page: 83560/207, Date: 12/09/24
Use: 2 Bdrm Condo, Lot: 1107295sf
Prior Sale: $330,000 (11/02)

50 MANUEL DR **$1,405,000**
B: Laurine F Verrilli, Tr for Laurine F Verrilli RET
S: Morss Shelley Eleanor Est & Kathleen M Oconnor
Book/Page: 83580/125, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 40436sf
Prior Sale: $681,525 (05/07)

1373-D MONUMENT ST **$6,500,000**
B: Roger B Porter, Tr for Elsfield Manor Rt
S: Kenneth J Paradis & Christine M Paradis
Book/Page: 83564/479, Date: 12/10/24
Use: Residential-Multiple Bldgs, Lot: 368803sf
Prior Sale: $4,700,000 (08/12)

29 MUNROE PL **$975,000**
B: Russell Kopp & Paula Kopp
S: Hilary P Clark, Tr for Deborah P Clark T
Doc#: 000000001968644, Date: 12/10/24
Mtg: Rocket Mortgage LLC $475,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 13485sf
Prior Sale: $550,000 (04/13)

156 PRAIRIE ST **$2,476,000**
B: Robert W Goodnow & Michelle A Goodnow
S: Hbc LLC
Book/Page: 83567/3, Date: 12/10/24
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $800,000 (12/23)

419 SILVER HILL RD **$1,585,000**
B: William W Worcester & Shulamit N Kadosh
S: Wilma K Wilensky
Book/Page: 83560/141, Date: 12/09/24
Use: 3 Bdrm Contemporary, Lot: 80871sf
Prior Sale: $1,585,000 (11/24)

Everett

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	69
Median Price	$615,000	$617,000

► REAL ESTATE SALES

81 CLINTON ST **$700,000**
B: 81 Clinton LLC
S: Nara Silva
Book/Page: 83577/391, Date: 12/12/24
Mtg: State Funding LLC $525,000
Use: 4 Bdrm Old Style, Lot: 4343sf
Prior Sale: $469,900 (12/17)

26 DEVENS ST **$842,000**
B: Sudip Kc & Shrijana P Kc
S: Hikmat Miya & Sharda Lama
Book/Page: 83563/299, Date: 12/10/24
Mtg: EMM Loans LLC $799,900
Term: 2055
Use: 2-Family Two Family, Lot: 3237sf
Prior Sale: $455,000 (08/16)

23 IRVING ST **$1,230,000**
B: Tung T Duong & Emily A Huynh
S: Michaud Cynthia E Est & Sherri M Dilago
Book/Page: 83573/103, Date: 12/12/24
Mtg: Mtg Connection Llc $984,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 5750sf

80 LINDEN ST U:A **$515,000**
B: Amber J Karlin
S: Cornelis Van Zon
Book/Page: 83583/220, Date: 12/13/24
Mtg: Fairway Ind Mtg $285,000
Term: 2055
Use: 2 Bdrm Condo

100 SUMMER ST **$465,000**
B: Fuentes Kitchen LLC
S: Madeline Bucchiere
Book/Page: 83559/82, Date: 12/09/24
Mtg: M&T Bank NA $232,500
Use: Restaurant/Bar, Lot: 2296sf

32 SWAN ST **$905,000**
B: Shayne Oneil & Brendan Oneil
S: Mary Amerena, Tr for Lucille A Umano Irt
Book/Page: 83565/491, Date: 12/10/24
Mtg: Reading Cp Bk $814,500
Term: 2055 Rate: 6.1% Type: Adj

Framingham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	350	390
Median Price	$630,500	$660,000

► REAL ESTATE SALES

16 BROOKBURY CIR **$1,075,000**
B: Brian M Coons & Mary Coons
S: Yoonjung Lee & Naijie Lin
Book/Page: 83581/311, Date: 12/13/24
Mtg: Guaranteed Rate Inc $860,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $650,000 (01/06)

908 CONCORD ST **$525,000**
B: Quetzal Enterprises LLC
S: Joblin C Younger, Tr for Blue Moon RT
Book/Page: 83576/148, Date: 12/12/24
Mtg: Avidia Bank $262,500
Use: Office Bldg-General, Lot: 11195sf
Prior Sale: $275,000 (05/02)

50-56 FRANKLIN ST **$725,000**
B: Vtt Greensboro LLC
S: Satish Bhatt
Book/Page: 83574/519, Date: 12/12/24
Mtg: MutualOne Bk $580,000

7 GENARDY WAY **$745,000**
B: Maria L C-Leidislaine & D D Cassemiro
S: Walckner James W Est & James R Walckner
Doc#: 000000001968913, Date: 12/13/24
Mtg: First Natl Bk $633,250
Term: 2054
Use: 2 Bdrm Split Level, Lot: 21257sf

765 GROVE ST **$920,000**
B: Mariya Stavnichuk & Odissei Touzanov
S: Walter A Shwert, Tr for Shwert Rt
Book/Page: 83577/180, Date: 12/12/24
Mtg: HarborOne Mortgage $736,000
Term: 2055
Use: 3 Bdrm Contemporary, Lot: 54014sf

25 LOWE CIR **$775,000**
B: David A Shoenig
S: Philip E Schwartz
Book/Page: 83576/374, Date: 12/12/24
Mtg: Guaranteed Rate Inc $620,000
Term: 2055
Use: 4 Bdrm Garrison, Lot: 26877sf

46 MAIN ST **$765,000**
B: Denali Framingham LLC
S: Taz Holdings46 LLC
Book/Page: 83559/313, Date: 12/09/24
Mtg: Kiavi Funding Inc $832,400
Use: Apartment Bldg - 4-8 Units, Lot: 9932sf
Prior Sale: $420,000 (07/14)

26 MARY AGNES RD **$510,000**
B: Elisabeth H Scherer
S: Julee Douglass, Tr for Mary Ellen Mccaig T
Book/Page: 83578/136, Date: 12/12/24
Mtg: Northern Bk & Tr $275,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 21911sf

29 MAYHEW ST EXT **$390,000**
B: Mayhew Framingham 29 LLC
S: Ocpd LLC
Book/Page: 83581/370, Date: 12/13/24
Mtg: Lm Capital Llc $390,000
Use: Residential Developable Land, Lot: 10019sf
Prior Sale: $220,000 (12/24)

5 TURNER RD **$750,000**
B: Yan Cui & Lei Li
S: Thomas M Hoffmann & Anastasia E Raczek
Book/Page: 83572/173, Date: 12/11/24
Mtg: Bmo Bank $600,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 20952sf
Prior Sale: $414,000 (06/15)

4 UNIVERSAL ST U:5 ..... **$270,000**
B: Aloisio E Da Elen & Vanda M De Carvalho-Silva
S: Nilza Matias
Book/Page: 83574/583, Date: 12/12/24
Mtg: A & D Mortgage LLC $202,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $150,000 (10/02)

8 UPTON RD **$735,000**
B: Eric D Ward & Tracy D Ward
S: Roland E Gariepy, Tr for Evelyn A Gariepy T
Book/Page: 83565/394, Date: 12/10/24
Mtg: Merrimack Valley CU $400,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 25439sf

72 WAVERLEY ST **$690,000**
B: Reynaldo Solares & Ericka Solares
S: 64 Waverley Street LLC
Book/Page: 83575/417, Date: 12/12/24
Mtg: TD Bank NA $345,000
Term: 2055
Use: 2-Family Two Family, Lot: 9932sf

804 WINDSOR DR U:804 ..... **$432,000**
B: Gregory Arnold & Elizabeth Goudreau
S: Margaret E Miller & David Miller
Book/Page: 83563/522, Date: 12/10/24
Mtg: Ross Mortgage Co Inc $407,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $235,000 (01/17)

1800 WORCESTER RD **$2,250,000**
B: Church Storyheights
S: Faneuil Invest Group Lp
Book/Page: 83579/244, Date: 12/13/24
Mtg: Hank Reardon Rlty Llc $1,750,000
Use: Auto Sales, Lot: 55103sf
Prior Sale: $70,000 (09/11)

Groton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	87
Median Price	$762,500	$725,000

► REAL ESTATE SALES

FARMERS ROW **$900,000**
B: Justin P Gelinas, Tr for Fieldstone Rt
S: Temba Maqubela, Tr for Lawrence Homestead T
Book/Page: 83576/10, Date: 12/12/24

36 GEORGIA RD **$170,000**
B: Theresa M Perez
S: Dennis A Phelan
Book/Page: 83561/408, Date: 12/09/24
Use: 4 Bdrm Ranch, Lot: 17860sf

181 NASHUA RD **$715,000**
B: Shauna Sullivan & Christopher Harvey
S: Nicolaas J Esterhuyse & Adri Esterhuyse
Book/Page: 83571/550, Date: 12/11/24
Mtg: Cross Country Mtg Inc $607,750
Term: 2055
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: $400,000 (06/18)

Holliston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	123
Median Price	$682,000	$725,000

► REAL ESTATE SALES

1402 WASHINGTON ST **$900,000**
B: Jennifer Trainor, Tr for Tyler Aldredge
S: Sean C Fay & Cheryl B Fay
Book/Page: 83574/422, Date: 12/12/24
Mtg: Guild Mortgage Co $765,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 37897sf
Prior Sale: $350,000 (02/15)

Hopkinton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	145	149
Median Price	$950,000	$1,035,000

► REAL ESTATE SALES

60 ASH ST **$1,470,000**
B: Keith G Larson & Maura K Larson
S: Anthony R Storm & Uma M Storm
Book/Page: 83563/216, Date: 12/09/24
Mtg: Leader Bank NA $766,550
Term: 2055
Use: 4 Bdrm Colonial, Lot: 54067sf
Prior Sale: $884,900 (10/08)

1 CLUBHOUSE LN U:1 ..... **$953,000**
B: Susan E Macdonald & Patrick O Mcgowan
S: Jane Wolbarst
Book/Page: 83569/547, Date: 12/11/24
Use: 2 Bdrm Condo
Prior Sale: $709,000 (02/21)

16 MAYHEW ST **$1,045,000**
B: Praveen K Sharma
S: Dennis W Maher & Cynthia E Maher
Book/Page: 83557/479, Date: 12/09/24
Mtg: Jeanne DArc CU $783,750
Term: 2055 Rate: 6.3% Type: Adj
Use: 3-Family Conventional, Lot: 8725sf
Prior Sale: $369,900 (08/02)

MESERVE ST **$250,000**
B: Carol J Pontremoli & Michael J Pontremoli
S: Carol J Pontremoli, Tr for Bumps Rt
Book/Page: 83574/125, Date: 12/12/24

► FORECLOSURE DEEDS

15 MOUNT AUBURN ST **$460,000**
B: Delbuono Family Design &
S: Blue Nest Real Estate LLC
Book/Page: 83578/31, Date: 12/12/24
Mtg: Delbuono Family Lndng $460,000
Use: 2 Bdrm Ranch, Lot: 13525sf
Prior Sale: $430,000 (08/23)

17 MOUNT AUBURN ST **$460,000**
B: Delbuono Family Design &
S: Blue Nest Real Estate LLC
Book/Page: 83578/31, Date: 12/12/24
Mtg: Delbuono Family Lndng $460,000
Use: Residential Developable Land, Lot: 23117sf
Prior Sale: $430,000 (08/23)

Hudson

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	131
Median Price	$602,000	$575,000

► REAL ESTATE SALES

123 CHAPIN RD U:1C **$449,900**
B: Ashley Benevides
S: Kayleigh Kane
Doc#: 000000001968924, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $106,000 (07/96)

14 GERRY DR U:14 ..... **$627,500**
B: Carla Cataldo & Peter Gillies
S: Patrick M Deitemeyer
Book/Page: 83575/226, Date: 12/12/24
Mtg: CMG Mortgage Inc $502,000
Term: 2055
Use: 3 Bdrm Condo, Lot: 7271sf
Prior Sale: $306,000 (07/13)

250 MAIN ST U:305 ..... **$425,000**
B: Ben M Journeay, Tr for Ben & P Journeay Lt
S: David Ramsay Jr & Maria Ramsay
Book/Page: 83575/315, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $345,000 (01/23)

1000 MATRIX WAY **$66,750,000**
B: Alpha Z Bos Apt 3 LLC & Zurich Alternative Asset
S: 1000 Matrix Way LLC
Book/Page: 83584/191, Date: 12/13/24
Use: Industrial Potntl Dvlp Land, Lot: 533174sf
Prior Sale: $55,500,000 (11/22)

Lexington

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	277	269
Median Price	$1,600,000	$1,600,000

► REAL ESTATE SALES

87 CARY AVE **$2,370,000**
B: Chengxing Lu & Bo Yang
S: Jeffrey L Marx & Heidi J Epstein
Doc#: 000000001968620, Date: 12/09/24
Mtg: US Bank NA $1,470,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 25519sf
Prior Sale: $1,055,000 (04/03)

144 MAPLE ST **$1,000,000**
B: James C Barr, Tr for West View Rt
S: Sean Caples
Book/Page: 83577/418, Date: 12/12/24

26 WATERTOWN ST **$945,000**
B: Bd Construction LLC
S: Mary H Ohanley, Tr for Ohanley Ft
Book/Page: 83581/420, Date: 12/13/24
Mtg: QS Lending T $1,803,000
Use: 3 Bdrm Colonial, Lot: 12660sf
Prior Sale: $250,000 (06/87)

Littleton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	75
Median Price	$700,000	$730,001

► REAL ESTATE SALES

1 ADAMS ST **$750,000**
B: Graisson Ventures LLC
S: Thumbtack Rt & Thumbtack Realty LLC Tr
Book/Page: 83559/185, Date: 12/09/24
Mtg: Harvest Small Bus Fin $712,500
Term: 2049
Use: Auto Repair, Lot: 3611sf

208 GREAT RD **$278,000**
B: Kyle Mann, Tr for Mighty Small T
S: Richard V Flagg, Tr for Richard Flagg T
Book/Page: 83566/542, Date: 12/10/24
Use: Residential Developable Land, Lot: 41521sf
Prior Sale: $2,975,000 (12/12)

210 GREAT RD **$200,000**
B: Kyle Mann, Tr for Mighty Small T
S: David W Flagg, Tr for David W Flagg RET
Book/Page: 83566/549, Date: 12/10/24
Use: Residential Developable Land, Lot: 54450sf

IVY RD L:1899 ..... **$65,000**
B: Gene E Mazzone
S: Debra M Barrell, Tr for Ivy Road Rt
Book/Page: 83575/53, Date: 12/12/24

IVY RD L:1900 ..... **$65,000**
B: Gene E Mazzone
S: Debra M Barrell, Tr for Ivy Road Rt
Book/Page: 83575/53, Date: 12/12/24

IVY RD L:1901 ..... **$65,000**
B: Gene E Mazzone
S: Debra M Barrell, Tr for Ivy Road Rt
Book/Page: 83575/53, Date: 12/12/24

IVY RD L:1902 ..... **$65,000**
B: Gene E Mazzone
S: Debra M Barrell, Tr for Ivy Road Rt
Book/Page: 83575/53, Date: 12/12/24

170 NEW ESTATE RD **$570,000**
B: Michael Linzey & Margaret Linzey
S: Fang Lu & Nicole Hung
Book/Page: 83583/179, Date: 12/13/24
Mtg: Total Mtg Svcs $427,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 19998sf
Prior Sale: $490,000 (10/21)

Malden

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	160	122
Median Price	$660,000	$716,500

► REAL ESTATE SALES

616 BROADWAY **$1,600,000**
B: 616 Broadway Hld LLC
S: Amc Properties LLC
Doc#: 000000001968929, Date: 12/13/24
Mtg: Citizens Bank $1,200,000
Use: Auto Repair, Lot: 12519sf
Prior Sale: $620,000 (12/09)

36 CLARK ST **$545,000**
B: Marcia Damaceno
S: Zhigang Fan & Yan Lu
Book/Page: 83567/370, Date: 12/10/24
Mtg: American Fin Network $490,500
Term: 2055
Use: 2 Bdrm Old Style, Lot: 2866sf
Prior Sale: $176,800 (11/07)

236 CLIFTON ST **$960,000**
B: Eric Edwardsen
S: Heidi Prezioso & Kari Miller
Book/Page: 83577/14, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 7593sf

131 FRANKLIN ST U:3 ..... **$513,000**
B: Janice I Lapasa-Lao
S: Osman Mehuljic & Mirzeta Mehuljic
Book/Page: 83572/333, Date: 12/11/24
Mtg: JPMorgan Chase Bank $410,400
Term: 2040
Use: 3 Bdrm Condo
Prior Sale: $263,500 (07/05)

142-144 HIGHLAND AVE **$1,250,000**
B: Highland Holdings LLC
S: Albert N Spadafora, Tr for 142-144 Highland Ave Nt
Book/Page: 83580/384, Date: 12/13/24
Mtg: Velocity Comm Cap LLC $937,500
Use: Mixed Use-Prim Res & Ind, Lot: 7248sf
Prior Sale: $120,000 (09/91)

39 HURD ST U:39 ..... **$660,000**
B: Jie Pu
S: Deborah A Russell, Tr for Figelski Ft
Doc#: 000000001968599, Date: 12/09/24
Mtg: Leader Bank NA $355,000
Term: 2055
Use: Condo

31 NEWBURY ST **$666,000**
B: Yan Huang
S: Deborah L Caristinos
Book/Page: 83566/483, Date: 12/10/24
Mtg: Rocket Mortgage LLC $417,500
Term: 2055
Use: 4 Bdrm Old Style, Lot: 2958sf

30 RICH ST U:7 ..... **$305,000**
B: Tany Ban
S: Jonathan Li
Book/Page: 83572/90, Date: 12/11/24
Mtg: Eastern Bank $259,250
Term: 2055 Rate: 6.4% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $272,000 (05/22)

44 STEVENS ST **$500,000**
B: 44 Stevens St LLC
S: Kuper Laura Est & Richard B Schafer
Book/Page: 83582/135, Date: 12/13/24
Use: 3 Bdrm Old Style, Lot: 4874sf

Marlborough

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	196	211
Median Price	$554,500	$591,000

► REAL ESTATE SALES

5 2ND RD **$900,000**
B: Matthew Georgian & Erica Georgian
S: Kenneth W Mckinnon & Jo-Ellen Garcia-Mckinnon
Book/Page: 83580/219, Date: 12/13/24
Mtg: CMG Mortgage Inc $500,000
Term: 2055
Use: 5 Bdrm Cape Cod, Lot: 20341sf
Prior Sale: $200,000 (03/03)

14 FULLER DR **$535,000**
B: Stacy H Young
S: Kristen L Rehl & Damek J Rehl
Book/Page: 83574/282, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 11073sf
Prior Sale: $190,221 (10/14)

345 SOUTH ST **$570,000**
B: Ji Huang
S: Carolyn Steller
Book/Page: 83577/49, Date: 12/12/24
Mtg: Fairway Ind Mtg $350,000
Term: 2040
Use: 2-Family Two Family, Lot: 23807sf

83 WINTER ST **$290,000**
B: Jay M Benway & Lona A Benway
S: Maureen Murray, Tr for 83 Winter Street Rt
Book/Page: 83575/146, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 9305sf
Prior Sale: $125,000 (12/87)

154 WOODRIDGE RD **$815,000**
B: Damek Rehl & Kristen Rehl
S: Lina Moscone & Stehpen V Brooks
Book/Page: 83575/188, Date: 12/12/24
Mtg: BankESB $515,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 108900sf
Prior Sale: $555,000 (06/17)

Maynard

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	70
Median Price	$587,500	$572,500

► REAL ESTATE SALES

114 SUMMER ST **$878,000**
B: Brian L Hidgon
S: Suzanne R Borden
Book/Page: 83573/172, Date: 12/12/24
Mtg: Federal Savings Bank $878,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 71046sf

178 SUMMER ST **$625,000**
B: Trevor Scheld & Katherine T Scheld
S: Brian L Higdon
Book/Page: 83570/176, Date: 12/11/24
Mtg: Guaranteed Rate Inc $336,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 35414sf
Prior Sale: $389,000 (07/20)

6 WILSON CIR **$1,115,000**
B: Barry Lattuca
S: Grace C Lattuca, Tr for Grace C Lattuca Lt
Book/Page: 83571/433, Date: 12/11/24
Mtg: Rockland Tr Co $892,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 37810sf

Medford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	220	187
Median Price	$779,950	$865,000

► REAL ESTATE SALES

225 ASHCROFT RD **$1,051,000**
B: Jayson R Martin & Bianca Silveira
S: Zachary Amato
Book/Page: 83565/481, Date: 12/10/24
Use: 3 Bdrm Colonial, Lot: 4670sf
Prior Sale: $807,000 (11/20)

21 HICKS AVE U:21 ..... **$628,500**
B: Mary C Gabriel & Kaigham Gabriel
S: Xiumin Li & Bo Song
Book/Page: 83567/307, Date: 12/10/24
Use: Condo

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9 LORRAINE RD **$1,102,500**
B: Catherine M Foley & Brian J Smerkers
S: Melanie Herscotitch & Nicholas Wilson
Doc#: 000000001968895, Date: 12/13/24
Mtg: Leader Bank NA $771,750
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 5084sf
Prior Sale: $977,500 (08/22)

320 MIDDLESEX AVE U:B108 ..... **$825,000**
B: Katrina M Graves & Nicholas E Klatte
S: Zhi Zeng
Book/Page: 83581/526, Date: 12/13/24
Mtg: Washington Trust Mtg $275,000
Term: 2055
Use: 2 Bdrm Condo

3920 MYSTIC VALLEY PKWY U:806 .... **$665,000**
B: D&m Realty LLC
S: Mystic Valley Realty LLC
Doc#: 000000001968763, Date: 12/11/24
Use: 2 Bdrm Condo, Lot: 1sf
Prior Sale: $377,000 (08/05)

73 PARK AVE **$630,000**
B: Logan A Combee
S: Barbara E Merrill & Janet M Bonitatibus
Book/Page: 83576/411, Date: 12/12/24
Mtg: Leader Bank NA $567,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 5824sf

31 WILSON ST **$850,000**
B: 31 Wilson Street Cbc LLC
S: Granfield Edward F Est & F P Waystack
Book/Page: 83566/75, Date: 12/10/24
Mtg: Newburyport Five Cent $1,885,000
Use: 2 Bdrm Conventional, Lot: 3980sf

Melrose

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	157	175
Median Price	$860,000	$865,000

► REAL ESTATE SALES

43-51 ALBION ST U:AA **$235,000**
B: Peter Politis & Demetra Politis
S: Paul H Driscoll & Judith I Driscoll
Book/Page: 83584/137, Date: 12/13/24
Mtg: River Works CU $188,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $170,000 (02/20)

9 LEDGE ST **$405,000**
B: Spider Investments LLC
S: Barry W Johnson, Tr for Johnson LT
Doc#: 000000001968699, Date: 12/10/24
Mtg: Peter G Borans $540,000
Use: 2 Bdrm Bngl/Cottage, Lot: 4012sf

Natick

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	223	253
Median Price	$855,000	$910,000

► REAL ESTATE SALES

97 BACON ST U:A **$980,000**
B: Keita Browne
S: 97 Bacon St Realty LLC
Book/Page: 82773/275, Date: 05/15/24
Mtg: JPMorgan Chase Bank $784,000
Term: 2054 Rate: 6.5% Type: Adj
Use: 3 Bdrm Condo

97 BACON ST U:B **$960,000**
B: Jayson A Stokes & Alissa A Banks
S: 97 Bacon St Realty LLC
Book/Page: 83314/494, Date: 10/04/24
Use: 3 Bdrm Condo

5 BROADS AVE **$690,000**
B: Julia Goldberg & Olivier R Brocard
S: Phyllis B Prout, Tr for Phyllis Brooks Prout Lt
Book/Page: 83566/157, Date: 12/10/24
Mtg: Fairway Ind Mtg $290,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5288sf
Prior Sale: $400,000 (05/06)

302 ELIOT ST **$1,650,000**
B: Steven Kalucki & Elana Marks
S: Rimark Ii LLC
Book/Page: 83579/38, Date: 12/13/24
Mtg: Fairway Ind Mtg $650,000
Term: 2055
Use: Residential Developable Land, Lot: 94090sf
Prior Sale: $625,000 (06/22)

8 HARTFORD ST **$1,150,000**
B: Abbey Brown
S: Joan E Sutton, Tr for John M Amabile Jr RET
Book/Page: 83582/489, Date: 12/13/24
Use: 4 Bdrm Cape Cod, Lot: 23135sf

10 NOUVELLE WAY U:S613 ..... **$910,000**
B: John R Freeman & Donna M Freeman
S: Roberta Thall, Tr for Roberta Thall T
Book/Page: 83558/209, Date: 12/09/24
Mtg: MSA Mortgage LLC $728,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $599,900 (10/11)

11 UNION ST U:A **$1,499,000**
B: David Rittner & Julia Berkowitz
S: Steven A Ross & Kristi Ross
Book/Page: 82886/106, Date: 06/14/24
Use: 4 Bdrm Condo

12 WAYSIDE RD U:12 ..... **$1,725,000**
B: Mark Markell & Lori Capone
S: Trask Inc
Book/Page: 82984/562, Date: 07/10/24
Use: 4 Bdrm Condo

Newton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	436	455
Median Price	$1,700,000	$1,680,000

► REAL ESTATE SALES

123 AUBURN ST U:2 ..... **$1,400,000**
B: Jessica Lin
S: 123 Auburn LLC
Book/Page: 83561/71, Date: 12/09/24
Use: Condo

89 BEETHOVEN AVE **$1,325,000**
B: Westview Builders LLC
S: Douglas Defonzo & Laura Rosen
Book/Page: 83577/170, Date: 12/12/24
Use: 3 Bdrm Cape Cod, Lot: 10500sf
Prior Sale: $589,000 (07/01)

280 BOYLSTON ST U:814 ..... **$822,500**
B: Robert M Merion & Debbie E Merion
S: Diana Y Shulman, Tr for A & R Shulman Irret
Book/Page: 83560/222, Date: 12/09/24
Mtg: Dart Bank $650,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 194106sf

374 BOYLSTON ST U:B **$563,500**
B: Andrew J Gallant & Robert F Gallant
S: Jeremy T Greene & Trevor S Key
Book/Page: 83571/148, Date: 12/11/24
Mtg: Guaranteed Rate Inc $363,500
Term: 2055
Use: 2 Bdrm Condo, Lot: 23829sf
Prior Sale: $455,000 (03/17)

55 CARL ST **$988,000**
B: Alexander O Mann & Brinda Mann
S: Xiaohui Wang & Yu Yu
Book/Page: 83570/206, Date: 12/11/24
Mtg: Webster Bank $790,400
Term: 2040
Use: 2 Bdrm Old Style, Lot: 5701sf
Prior Sale: $735,000 (11/20)

15 CHASE ST U:15 ..... **$2,860,000**
B: Winton D Moody & Alison Bates
S: Norton Point Chase St LLC
Book/Page: 83583/44, Date: 12/13/24
Use: Condo

29 COTTON ST **$1,925,000**
B: Nomi C Conway & Skylar H Prill
S: Cohen Nancy Sydney Est & Stephen M Cohen
Book/Page: 83575/368, Date: 12/12/24
Mtg: Citibank Na $1,540,000
Term: 2055
Use: 3 Bdrm Tudor, Lot: 14819sf

115 DORSET RD **$1,300,000**
B: Stephanie Couch
S: Helen W Michaud & Ching-Yin J Watt
Doc#: 000000001968627, Date: 12/09/24
Mtg: Rockland Tr Co $950,000
Term: 2056 Rate: 6.0% Type: Adj
Use: 5 Bdrm Tudor, Lot: 12746sf

10 ELLIOT TER U:12 ..... **$1,669,000**
B: Dara G Torres, Tr for Dara Grace Torres RET
S: 10-12 Elliot Terrace LLC
Book/Page: 83562/161, Date: 12/09/24
Mtg: Rocket Mortgage LLC $750,000
Term: 2055 Rate: 5.6% Type: Adj
Use: Condo

60 FREEMAN ST **$1,690,000**
B: Michael Prerau & Sarah C Kornfeld
S: Matthew Epstein, Tr for Taffel-Epstein Ft
Book/Page: 83567/518, Date: 12/10/24
Mtg: Berkshire Bank $1,014,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 5803sf
Prior Sale: $1,174,900 (02/23)

20 HAMMOND POND PKWY U:12 ..... **$600,000**
B: 20 Hammond Pond Pky Unit
S: J Properties Lp & J Newton Properties LLC
Book/Page: 83579/330, Date: 12/13/24
Use: 1 Bdrm Condo, Lot: 175950sf

20 KINMONTH RD U:304 ..... **$1,450,000**
B: Danute Reisner, Tr for Survivors T
S: Waban Village Green LLC
Book/Page: 83580/267, Date: 12/13/24
Use: Condo

178 KIRKSTALL RD **$1,530,000**
B: Ashley Williams & Antonine Juhasz
S: Daniel H Williams & Joyce A Williams
Book/Page: 83560/597, Date: 12/09/24
Mtg: Pentagon FCU $765,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 8550sf

10 MECHANIC ST U:10 ..... **$1,575,000**
B: Natalia Digiovanni & Joseph Digiovanni
S: 10 Mechanic Street LLC
Book/Page: 83568/187, Date: 12/10/24
Mtg: Citizens Bank $1,181,250
Term: 2055
Use: Condo

10-14 MECHANIC ST U:12 ..... **$1,510,000**
B: Silu Zhao & Yuqi Jiang
S: 10 Mechanic Street LLC
Book/Page: 83567/420, Date: 12/10/24
Mtg: M&T Bank NA $1,040,000
Term: 2055 Rate: 5.5% Type: Adj
Use: Condo

147 OLIVER RD **$1,275,000**
B: Katherine Payette & Jack Payette
S: Jacqueline M Van Haelst
Book/Page: 83576/543, Date: 12/12/24
Mtg: Cross Country Mtg Inc $1,020,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 5769sf

524 PARKER ST **$1,425,000**
B: Natasha Sahijwala & Abbas Sherawala
S: Manish Bhardwaj & Anuja Chaand
Doc#: 000000001968830, Date: 12/12/24
Mtg: Cross Country Mtg Inc $1,140,000
Term: 2055
Use: 2 Bdrm Colonial, Lot: 6945sf
Prior Sale: $941,000 (12/14)

54 REDWOOD RD **$3,600,000**
B: Jinhao You
S: 54 Redwood LLC
Book/Page: 83562/403, Date: 12/09/24
Use: 3 Bdrm Split Level, Lot: 10014sf
Prior Sale: $1,430,000 (06/23)

189 TREMONT ST U:1 ..... **$785,000**
B: Pamela R Dalton & Jesse B Dalton
S: Daniel J Macaya, Tr for Macaya Ft
Book/Page: 83582/564, Date: 12/13/24
Mtg: Citizens Bank $585,000
Term: 2055
Use: 3 Bdrm Condo, Lot: 3960sf
Prior Sale: $640,000 (04/17)

249 UPLAND RD **$4,725,000**
B: Amy Friedman, Tr for Stanley Merves T
S: 249 Upland Road LLC
Book/Page: 83571/512, Date: 12/11/24
Use: 5 Bdrm Colonial, Lot: 16998sf
Prior Sale: $1,145,000 (06/21)

84 WEBSTER ST U:84 ..... **$752,000**
B: Lihsih Tang & Nikolaos Barkas
S: Caroline L Steiner
Book/Page: 83581/128, Date: 12/13/24
Mtg: Movement Mtg LLC $564,000
Term: 2055
Use: 4 Bdrm Condo, Lot: 7500sf
Prior Sale: $398,000 (03/06)

36-38 WILLOW ST **$1,637,500**
B: Chrag Patel
S: Barry Davis
Book/Page: 83559/534, Date: 12/09/24
Mtg: Jeanne DArc CU $1,228,125
Term: 2055 Rate: 6.3% Type: Adj
Use: 3-Family, Lot: 4125sf

163 WINCHESTER ST U:A **$185,000**
B: Daekyungh Ji
S: 163 Winchester Street LLC
Book/Page: 83558/28, Date: 12/09/24
Use: Condo

228 WISWALL RD **$2,235,000**
B: Tendai Makura & Zvorufura G Makura
S: Diomid Bashkinov, Tr for Julia Rt
Book/Page: 83563/51, Date: 12/09/24
Mtg: Cross Country Mtg Inc $2,011,276
Term: 2055 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 12556sf
Prior Sale: $1,177,000 (10/06)

North Reading

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	83
Median Price	$825,000	$825,000

► REAL ESTATE SALES

8 BRIDLE WAY **$2,350,000**
B: John Landers & Vania Landers
S: Bernard J Mikula Jr & Cheryl M Mikula
Book/Page: 83564/501, Date: 12/10/24
Mtg: Amerant Mortgage $600,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 139392sf

17 CHARLES ST **$1,800,000**
B: Robert Fields & Stefanie Fields
S: Affordable Hm Soln LLC
Book/Page: 83575/491, Date: 12/12/24
Mtg: Middlesex Svgs Bk $1,440,000
Term: 2055 Rate: 5.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40206sf
Prior Sale: $500,000 (05/22)

2 GREENBRIAR DR U:203 ..... **$355,000**
B: Ester L Coelho
S: Jmi Enterprise Prop LLC
Doc#: 000000001968862, Date: 12/12/24
Mtg: Paramount Res Mtg Gp $337,250
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $175,000 (07/13)

3 GREENBRIAR DR U:305 ..... **$262,000**
B: Mucio M Aquino & Geucimar R Aquino
S: Joyce Melamed
Doc#: 000000001968840, Date: 12/12/24
Use: 1 Bdrm Condo
Prior Sale: $56,250 (06/01)

7 GREENBRIAR DR U:303 ..... **$351,100**
B: Chunqiang Zhao & Yan R Zhang
S: Leigh A Ryan
Doc#: 000000001968604, Date: 12/09/24
Mtg: OCMBC Inc $208,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $87,500 (06/98)

7 JUNCTION RD **$800,000**
B: John A Fortes
S: John Fortes & Rosa A Fortes
Book/Page: 83582/299, Date: 12/13/24
Mtg: Pennymac Loan Service $600,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 41382sf
Prior Sale: $189,900 (05/93)

9 MAGNOLIA ST **$630,000**
B: Shaylyn Murphy & John Tierney
S: Jerry Capelo
Book/Page: 83574/544, Date: 12/12/24
Mtg: Eagle Bank $504,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 2 Bdrm Conventional, Lot: 36155sf
Prior Sale: $495,551 (10/22)

6 MEADE RD **$799,000**
B: Juile A Sutherland & Glenn F Harrison
S: Mary L Harrison, Tr for Mary Louise Harrison T
Book/Page: 83568/462, Date: 12/11/24
Mtg: Prestige Home Mtg LLC $569,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 24829sf
Prior Sale: $610,000 (12/18)

210 NORTH ST **$650,000**
B: Taryn A Mclaughlin & Michael W Powers
S: John Cialone & Danica Cialone
Book/Page: 83560/177, Date: 12/09/24
Mtg: New American Funding $585,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 20909sf
Prior Sale: $500,000 (07/20)

7 SOUTHWICK RD **$900,000**
B: Yaxuan Wang & Yu Wang
S: Laurie Trifone, Tr for Seahorse T
Book/Page: 83582/189, Date: 12/13/24
Mtg: Nations Direct Mtg $620,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 20822sf
Prior Sale: $189,000 (08/94)

Pepperell

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	76
Median Price	$513,000	$580,000

► REAL ESTATE SALES

59 NASHUA RD **$565,000**
B: Mackenzie E Hayward & Connor T Hayward
S: Jean L Doherty
Book/Page: 83582/151, Date: 12/13/24
Mtg: Jeanne DArc CU $445,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 47916sf

42 PARK ST **$950,000**
B: Nicholas Grabau & Julia Hettinger
S: Mercado Construction LLC
Book/Page: 83573/45, Date: 12/11/24
Use: Mixed Use-Prim Res & Comm, Lot: 47759sf
Prior Sale: $950,000 (12/24)

42 PARK ST **$950,000**
B: Nicholas Grabau & Julia Hettinger
S: Mercado Construction LLC
Doc#: 000000001968765, Date: 12/11/24
Mtg: Guaranteed Rate Inc $760,000
Term: 2055
Use: Mixed Use-Prim Res & Comm, Lot: 47759sf
Prior Sale: $470,000 (10/23)

1 SHARON LN **$777,500**
B: Yalile Torres & Troy T Bowen
S: Leticia C Rivera & Edgardo C Ortiz
Book/Page: 83562/432, Date: 12/09/24
Mtg: Cross Country Mtg Inc $711,995
Term: 2055
Use: 4 Bdrm Colonial, Lot: 184982sf
Prior Sale: $699,000 (09/22)

20 SHAWNEE RD U:A **$438,900**
B: Francis M Mbiye & Mireille B Mwanza
S: David Russell, Tr for 20 Shawne Road Rt
Book/Page: 83561/495, Date: 12/09/24
Mtg: Guaranteed Rate Inc $425,733
Term: 2055
Use: Condo

19 SHEFFIELD ST **$425,000**
B: Zachary J Lias
S: Barbara J Pickard
Book/Page: 83564/271, Date: 12/10/24
Mtg: HarborOne Mortgage $373,500
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 44431sf
Prior Sale: $343,000 (04/04)

4 WINSLOW CT **$568,000**
B: Valmor G Schenkel & Marisa D Silva
S: Sezgin Demirbas & Lynn M Demirbas
Book/Page: 83558/77, Date: 12/09/24
Mtg: Nqm Funding Llc $369,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 7427sf
Prior Sale: $520,000 (11/22)

Reading

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	181
Median Price	$840,000	$855,000

► REAL ESTATE SALES

20 BOSWELL RD **$1,000,000**
B: Brian Bethel & Katie Bethel
S: Terese M Kennealy
Book/Page: 83559/30, Date: 12/09/24
Mtg: Amerant Mortgage $735,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 21649sf

17 HAROLD AVE **$1,249,900**
B: Corinne Worthington & William Mayers
S: Dino Difronzo Jr & Patricia Difronzo
Book/Page: 83582/435, Date: 12/13/24
Mtg: Bmo Bank $900,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 9601sf
Prior Sale: $1,210,000 (03/24)

29 KNOLLWOOD RD **$937,180**
B: Aleksandra Kordowska & John Casey
S: Pamela T Girouard, Tr for Griffin Knollwood Road Rt
Book/Page: 83577/281, Date: 12/12/24
Mtg: Leader Bank NA $749,744
Term: 2055
Use: 3 Bdrm Colonial, Lot: 36272sf

1176 MAIN ST **$780,000**
B: Donald E Morales & Sindy R Ramirez
S: Luis C Rimache
Book/Page: 83577/349, Date: 12/12/24
Mtg: Guaranteed Rate Inc $765,872
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 22372sf
Prior Sale: $730,000 (09/21)

2 SUMMIT DR U:263 ..... **$250,000**
B: Peisheng Zhang
S: Mantia Paul J Est & Paul J Mantia Jr
Book/Page: 83577/243, Date: 12/12/24
Mtg: Bay Equity LLC $200,000
Term: 2055
Use: Condo

Sherborn

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	59
Median Price	$1,109,000	$1,275,000

► REAL ESTATE SALES

10 BARAKAT LN **$1,680,000**
B: Ernest A Odame & Petal L Elder-Odame
S: Jesuit Cmnty At Boston Co
Book/Page: 83568/384, Date: 12/11/24
Mtg: Primelending $1,344,000
Term: 2055
Use: Educational Property, Lot: 65776sf
Prior Sale: $1,130,000 (08/19)

22 SNOW ST **$1,375,000**
B: Nicholas Sapia & Kathleen Sapia
S: Kristen Allaire
Book/Page: 83565/358, Date: 12/10/24
Mtg: Embrace Home Loans $1,000,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 54450sf
Prior Sale: $952,000 (08/21)

84 WASHINGTON ST **$1,000,000**
B: Kristen Allaire
S: Ernest A Odame
Book/Page: 83566/555, Date: 12/10/24
Mtg: Leader Bank NA $650,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 60984sf
Prior Sale: $799,000 (08/22)

Shirley

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	44
Median Price	$495,000	$490,000

► REAL ESTATE SALES

54 HORSE POND RD **$387,500**
B: Andrew R Wood
S: Thomas M Malcolm
Book/Page: 83571/588, Date: 12/11/24
Mtg: Rockland Tr Co $307,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 28750sf

Somerville

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	85
Median Price	$1,000,000	$1,200,000

► REAL ESTATE SALES

19-27 ALLEN ST **$7,300,000**
B: Royal Allen LLC
S: 19-27 Allen Street LLC
Book/Page: 83571/475, Date: 12/11/24
Mtg: Xanadu Capital Llc $4,000,000
Use: Residential Developable Land, Lot: 17873sf

65-71 BOW ST U:301 ..... **$1,035,000**
B: Ryan Vaillancourt & Jamie Kostecki
S: Bow St Union Square LLC
Book/Page: 83580/140, Date: 12/13/24
Mtg: Embrace Home Loans $724,500
Term: 2055
Use: Condo

50 CONWELL AVE **$1,500,000**
B: Stephen Maimone & Pauline S Maimone
S: Samuel F Dagostino, Tr for R P S D Rt
Doc#: 000000001968939, Date: 12/13/24
Mtg: EMM Loans LLC $1,104,150
Term: 2055
Use: 2-Family Two Family, Lot: 4000sf
Prior Sale: $405,000 (05/04)

8 ELLSWORTH ST **$885,000**
B: Neil R Tollner & Loreal E Tollner
S: Janaharan Balasingam & Balasingam Janahan
Book/Page: 83572/381, Date: 12/11/24
Mtg: American Ngbd Mtg Acc $840,750
Term: 2055
Use: 2-Family Two Family, Lot: 2281sf

12 GRAND VIEW AVE U:3 ..... **$655,000**
B: Sandrine Ettou
S: Jincong Zheng
Book/Page: 83572/552, Date: 12/11/24
Mtg: Bay Equity LLC $505,000
Term: 2055
Use: 2 Bdrm Condo

27 KNAPP ST **$1,060,000**
B: Eric Zhang & Qi Peng
S: Teixeira Mildred F Est & John M Teixiera
Book/Page: 83571/140, Date: 12/11/24
Use: 2-Family Decker, Lot: 1720sf

85 LOWELL ST **$1,150,000**
B: 85 Lowell Realty LLC
S: John W Ray & Catherine Ray
Book/Page: 83563/388, Date: 12/10/24
Mtg: Capital Mortgage $1,365,000
Use: 2 Bdrm Conventional, Lot: 3997sf
Prior Sale: $69,000 (10/90)

47 MAGNUS AVE **$1,200,000**
B: Raghvir Singh & Jasvir Kaur
S: John Pacheco & Armand Nadeau
Doc#: 000000001968741, Date: 12/11/24
Mtg: Guaranteed Rate Affin $600,000
Term: 2055
Use: 2-Family Decker, Lot: 3160sf
Prior Sale: $210,000 (11/06)

357 MEDFORD ST U:3 ..... **$482,000**
B: Benjamin Heath & Catherine Dangelo
S: Michael Ducey, Tr for 357 Medford Street Rt
Book/Page: 83583/497, Date: 12/13/24
Mtg: Members Advantage Mtg $433,800
Term: 2055 Rate: 5.8% Type: Adj
Use: 2 Bdrm Condo

55 MURDOCK ST U:55 ..... **$875,000**
B: Jasmine Shovlin & Jacqueline Buchanan
S: Cheryl L Assemi
Book/Page: 83572/447, Date: 12/11/24
Mtg: Churchill Mortgage Co $625,000
Term: 2040
Use: 3 Bdrm Condo
Prior Sale: $574,900 (09/17)

527 MYSTIC VALLEY PKWY U:527 ..... **$765,000**
B: Devin Mcdougald & Brittany Martinelli
S: Michael Epstein & Elizabeth Pisarik
Doc#: 000000001968581, Date: 12/09/24
Mtg: Cross Country Mtg Inc $612,000
Term: 2055
Use: 2 Bdrm Condo

1 SUMMER ST U:2 ..... **$1,000,000**
B: Laura A Morrill
S: Anil R Gullapalli
Book/Page: 83581/166, Date: 12/13/24
Mtg: Rockland Tr Co $700,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $480,000 (05/06)

353 SUMMER ST U:311 ..... **$850,000**
B: Preston Sheppard
S: Gregory W Mcgonigle
Book/Page: 83576/502, Date: 12/12/24
Mtg: Leader Bank NA $750,000
Term: 2055
Use: 1 Bdrm Condo

18 WINDSOR RD U:2 ..... **$1,400,000**
B: Robert G Burnett & Laura Heath
S: Rjm Development LLC
Book/Page: 83562/563, Date: 12/09/24
Mtg: JPMorgan Chase Bank $1,190,000
Term: 2055 Rate: 5.6% Type: Adj
Use: Condo

Stoneham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	125	126
Median Price	$740,000	$787,500

► REAL ESTATE SALES

5 CHRISTOPHER STREET ST U:5 ..... **$725,000**
B: Joseph H Gresci
S: Erik J Kostanski, Tr for Kostanski Ft
Book/Page: 83561/173, Date: 12/09/24
Mtg: River Works CU $225,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $567,000 (11/17)

100 FELLSVIEW RD **$783,000**
B: Jeppe Soerensen & Alexandra Sartori
S: Patrick Gill & Robert Gill
Book/Page: 83569/336, Date: 12/11/24
Mtg: Leader Bank NA $443,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 8154sf

103 FRANKLIN ST **$610,000**
B: Caryn Rickert & Matthew Remaker
S: Andrew Donnelly & Lia Donnelly
Doc#: 000000001968594, Date: 12/09/24
Mtg: Total Mtg Svcs $575,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: $313,000 (02/14)

14 LAWNDALE RD **$430,000**
B: Mary Yertessian
S: Roushi H Sahagen, Tr for Iskouhie Eurdolian Lt
Book/Page: 83567/215, Date: 12/10/24
Use: 3 Bdrm Split Entry, Lot: 11195sf

3 MORRISON AVE **$1,065,000**
B: Abigail Kruse & Travis Kruse
S: Daniel J Coyle
Book/Page: 83583/246, Date: 12/13/24
Mtg: JPMorgan Chase Bank $745,500
Term: 2055
Use: 4 Bdrm Old Style, Lot: 12136sf
Prior Sale: $850,000 (07/17)

100 PARK TERRACE DR U:105 ..... **$425,000**
B: Tsiring Lama
S: Dimattia Theresa F Est & John P Sannella
Doc#: 000000001968946, Date: 12/13/24
Mtg: Leader Bank NA $318,750
Term: 2055 Rate: 6.6% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $284,000 (07/14)

27 SUNSET RD **$850,000**
B: Natalia Spano & Jonathan Spano
S: Robert F Dagostino
Book/Page: 83570/593, Date: 12/11/24
Mtg: Guild Mortgage Co $765,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 10563sf

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MIDDLESEX REGISTRY
continued

Stow

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	60
Median Price	$820,000	$824,500

► REAL ESTATE SALES

25 ARBOR GLEN DR U:25 ..... $700,000
B: Nicholas R Roby & Margery A Roby
S: Gerald & Carol Gault Lt & Gerald G Gault Sr
Book/Page: 83578/69, Date: 12/12/24
Mtg: New Fed Mtg Corp $525,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $405,000 (11/14)

3 MAPLE ST $1,480,000
B: Andrew Davidson & Emily Davidson
S: Kc Building LLC
Book/Page: 82829/58, Date: 05/31/24
Use: 5 Bdrm Colonial, Lot: 65458sf

Sudbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	174
Median Price	$1,150,000	$1,230,000

► REAL ESTATE SALES

54 AMES RD $1,400,000
B: Michael Ensley & Laurie Ensley
S: Helen E Sayles, Tr for Sayles Nt
Book/Page: 83571/112, Date: 12/11/24
Mtg: Middlesex Svgs Bk $700,000
Term: 2055 Rate: 5.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 40134sf
Prior Sale: $1,500,000 (08/24)

Townsend

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	80
Median Price	$470,000	$485,000

► REAL ESTATE SALES

57 MAPLEWOOD DR $485,000
B: John Mcmanus
S: Megan Silvestri & Byron Silvestri
Book/Page: 83583/139, Date: 12/13/24
Mtg: Rockland Tr Co $468,025
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 34604sf
Prior Sale: $340,000 (12/21)

79 TYLER RD $864,000
B: Peter Diamantopoulos & Melissa Fernald
S: Tyler Janeczko & Sherry Janeczko
Book/Page: 83558/323, Date: 12/09/24
Mtg: Geneva Financial LLC $587,000
Term: 2055
Use: Mixed Use-Prim Res & Forest, Lot: 1007107sf
Prior Sale: $630,000 (04/20)

Wakefield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	154
Median Price	$742,450	$822,500

► REAL ESTATE SALES

7 BARTLEY ST U:7 ..... $874,900
B: Steven Hubbard & Lauren Hubbard
S: Ryan Finn & Lauren Finn
Book/Page: 83581/48, Date: 12/13/24
Mtg: Salem Five Mtg Co $699,920
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $685,000 (04/20)

3 BENNETT ST U:402 ..... $615,000
B: Mara Jaffarian
S: Matthew Durso & Larissa C Lemes
Book/Page: 83561/423, Date: 12/09/24
Mtg: Salem Five Mtg Co $461,250
Term: 2055 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $545,000 (04/22)

33 HOLLAND RD $1,950,000
B: Sandra R Mulrey, Tr for J & M Ft
S: Patricia A Lawton
Book/Page: 83577/593, Date: 12/12/24
Mtg: Corstone First Mtg Ll $995,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 25160sf
Prior Sale: $390,000 (12/00)

611 MAIN ST $1,472,577
B: Annette K Curley, Tr for Manassas Rt
S: Kirkland J Curley, Tr for 611 Main Street Rt
Book/Page: 83566/133, Date: 12/10/24
Use: Auto Sales, Lot: 10642sf

16 MERIAM ST $930,000
B: James Makseyn & Molly Makseyn
S: Margaret L Weir
Book/Page: 83574/367, Date: 12/12/24
Mtg: Winchester Cp Bk $620,000
Term: 2054 Rate: 5.8% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 12820sf
Prior Sale: $550,000 (06/14)

18 MORRISON RD W $880,000
B: Stephen J Kozak & Karla Kozak
S: Daniel L Schaab & Jane Conwya-Schaab
Book/Page: 83565/305, Date: 12/10/24
Mtg: Leader Bank NA $704,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 15899sf

44 NAHANT ST $390,000
B: Joseph Tavano, Tr for 44 Nahant Street Rt
S: Jean E Hall
Book/Page: 83560/59, Date: 12/09/24
Use: 2 Bdrm Colonial, Lot: 37544sf

108 PLEASANT ST $600,000
B: Xinren Chen & Yong Xiu
S: Vincent J Waterman
Book/Page: 83561/530, Date: 12/09/24
Use: 3 Bdrm Colonial, Lot: 10180sf

50 PUTNAM AVE $904,900
B: Emmanuel N Begon & Jennifer D Begon
S: Sandra R Mulrey
Doc#: 000000001968667, Date: 12/10/24
Mtg: Cross Country Mtg Inc $678,675
Term: 2055
Use: 5 Bdrm Colonial, Lot: 7497sf
Prior Sale: $675,000 (11/17)

78 RENWICK RD U:A $365,000
B: Joseph Lynch
S: Lisa M Young
Book/Page: 83562/474, Date: 12/09/24
Use: 2 Bdrm Condo
Prior Sale: $229,000 (11/05)

3 RICHARDSON ST U:E1 ..... $345,000
B: Andrew Ahern & Stephen P Ahern
S: Young Karen M Est & Patricia M Obrien
Doc#: 000000001968909, Date: 12/13/24
Mtg: Movement Mtg LLC $171,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $67,500 (10/94)

128 SALEM ST $960,000
B: 12 Palmer Street LLC
S: Kenneth W Choiniere & Margaret L Choiniere
Book/Page: 83561/317, Date: 12/09/24
Mtg: Amerant Mortgage $450,000
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 8695sf
Prior Sale: $238,000 (07/90)

Waltham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	254	219
Median Price	$792,500	$785,000

► REAL ESTATE SALES

84 ALDER ST U:1 ..... $640,000
B: Anchit Mehta
S: Benjamin Bernstein
Book/Page: 83566/311, Date: 12/10/24
Mtg: Rocket Mortgage LLC $544,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $565,000 (06/21)

129-137 BACON ST $3,470,348
B: 129 Bacon St Tic Ii LLC
S: Bh Bacon LLC
Book/Page: 83576/91, Date: 12/12/24

72 BISHOPS FOREST DR U:72 ..... $894,900
B: James F Brincklow
S: Elias Patoucheas, Tr for Elias Patoucheas Ft
Book/Page: 83571/51, Date: 12/11/24
Mtg: Brookline Bank $350,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $700,000 (09/22)

17 BOWKER RD $1,225,000
B: Jing Wang & Haitao Wang
S: Susan E Macdonald & Patrick O Mcgowan
Book/Page: 83565/475, Date: 12/10/24
Use: 5 Bdrm Colonial, Lot: 14675sf
Prior Sale: $705,000 (09/05)

32 EDDY ST U:2 ..... $500,000
B: Kwonhyeon Kim & Yejin Jung
S: Marion Mattke & Matthew Ryan
Book/Page: 83568/31, Date: 12/10/24
Mtg: Bank of America NA $400,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $295,000 (04/14)

57 JACQUELINE RD U:8 ..... $425,000
B: Venkata Anand & Geetha Anand
S: Michael R Chin
Book/Page: 83577/455, Date: 12/12/24
Mtg: T2 Financial LLC $318,750
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $346,000 (10/19)

182 ROBBINS ST U:2 ..... $500,000
B: Susanna Kittredge & Brendan Obrine
S: Lynne R Osborn, Tr for L Osborn T
Book/Page: 83571/295, Date: 12/11/24
Mtg: Salem Five Mtg Co $450,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $296,000 (01/06)

38 ROSEANNA PARK DR $1,735,000
B: Trevor Cote & Valerie Cote
S: William P Paul, Tr for Paul-Roseanna Park Dr Rt
Book/Page: 83569/413, Date: 12/11/24
Use: 4 Bdrm Colonial, Lot: 16836sf
Prior Sale: $409,900 (02/97)

1704 TRAPELO RD $940,000
B: Hamed Asadi & Seyedeh S Soleimani
S: Frazier Asset Protection & William E Frazier Jr
Book/Page: 83559/246, Date: 12/09/24
Mtg: Leader Bank NA $846,000
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 23649sf
Prior Sale: $471,400 (09/14)

72 WARREN ST $995,000
B: Alexander S Dietz & Janet L Xu
S: Robert Morrison, Tr for Morrison Ft
Book/Page: 83563/16, Date: 12/09/24
Mtg: Guaranteed Rate Affin $445,000
Term: 2055
Use: 2 Bdrm Colonial, Lot: 6120sf
Prior Sale: $635,000 (09/16)

290 WARREN ST $1,138,000
B: Xiufeng Liu & Xiaojian Fei
S: Siddharth Jain & Sunita Jain
Book/Page: 83562/296, Date: 12/09/24
Mtg: Cross Country Mtg Inc $350,000
Term: 2040
Use: 3 Bdrm Colonial, Lot: 6155sf
Prior Sale: $825,000 (03/18)

16 WINTER ST U:32A $468,500
B: Cynthia A Seminara
S: Valerie Mantenuto
Book/Page: 83572/583, Date: 12/11/24
Use: Condo
Prior Sale: $276,000 (12/08)

► FORECLOSURE DEEDS

5-7 GORHAM ST $2,000,000
B: Ccg Fund Ii LLC
S: 5-7 Gorham Realty LLC & Ccg Fund Ii LLC
Book/Page: 83572/217, Date: 12/11/24
Use: 2-Family Two Family, Lot: 5702sf
Prior Sale: $800,000 (02/23)

Watertown

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	80
Median Price	$900,000	$872,500

► REAL ESTATE SALES

456 BELMONT ST U:19 ..... $1,275,000
B: Sandra Ogueta
S: Mark A Digiovanni, Tr for Dflp Rt
Book/Page: 83582/506, Date: 12/13/24
Mtg: Guaranteed Rate Affin $805,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $520,000 (05/06)

284 LEXINGTON ST U:284 ..... $310,000
B: Rsm Properties LLC
S: Melissa Porter
Book/Page: 83576/124, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $129,000 (06/96)

56 N BEACON ST $1,380,000
B: 56 North Beacon St LLC
S: David J Barber
Book/Page: 83567/121, Date: 12/10/24
Mtg: Main Street Bank (MA) $845,000
Use: Mixed Use-Prim Res & Comm, Lot: 3485sf
Prior Sale: $197,500 (03/11)

21 SPRINGFIELD ST U:23 ..... $1,370,000
B: Keith Macri & Nichole Macri
S: Marina Z Shektman & Arthur Shektman
Doc#: 000000001968610, Date: 12/09/24
Mtg: Guild Mortgage Co $885,000
Term: 2055
Use: Condo

Wayland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	112
Median Price	$1,070,000	$1,225,000

► REAL ESTATE SALES

534 BOSTON POST RD $1,225,000
B: The Sudbury Cmnty Food Pa
S: Waters-Wayland Rt & Carter Glass 4th
Book/Page: 83565/214, Date: 12/10/24
Use: Mixed Use-Prim Indust & Othr, Lot: 201247sf

1 FIVE PATHS CT $2,399,000
B: Kyle Eberlin & Deepa Eberlin
S: USC LLC
Book/Page: 83568/95, Date: 12/10/24
Mtg: Bay Equity LLC $1,799,250
Term: 2055

2 LAUNCHER WAY U:2 ..... $859,000
B: Varun Ramdevan & Neerja L Kumar
S: Launcher Fund 1 LLC
Book/Page: 83355/190, Date: 10/16/24
Mtg: Guaranteed Rate Inc $816,050
Term: 2054
Use: 3 Bdrm Condo

3 LAUNCHER WAY U:3 ..... $859,000
B: Chen Yan
S: Launcher Fund 1 LLC
Book/Page: 83112/156, Date: 08/09/24
Use: 3 Bdrm Condo

4 LAUNCHER WAY U:4 ..... $859,000
B: Gregory E Johnson & Laura M Johnson
S: Launcher Fund 1 LLC
Book/Page: 83070/135, Date: 07/31/24
Use: 3 Bdrm Condo

5 LAUNCHER WAY U:5 ..... $859,000
B: Zhe Chu
S: Launcher Fund 1 LLC
Book/Page: 82858/156, Date: 06/07/24
Use: 3 Bdrm Condo

7 LAUNCHER WAY U:7 ..... $859,000
B: Michael Fein & Taylor Fein
S: Launcher Fund 1 LLC
Book/Page: 82850/241, Date: 06/05/24
Use: 3 Bdrm Condo

88 OXBOW RD U:88 ..... $859,000
B: Lither A Liggett & Kristen Liggett
S: Launcher Fund 1 LLC
Book/Page: 82844/546, Date: 06/04/24
Use: 3 Bdrm Condo

90 OXBOW RD U:90 ..... $859,000
B: Lauren Petrie, Tr for Fishman Ft
S: Launcher Fund 1 LLC
Book/Page: 83020/213, Date: 07/18/24
Use: 3 Bdrm Condo

92 OXBOW RD U:92 ..... $860,500
B: Curtis P Hammond 2nd & Alexandra M Osman
S: Launcher Fund 1 LLC
Book/Page: 83002/394, Date: 07/15/24
Use: 3 Bdrm Condo

102 OXBOW RD U:102 ..... $859,000
B: Amit Meshbey
S: Launcher Fund 1 LLC
Book/Page: 83164/115, Date: 08/23/24
Mtg: US Bank NA $359,000
Term: 2044
Use: 3 Bdrm Condo

104 OXBOW RD U:104 ..... $859,000
B: Daniel Eder
S: Launcher Fund 1 LLC
Book/Page: 82830/182, Date: 05/31/24
Use: 3 Bdrm Condo

12 POETS PATH $2,650,000
B: Benjamin J Cohen, Tr for 12 Poets Path Rt
S: Donald S Tunnell
Book/Page: 83562/359, Date: 12/09/24
Use: Residential-Multiple Bldgs, Lot: 129260sf
Prior Sale: $2,050,000 (11/05)

9 POLLOCK RD $770,000
B: Yi-Zong Ou & Min-Hui Chang
S: Matthias C Hofmann & Martha L Jimenez
Book/Page: 83571/328, Date: 12/11/24
Mtg: Leader Bank NA $616,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 22950sf
Prior Sale: $502,230 (12/16)

Weston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	98
Median Price	$2,120,000	$2,275,000

► REAL ESTATE SALES

1 APRIL LN $1,420,000
B: Jieyu Chen & Chen Shi
S: Kevin F Fitzgerald & Mary L Fitzgerald
Book/Page: 83566/378, Date: 12/10/24
Mtg: Bank of America NA $500,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 33358sf
Prior Sale: $515,000 (04/98)

36 PINE ST $3,125,000
B: Xinxin Wang & Lili Wang
S: Zeng Tan
Book/Page: 83568/137, Date: 12/10/24
Mtg: East West Bank $1,875,000
Term: 2055 Rate: 6.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 84394sf
Prior Sale: $2,380,000 (10/18)

Winchester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	151	163
Median Price	$1,425,000	$1,600,000

► REAL ESTATE SALES

39 EVERETT AVE $2,960,000
B: Joshua R Howes & Leslie M Howes
S: Mark S Donnellam
Book/Page: 83575/267, Date: 12/12/24
Mtg: Bank of America NA $2,368,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 5 Bdrm Split Level, Lot: 25178sf
Prior Sale: $2,100,000 (07/23)

31 GIRARD RD $1,650,000
B: Parid Sava & Erika L Sava
S: Patricia A Simmer, Tr for Connelly Ft
Book/Page: 83571/193, Date: 12/11/24
Mtg: Guaranteed Rate Inc $862,500
Term: 2055
Use: 4 Bdrm Colonial, Lot: 23949sf
Prior Sale: $460,000 (09/87)

22 HANCOCK ST $1,570,000
B: David Widom & Menina Widom
S: Ronald O Land & Susan F Land
Book/Page: 83575/94, Date: 12/12/24
Mtg: JPMorgan Chase Bank $1,256,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Victorian, Lot: 10001sf
Prior Sale: $770,000 (05/07)

56 SALISBURY ST $2,750,000
B: Winston S Yeung & Stephanie L Davis
S: Jeffrey B Mccarthy, Tr for Mccarthy FT
Book/Page: 83575/449, Date: 12/12/24
Mtg: Embrace Home Loans $1,500,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 10502sf
Prior Sale: $845,000 (03/12)

7 WAINWRIGHT RD U:29 ..... $1,225,000
B: Kerry G Bennett, Tr for Kerry G Bennett Lt
S: Gilbert G Fryklund & Gabriele L Fryklund
Book/Page: 83560/1, Date: 12/09/24
Mtg: Inst Svgs Newburyport $825,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $505,000 (06/99)

19 WARREN ST $1,755,000
B: Dacheng Lin & Yaning Li
S: Brock Campbell & Rachel Campbell
Book/Page: 83567/324, Date: 12/10/24
Use: 3 Bdrm Colonial, Lot: 6024sf
Prior Sale: $1,755,000 (12/24)

19 WARREN ST $1,755,000
B: Dacheng Lin & Yaning Li
S: Brock Campbell & Rachel Campbell
Doc#: 000000001968688, Date: 12/10/24
Mtg: Guaranteed Rate Inc $400,000
Term: 2040
Use: 3 Bdrm Colonial, Lot: 6024sf
Prior Sale: $1,235,000 (12/19)

Woburn

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	198	226
Median Price	$687,000	$749,950

► REAL ESTATE SALES

100 BALDWIN AVE U:31 ..... $835,000
B: Ajinkya A Peshave & Tejaswini V Sadegaonkar
S: Kyle J Shukie
Book/Page: 83560/296, Date: 12/09/24
Mtg: Jeanne DArc CU $626,250
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $594,190 (04/18)

3 BENNETT ST $550,000
B: Corey M Fumicello
S: Michael A Budka & Amy Budka
Book/Page: 83575/67, Date: 12/12/24
Mtg: Cross Country Mtg Inc $544,970
Term: 2055
Use: 4 Bdrm Conventional, Lot: 5227sf
Prior Sale: $125,000 (08/91)

37 CHESTNUT ST $627,000
B: Michael S Dodge
S: Albert J Galleguillos, Tr for Flores Rt
Book/Page: 83561/24, Date: 12/09/24
Mtg: Savings Bank (The) $500,000
Term: 2054
Use: 2-Family Two Family, Lot: 10454sf
Prior Sale: $155,000 (08/92)

49 CONN ST $880,000
B: Jeffrey M Arscott & Isabel C Sanchez
S: Michael P Buscemi & Matthew F Mcgovern
Book/Page: 83583/455, Date: 12/13/24
Mtg: Guaranteed Rate Inc $792,000
Term: 2055
Use: 2-Family Duplex, Lot: 4792sf
Prior Sale: $420,000 (06/15)

56 DRAGON CT $1,400,000
B: Sta Props
S: 56 Dragon Court LLC
Book/Page: 83565/264, Date: 12/10/24
Use: Industrial Office Building, Lot: 22651sf
Prior Sale: $1,050,000 (09/21)

15 EXETER DR $1,037,000
B: Garo V Nerkizian & Mary Nerkizian
S: David Vasconcellos & Hooisweng Ow
Book/Page: 83576/571, Date: 12/12/24
Mtg: Eastern Bank $777,750
Term: 2055 Rate: 6.4% Type: Adj
Use: 5 Bdrm Raised Ranch, Lot: 14810sf
Prior Sale: $635,000 (08/13)

95 GARFIELD AVE $240,000
B: Senida Smajlovic & Jasmin Smajlovic
S: Roberts Donald P Est & Linda C Foley
Book/Page: 83581/390, Date: 12/13/24
Use: 1 Bdrm Cape Cod, Lot: 5227sf
Prior Sale: $222,000 (07/11)

33 HARRISON AVE $1,004,000
B: William D Sullivan & Lisa M Sullivan
S: R & M Prop Renovation LLC
Book/Page: 83566/348, Date: 12/10/24
Mtg: HarborOne Mortgage $554,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 7841sf
Prior Sale: $350,000 (10/21)

120 HARRISON AVE $1,625,000
B: Joohoon Lee
S: 120 Harrison Avenue LLC
Book/Page: 83561/476, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 27878sf
Prior Sale: $430,000 (05/22)

580 MAIN ST $625,000
B: 580 Main LLC
S: Megan Haggerty
Book/Page: 83564/353, Date: 12/10/24
Use: 6 Bdrm Conventional, Lot: 11761sf

216 SCHOOL ST U:216 ..... $1,199,999
B: Vivek Soni & Rashi Soni
S: Rgk Development Co LLC
Book/Page: 83568/414, Date: 12/11/24
Use: Condo

4 SENATOR RD $1,175,000
B: Erin Sharifzadeh & Matthew E Burns
S: Phillip Carroll & Angela Ferrecchia
Doc#: 000000001968682, Date: 12/10/24
Mtg: Guaranteed Rate Inc $940,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: $650,000 (08/19)

4 STRATTON DR U:204 ..... $799,999
B: Dhwani Kansal & Vishal Chaudhary
S: Pulte Hm Of New Eng LLC
Book/Page: 83579/451, Date: 12/13/24
Mtg: Pulte Mortgage Corp $719,999
Term: 2055
Use: Condo

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	98
Median Price	$2,575,000	$2,826,000

► REAL ESTATE SALES

8 30 ACRES LN U:C $900,000
B: Nantucket Town Of
S: Yolanda F Grant
Book/Page: 1997/83, Date: 12/10/24
Use: 2 Bdrm Condo

BRANT POINT COURTYARD CON U:A2 . $2,500
B: 2014 John P Smith Jr T & John P Smith Jr
S: Pamela K Schultz
Book/Page: 1997/253, Date: 12/13/24
Use: Condo

87 MAIN ST $4,000,000
B: Nins L Ross
S: Peter B Hubbell, Tr for Peter B Hubbell RET
Doc#: 000000000181227, Date: 12/12/24
Use: 3 Bdrm Antique, Lot: 2614sf
Prior Sale: $1,700,000 (02/04)

1 MOTH BALL WAY $7,999,500
B: Trok Ack LLC
S: Galley West LLC
Doc#: 000000000181213, Date: 12/11/24
Use: Residential-Multiple Bldgs, Lot: 65340sf

65 N LIBERTY ST $2,800,000
B: Patrick J Kenny & Tricia N Kenny
S: Nesbitt Inn LLC
Book/Page: 1997/96, Date: 12/10/24
Mtg: Cape Cod Five Cent Bk $1,800,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 5227sf
Prior Sale: $1,080,000 (09/12)

29 NOBADEER FARM RD $2,200,000
B: 29 Nobadeer LLC
S: Miriam V Heneghan, Tr for Nantucket Varian RET
Doc#: 000000000181202, Date: 12/10/24
Mtg: Rockland Tr Co $1,760,000
Use: Commercial Warehouse, Lot: 10019sf
Prior Sale: $446,500 (01/98)

11 PLAINFIELD RD $4,704,375
B: Carl D Bell, Tr for 11 Plainfield Rd Rt
S: Regina J Schiller, Tr for Rjs Nt
Book/Page: 1997/212, Date: 12/12/24
Mtg: First Citizen B&T Co $3,763,500
Term: 2054 Rate: 5.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20473sf
Prior Sale: $440,000 (02/01)

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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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	139	124
Median Price	$480,000	$497,500

► REAL ESTATE SALES

DEPOT ST $115,000
B: William Stevenson
S: Douglas M Stolfors
Book/Page: 42154/348, Date: 12/10/24

34 LILAC AVE $845,023
B: Sushanth C Ailaiah & Bineeta I Singh
S: Fargon LLC
Book/Page: 42158/508, Date: 12/12/24
Mtg: Members Mtg Co Inc $630,000
Term: 2055 Rate: 5.3% Type: Adj
Use: Residential Developable Land, Lot: 10276sf

70 PALMETTO DR U:70 ..... $645,000
B: Kathleen S Sindoni
S: Bungay Brook LLC
Book/Page: 42158/24, Date: 12/12/24
Mtg: Leader Bank NA $545,000
Term: 2055
Use: Possible New Construction

695 S MAIN ST $185,000
B: Golding Hld LLC
S: Dawn M Gingras, Tr for Letendre Ft
Book/Page: 42152/468, Date: 12/10/24
Mtg: Groundfloor Credit 1 $257,652
Term: 2025
Use: 2 Bdrm Bngl/Cottage, Lot: 22499sf

10 SUSAN LN $655,000
B: Joaquim A Dasilva, Tr for Maria C Dasilva RET
S: Suzanne Drewicz & Guy Drewicz
Book/Page: 42158/308, Date: 12/12/24
Use: 4 Bdrm Split Entry, Lot: 40080sf
Prior Sale: $520,000 (10/21)

Braintree

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	213	220
Median Price	$680,000	$680,000

► REAL ESTATE SALES

149 BEECHWOOD RD $480,000
B: Michael Spiro
S: James W Cummings
Book/Page: 42159/449, Date: 12/13/24
Mtg: Rockland Tr Co $456,000
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 5253sf

622 COMMERCIAL ST $800,000
B: Joseph R Pusateri & Allison J Pusateri
S: Castelmar Properties LLC
Book/Page: 42161/243, Date: 12/13/24
Mtg: Mortgage Corp EastIII $680,000
Term: 2055
Use: 4 Bdrm Old Style, Lot: 13351sf
Prior Sale: $600,000 (08/24)

57-59 DEWEY RD $1,150,000
B: Sandeep Arora & Jagmeet Singh
S: A R T Investments LLC
Book/Page: 42162/34, Date: 12/13/24
Mtg: River Works CU $862,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 5924sf
Prior Sale: $800,000 (11/18)

25-27 ELLIOT ST $950,000
B: Chima Iloegbunam
S: Daniel R Hoffman, Tr for Elliot T
Book/Page: 42160/425, Date: 12/13/24
Mtg: Primelending $932,030
Term: 2055 Rate: 5.3% Type: Adj
Use: 2-Family Mlti-Unt Blg, Lot: 7484sf
Prior Sale: $106,500 (06/96)

1552 LIBERTY ST $875,000
B: Daniel Folan & Allison Folan
S: Thomas E Yeo & Natasha Yeo
Book/Page: 42152/319, Date: 12/09/24
Mtg: Guild Mortgage Co $700,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 12441sf
Prior Sale: $512,000 (06/14)

500 POND ST $390,000
B: Constitution Prop LLC
S: Joseph G Farley
Book/Page: 42162/9, Date: 12/13/24
Use: 3 Bdrm Ranch, Lot: 8146sf

61 SUNNYSIDE LN $975,000
B: Andres Carss & Rebecca Carss
S: Richard G Macaleese & Cynthia M Macaleese
Book/Page: 42152/346, Date: 12/09/24
Mtg: Evolve B&T $411,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 23788sf
Prior Sale: $220,000 (10/94)

Brookline

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	97
Median Price	$2,258,888	$2,300,000

► REAL ESTATE SALES

1160 BEACON ST U:202 ..... $2,200,000
B: Frances Hagopian & Anthony Messina
S: Robert M Sprague, Tr for Robert M Sprague 2014 RET
Book/Page: 42155/292, Date: 12/11/24
Use: 2 Bdrm Condo
Prior Sale: $1,295,000 (06/11)

1691 BEACON ST U:3 ..... $887,500
B: Galli LLC
S: Hok M Lee, Tr for Hok Mo Lee 2013 T
Book/Page: 42151/10, Date: 12/09/24
Use: 2 Bdrm Condo
Prior Sale: $525,000 (10/09)

111 BEVERLY RD $2,770,000
B: Charles J Zambri 3rd & Margaret M Obrien
S: William Oldham & Julie Schreiner-Oldham
Book/Page: 42152/40, Date: 12/09/24
Mtg: Rocket Mortgage LLC $1,770,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 29538sf
Prior Sale: $1,750,000 (09/24)

121 BROWNE ST $700,000
B: Yunkang Xu & Yun Wang
S: Elaine Chu & Edward Chu
Doc#: 000000001545877, Date: 12/11/24
Mtg: Salem Five Mtg Co $1,470,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 3-Family Decker, Lot: 4879sf

261 CYPRESS ST U:261 ..... $1,450,000
B: Anne E Cody & Benjamin K Forman
S: Shawn M Luther & Kathryn A Mchugh
Book/Page: 42157/402, Date: 12/12/24
Mtg: Guaranteed Rate Inc $681,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $74,000 (09/11)

10 FENENO TER U:10 ..... $1,840,000
B: Pia L Eaves
S: Fenbrook Investment LLC
Book/Page: 42155/61, Date: 12/11/24
Mtg: Citizens Bank $1,090,000
Term: 2055 Rate: 6.3% Type: Adj
Use: Condo

741 HEATH ST U:3 ..... $950,000
B: Av&p Rental LLC
S: Allison E Bucci, Tr for Allison E Bucci RET
Book/Page: 42159/102, Date: 12/12/24
Use: 3 Bdrm Condo
Prior Sale: $510,000 (07/13)

45 LONGWOOD AVE U:301 ..... $685,000
B: Rui Wang & Claudio Vinegoni
S: Vera Belavusava & Vladimir Yeliseyev
Book/Page: 42151/135, Date: 12/09/24
Use: 1 Bdrm Condo
Prior Sale: $434,000 (04/14)

60 MARSHAL ST U:3 ..... $1,125,000
B: Brian W Clark & Ekaterina B Clark
S: Stewart M Kagel
Book/Page: 42160/123, Date: 12/13/24
Mtg: Guaranteed Rate Affin $843,750
Term: 2055
Use: 3 Bdrm Condo

63 PLEASANT ST U:3 ..... $915,000
B: Vladimir Yeliseyev & Vera Belavusava
S: Mary E Watson
Book/Page: 42159/107, Date: 12/12/24
Use: 3 Bdrm Condo
Prior Sale: $457,500 (03/08)

27 SUMMIT AVE U:27 ..... $2,500,000
B: Dava Singer, Tr for 27-29 Smt Ave Unit 27 T
S: Alexandra K Lewis & David A Lewis
Book/Page: 42152/101, Date: 12/09/24
Use: 4 Bdrm Condo
Prior Sale: $1,899,999 (11/19)

147-149 UNIVERSITY RD $2,875,000
B: Moira R Zabel, Tr for University Rd 147-149 Rt
S: Fran Rota & John Payne
Book/Page: 42161/66, Date: 12/13/24
Mtg: Brookline Bank $2,300,000
Term: 2055
Use: 2-Family Decker, Lot: 7092sf
Prior Sale: $477,500 (09/95)

11 WILLIAMS ST U:11 ..... $1,500,000
B: Revital Frimerman & Guy Frimerman
S: Chethan Srinivasa & Ekta Srinivasa
Book/Page: 42161/36, Date: 12/13/24
Mtg: David Josfan $1,200,000
Term: 2025
Use: 3 Bdrm Condo
Prior Sale: $749,000 (06/12)

Canton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	146
Median Price	$813,000	$800,000

► REAL ESTATE SALES

250 MECHANIC ST $890,000
B: Adam Quinlan
S: Paul C Newton & Derik Newton
Book/Page: 42157/327, Date: 12/12/24
Mtg: Leader Bank NA $845,500
Term: 2055
Use: 2-Family Cape Cod, Lot: 13480sf
Prior Sale: $491,500 (06/04)

384 PLEASANT ST $945,000
B: Paul B Charbonnier Jr & Holly R Charbonnier
S: Susan C Devine, Tr for Devine Ft
Book/Page: 42156/94, Date: 12/11/24
Mtg: Dedham Inst for Svgs $545,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Conventional, Lot: 29807sf
Prior Sale: $186,000 (08/96)

18 SUNNYBROOK LN $875,000
B: John Potter & Angela Potter
S: Laurence Ball & Cheryl L Ball
Book/Page: 42155/489, Date: 12/11/24
Mtg: Rockland Tr Co $625,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 15048sf
Prior Sale: $400,000 (04/11)

38 SUTCLIFFE AVE $790,000
B: Adam P Cogbill & Megan G Campos
S: Joan Dimatteo, Tr for 38 Sutcliffe Avenue Rt
Book/Page: 42161/310, Date: 12/13/24
Mtg: Guaranteed Rate Affin $540,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 17159sf
Prior Sale: $360,000 (07/12)

454 YORK ST $1,375,000
B: Gopal Chopra & Manju Chopra
S: Ccaa Enterprise LLC
Book/Page: 42162/157, Date: 12/13/24
Mtg: JPMorgan Chase Bank $1,100,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: $270,000 (12/16)

Cohasset

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	59
Median Price	$1,507,500	$1,425,000

► REAL ESTATE SALES

34 RIVERVIEW DR $750,000
B: Justin D Harlow & Krista C Harlow
S: Ronald J Nicynski, Tr for Ronald J Nicynski T
Book/Page: 42155/560, Date: 12/11/24
Mtg: Ronald J Nicynski Tr $609,000
Term: 2030
Use: 4 Bdrm Colonial, Lot: 40075sf

Dedham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	192	198
Median Price	$690,000	$717,500

► REAL ESTATE SALES

105 COMMONWEALTH AVE $782,000
B: Johanny Del Jesus Suero & Jomar Alvarez
S: Laurel K Little
Doc#: 000000001545797, Date: 12/10/24
Mtg: Newrez LLC $767,836
Term: 2055
Use: 2-Family Family Flat, Lot: 4450sf

107 HORRIGAN DR U:12 ..... $1,916,400
B: Neal Merbaum & Mary E Hardy
S: Horrigan Dedham Re Corp
Book/Page: 42155/209, Date: 12/11/24
Use: Condo

118 MOUNT VERNON ST $637,500
B: Samantha C Keene & Sean M Flynn
S: Carol Keefe, Tr for Mary F Galvin Dockham T
Book/Page: 42160/305, Date: 12/13/24
Use: 4 Bdrm Conventional, Lot: 13750sf

Dover

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	69
Median Price	$1,695,000	$1,650,000

► REAL ESTATE SALES

51 PINE ST $3,100,000
B: Lara M Whiteley & William T Whiteley
S: Jeremy J Paradise & Leila S Paradise
Book/Page: 42156/145, Date: 12/11/24
Mtg: First Citizen B&T Co $2,480,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 6 Bdrm Mansion, Lot: 184612sf
Prior Sale: $2,985,000 (01/21)

20 ROLLING LN $2,100,000
B: Yue Cao & Zun Qi
S: Timothy D Poor & Joreen Poor
Book/Page: 42154/301, Date: 12/10/24
Mtg: Middlesex Svgs Bk $1,150,000
Term: 2055 Rate: 5.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $1,285,000 (08/13)

Foxboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	122
Median Price	$650,000	$690,000

► REAL ESTATE SALES

8 ALDEN ST $780,000
B: Michael Rampino
S: Russell J Montal & Kathleen Montal
Book/Page: 42159/341, Date: 12/13/24
Mtg: Guild Mortgage Co $275,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 20021sf
Prior Sale: $434,900 (10/03)

4 FALES PL $450,000
B: 4 Fales Place LLC
S: Denise Mchale & Steven E Macdonald
Book/Page: 42157/370, Date: 12/12/24
Mtg: Dean Cp Bk $900,000
Use: 4 Bdrm Conventional, Lot: 7918sf
Prior Sale: $285,000 (09/03)

4 MCCASLAND WAY $761,500
B: Diane Franciosa
S: John P Sloan & Linda A Sloan
Book/Page: 42156/227, Date: 12/11/24
Use: 3 Bdrm Cape Cod, Lot: 294390sf

19 MEADOWVIEW RD $635,000
B: Aditi A Dave
S: John Kane
Book/Page: 42159/545, Date: 12/13/24
Mtg: Leader Bank NA $508,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 32790sf
Prior Sale: $400,000 (06/24)

18 WINTER ST U:A $385,000
B: Kathleen Montal
S: Virginia S Banian
Book/Page: 42161/355, Date: 12/13/24
Mtg: Guild Mortgage Co $183,000
Term: 2055
Use: 2 Bdrm Condo

Franklin

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	217	203
Median Price	$660,000	$734,900

► REAL ESTATE SALES

643 E CENTRAL ST $660,000
B: Ryan Gulla & Cami Cleaveland
S: Jennifer Trainor
Book/Page: 42156/185, Date: 12/11/24
Mtg: First Citizen B&T Co $627,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 4 Bdrm Victorian, Lot: 20077sf
Prior Sale: $579,000 (09/21)

3 JIMMY ST $400,000
B: Kyle Gagen & Amy Gagen
S: Peter K Granville & Karen P Granville
Book/Page: 42152/569, Date: 12/10/24
Mtg: OneLocal Bank $200,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 17254sf
Prior Sale: $127,500 (07/92)

595 LISA LN $775,000
B: Meredith Spears & Benjamin Berey
S: Jennifer A Killion
Book/Page: 42156/272, Date: 12/11/24
Mtg: Leader Bank NA $430,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 21231sf
Prior Sale: $200,000 (03/14)

105 POND ST $475,000
B: Tyler Marra & Emily Marra
S: Charles Alm & Elizabeth M Alm
Book/Page: 42156/393, Date: 12/11/24
Mtg: BankESB $466,396
Term: 2055
Use: 3 Bdrm Ranch, Lot: 16082sf
Prior Sale: $306,185 (01/05)

256 W CENTRAL ST U:256 ..... $387,500
B: Susan J Smith
S: Elisabeth A Wallace, Tr for Elisabeth Ann Wallace Ft
Book/Page: 42158/553, Date: 12/12/24
Mtg: Cross Country Mtg Inc $310,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $269,000 (01/21)

Holbrook

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	111	92
Median Price	$475,000	$515,000

► REAL ESTATE SALES

8 DIANTHUS RD $647,000
B: Zahira N Lerebours & Janae Patterson
S: Kevin Murphy
Doc#: 000000001545829, Date: 12/10/24
Mtg: United Wholesale Mtg $635,281
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7579sf
Prior Sale: $405,000 (08/24)

51 JAMES ST $367,500
B: Kevin Kane LLC
S: Dunphy Michael L Est & Christopher E Dunphy
Book/Page: 42151/28, Date: 12/09/24
Mtg: Paul Rossi $374,850
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: $225,000 (04/03)

16 NORMA RD $300,000
B: Erik J Lolar & Lesley J Blanchette
S: Linda J Blanchette, Tr for Ferreira Income Irt
Book/Page: 42159/378, Date: 12/13/24
Mtg: North Easton Svgs Bk $285,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8189sf

18 ROSEEN RD $520,000
B: David G Martineau Jr & Samantha Martineau
S: Thomas Cavagnaro, Tr for Cavagnaro Ft
Book/Page: 42162/130, Date: 12/13/24
Mtg: Guaranteed Rate Inc $494,000
Term: 2055
Use: 5 Bdrm Ranch, Lot: 8799sf

Medfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	126
Median Price	$915,000	$1,175,000

► REAL ESTATE SALES

12 NEWPORT LN $1,325,000
B: Chun He & Lei Zhao
S: Dan U Zehme & Joanna M Zehme
Book/Page: 42140/1, Date: 12/02/24
Mtg: Fall River Five Cents $600,000
Term: 2040
Use: 4 Bdrm Colonial, Lot: 21658sf
Prior Sale: $1,325,000 (12/24)

49-51 SOUTH ST $565,000
B: John C Corona & Jessica Thomas
S: Hannah Mcfetridge
Book/Page: 42150/256, Date: 12/09/24

Medway

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	93
Median Price	$665,000	$685,000

► REAL ESTATE SALES

15 CUTLER ST $490,000
B: Charlotte Sweetman & Tyler Ledin
S: Catharine Warner
Book/Page: 42151/214, Date: 12/09/24
Mtg: LoanDepot.Com $420,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 7405sf
Prior Sale: $279,900 (07/16)

172 HOLLISTON ST $385,000
B: Elevator Properties Inc
S: Walter B Lobisser & Alyson Lobisser
Book/Page: 42151/293, Date: 12/09/24
Mtg: Bluedog Capital Partn $385,000
Use: 3 Bdrm Ranch, Lot: 34412sf

74 MAIN ST $8,000,000
B: Medway Route 109 LLC
S: Blue Sky RETail LLC
Book/Page: 42159/257, Date: 12/13/24
Mtg: Dedham Inst for Svgs $6,000,000
Use: Mixed Use-Prim Comm & Other, Lot: 211005sf
Prior Sale: $5,725,000 (11/21)

14 SANFORD ST U:6 ..... $350,000
B: Colby Zitoli & Jillian Zitoli
S: Samantha Fairbairn-Donato
Book/Page: 42160/155, Date: 12/13/24
Mtg: Guild Mortgage Co $339,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $285,000 (09/22)

112 VILLAGE ST $656,000
B: Talia Zais & Nicholas Inman
S: Richard P Curtiss & Charles Curtiss
Book/Page: 42160/463, Date: 12/13/24
Mtg: Movement Mtg LLC $617,500
Term: 2055
Use: 2-Family Old Style, Lot: 7405sf
Prior Sale: $200,000 (09/00)

Millis

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	68
Median Price	$675,000	$633,500

► REAL ESTATE SALES

151 FARM ST $720,000
B: Justin P Hansen & Kate D Schaller
S: Catherine J Main
Book/Page: 42157/166, Date: 12/12/24
Mtg: BankESB $576,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 209088sf

14 PADDOCK LN $1,004,500
B: Steven D Sarkisian & Hillary V Havener
S: John E Orrico & Jennifer Mcmahon
Doc#: 000000001545910, Date: 12/12/24
Mtg: Webster First FCU $766,534
Term: 2055 Rate: 5.4% Type: Adj
Use: 4 Bdrm Colonial, Lot: 31799sf
Prior Sale: $575,000 (08/10)

14 PADDOCK LN $1,004,500
B: Steven D Sarkisian & Hillary V Havener
S: John E Orrico & Jennifer Mcmahon
Book/Page: 42158/276, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 31799sf
Prior Sale: $1,004,500 (12/24)

245 VILLAGE ST $730,000
B: Gregory M Gonzalez & Katie Gonzalez
S: Conor Murray & Hannah P Murray
Book/Page: 42152/267, Date: 12/09/24
Mtg: Leader Bank NA $584,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: $730,000 (09/23)

Milton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	170	191
Median Price	$925,000	$1,000,000

► REAL ESTATE SALES

15 ARTWILL ST U:3 ..... $455,000
B: Hannah R Martel
S: Haley Shaughnessy
Book/Page: 42158/388, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $368,000 (07/20)

223 CHURCHILLS LN $1,035,000
B: Trs Of Milton Academy
S: Denis C Bustin & Ana G Bustin
Book/Page: 42159/367, Date: 12/13/24
Use: 4 Bdrm Colonial, Lot: 5650sf
Prior Sale: $172,000 (04/93)

75 EMERSON RD $999,000
B: Jennifer Peterson
S: Fix & Fliphers LLC
Book/Page: 42157/504, Date: 12/12/24
Use: 3 Bdrm Colonial, Lot: 4966sf
Prior Sale: $750,000 (06/24)

57 SAINT MARYS RD $950,000
B: Adam C Nylen & Sahar Panahi
S: Jeffrey Bradley & Amy E Norton
Book/Page: 42154/95, Date: 12/10/24
Mtg: Guaranteed Rate Inc $750,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 4164sf
Prior Sale: $200,000 (08/96)

Needham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	229	230
Median Price	$1,365,000	$1,500,000

► REAL ESTATE SALES

45 BOOTH ST $2,190,000
B: Matthew Epstein, Tr for Taffel-Epstein Ft
S: James Shuman, Tr for Booth Street 45 Rt
Book/Page: 42157/509, Date: 12/12/24
Mtg: TD Bank NA $800,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 4 Bdrm Colonial, Lot: 23697sf
Prior Sale: $595,400 (12/98)

36-52 BROOK RD U:2 ..... $1,800,000
B: Sps Brook Needham LLC
S: CMH Realty LLC
Book/Page: 42150/161, Date: 12/09/24
Use: Condo

232 COUNTRY WAY $1,626,666
B: Fidelity Personal T Co Fs & Daniel F Roche Jr
S: John J Roche, Tr for Edr Nt
Book/Page: 42160/457, Date: 12/13/24
Use: 3 Bdrm Split Level, Lot: 45302sf

27 GAYLAND RD $1,900,000
B: Pamela J Condon
S: Silva Development LLC
Book/Page: 42152/598, Date: 12/10/24
Use: 2 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: $675,000 (08/23)

17 GEORGE AGGOTT RD $2,000,000
B: Alexander Linsky & Lana Koretsky
S: 17 Elite LLC
Doc#: 000000001545946, Date: 12/12/24
Mtg: Merrimack Valley CU $1,600,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 12415sf
Prior Sale: $1,045,000 (03/24)

11 GORDON RD $1,410,000
B: Oakcrest Builders Inc
S: Georgina Clickstein
Book/Page: 42158/426, Date: 12/12/24
Mtg: Dedham Inst for Svgs $2,157,500
Use: 2 Bdrm Bngl/Cottage, Lot: 9148sf
Prior Sale: $745,000 (07/11)

1112 GREENDALE AVE $1,000,000
B: Michael Wasserman & Abigail Wasserman
S: Patrick T Goonan, Tr for Goonan Ft
Book/Page: 42160/96, Date: 12/13/24
Mtg: Leader Bank NA $857,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 6098sf
Prior Sale: $218,000 (10/93)

217 HILLCREST RD $2,250,000
B: Douglas W Phillips & Eileen M Mullen
S: Joseph Groden & Randie Groden
Book/Page: 42157/273, Date: 12/12/24
Use: 4 Bdrm Colonial, Lot: 9583sf
Prior Sale: $735,000 (09/18)

40 LAKE DR $2,300,000
B: Carlos Maldonado & Norma Valdez
S: 40 Lake Drive LLC
Book/Page: 42154/4, Date: 12/10/24
Mtg: Wells Fargo Bank $1,840,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 3 Bdrm Ranch, Lot: 14314sf
Prior Sale: $983,000 (04/23)

36 LAKIN ST $2,300,000
B: Nanshi Sha & Nan Lin
S: Eric Steiman
Book/Page: 42161/122, Date: 12/13/24
Use: 6 Bdrm Colonial, Lot: 13721sf
Prior Sale: $1,950,000 (04/20)

Norfolk

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	96
Median Price	$739,900	$808,000

► REAL ESTATE SALES

4 EVANS LN $1,299,000
B: Laurence Ball & Cheryl L Ball
S: Robert Shannon & Deborah Grover
Book/Page: 42158/114, Date: 12/12/24
Mtg: M&T Bank NA $615,000
Term: 2055 Rate: 5.5% Type: Adj
Use: Mixed Use-Prim Res & Agricul, Lot: 291094sf
Prior Sale: $165,000 (02/99)

6 FRUIT ST $657,450
B: Conrad Wiebe & Angelique Stepanenkov
S: Gregory M Gonzalez & Kate L Gonzalez
Book/Page: 42152/167, Date: 12/09/24
Mtg: Alliant Credit Union $420,000
Term: 2040
Use: 4 Bdrm Cape Cod, Lot: 21800sf
Prior Sale: $610,000 (02/22)

373 MAIN ST $1,000,000
B: Kerri Getter
S: Armstrong Ethelyn M Est & George T Armstrong
Book/Page: 42154/355, Date: 12/10/24
Mtg: Anthony F Andrade $975,000
Use: 3 Bdrm Antique, Lot: 169997sf

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NORFOLK REGISTRY
continued

4 OAKVIEW TRL **$960,000**
B: Thomas P Ohara & Mary S Ohara
S: Diane E Miller, Tr for Diane E Miller RET
Book/Page: 42156/347, Date: 12/11/24
Mtg: Guaranteed Rate Inc $768,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 30010sf
Prior Sale: $365,000 (06/99)

164 SEEKONK ST **$825,000**
B: Sachin Patel & Ritu Patel
S: Alana Goodman & Samuel Goodman
Book/Page: 42161/215, Date: 12/13/24
Mtg: Northern Bk & Tr $577,500
Term: 2055 Rate: 7.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 55095sf
Prior Sale: $840,000 (11/21)

Norwood

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	171	138
Median Price	$650,000	$681,000

► REAL ESTATE SALES

70 ENDICOTT ST U:1208 ..... **$645,000**
B: Bhavesh Sachdev & Komal Ahuja
S: Kayla Mcmahon
Book/Page: 42157/599, Date: 12/12/24
Mtg: T2 Financial LLC $612,750
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $509,000 (10/20)

383 NEPONSET ST U:F **$430,000**
B: Gent Imeraj & Blertushe Imeraj
S: Sally C Prout, Tr for Sally Corbett Prout T
Book/Page: 42156/315, Date: 12/11/24
Mtg: Leader Bank NA $408,500
Term: 2055
Use: 2 Bdrm Condo

340 PROSPECT ST **$501,000**
B: Flerina Pierre-Louis
S: Constitution Prop LLC
Book/Page: 42160/219, Date: 12/13/24
Mtg: Rockland Tr Co $341,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 6337sf
Prior Sale: $380,000 (10/24)

116 WALNUT AVE **$635,000**
B: Ana C Mamian
S: Cullen D Jackson & Victoria M Jackson
Book/Page: 42161/535, Date: 12/13/24
Mtg: Fall River Five Cents $571,500
Term: 2055
Use: 2 Bdrm Conventional, Lot: 4560sf
Prior Sale: $337,000 (05/07)

71 WESTOVER PKWY **$1,118,000**
B: Brian P Reggiannini, Tr for Reggiannini Ft
S: Arthur V Tenaglia Jr & Karen Tenaglia
Doc#: 000000001545819, Date: 12/10/24
Mtg: OneLocal Bank $718,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 19370sf
Prior Sale: $600,000 (11/03)

Plainville

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	48
Median Price	$536,500	$589,250

► REAL ESTATE SALES

154 E BACON ST U:A3 ..... **$359,900**
B: Hannah Walford
S: Cassandra J Nagle
Book/Page: 42157/281, Date: 12/12/24
Mtg: Fall River Five Cents $341,905
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $290,000 (07/21)

54 MIRIMICHI ST **$670,000**
B: Marc Mancini & Diana Mancini
S: David B Spencer & Janis M Spencer
Book/Page: 42160/364, Date: 12/13/24
Mtg: Guild Mortgage Co $536,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 38712sf
Prior Sale: $180,000 (12/99)

58 TAUNTON ST **$525,000**
B: Cassandra J Nagle & David Moulton
S: Joseph Yanovitch & Kelly Yanovitch
Book/Page: 42158/352, Date: 12/12/24
Mtg: Mortgage Research Ctr $475,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 31507sf
Prior Sale: $431,000 (07/23)

Quincy

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	332	328
Median Price	$650,000	$700,000

► REAL ESTATE SALES

21 BABCOCK ST **$1,280,000**
B: Sameer Ahmed & Sana Sheikh
S: James F Mcguiness & Renee Mcguiness
Book/Page: 42158/446, Date: 12/12/24
Mtg: Cross Country Mtg Inc $1,024,000
Term: 2055 Rate: 7.3% Type: Adj
Use: 3 Bdrm Conventional, Lot: 11790sf
Prior Sale: $180,000 (07/01)

50-A BAY STATE RD **$315,000**
B: 50a Bay Street LLC
S: Colleran Barbara M Est & Allison Callahan
Book/Page: 42151/594, Date: 12/09/24
Mtg: Apex Capital LCC $294,500
Use: 2 Bdrm Colonial, Lot: 1560sf

32 BECKET ST U:32 ..... **$491,000**
B: Amanda Y Tam & Howard H Chen
S: So F Tam & Michelle P Yu
Book/Page: 42151/439, Date: 12/09/24
Mtg: LoanDepot.Com $283,000
Term: 2055
Use: Condo

2-4 BEDFORD ST **$211,500**
B: Sean Smith & Emily Smith
S: Daniel R Fuller & Michelle M Fuller
Book/Page: 42157/346, Date: 12/12/24
Use: 3-Family Family Flat, Lot: 5267sf
Prior Sale: $930,000 (11/19)

15 BRAE RD **$723,600**
B: David Brewer & Katherine Brewer
S: Allison J Lawatsch & Joseph R Pusateri
Book/Page: 42160/399, Date: 12/13/24
Mtg: Leader Bank NA $423,600
Term: 2055
Use: 2 Bdrm Conventional, Lot: 4240sf
Prior Sale: $515,000 (09/21)

115 BUNKER HILL LN **$250,000**
B: Bunker Hld LLC
S: Surrell Robert J Est & Janet Miesieski
Book/Page: 42158/178, Date: 12/12/24
Mtg: MountainOne Bk $315,000
Use: 2 Bdrm Ranch, Lot: 4781sf

36 EDISON PARK U:3 ..... **$307,500**
B: Lauren Spang-Hansen & Gennessa Span-Hansen
S: William M Spang
Book/Page: 42160/536, Date: 12/13/24
Mtg: Guaranteed Rate Inc $246,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $337,500 (08/18)

200 FALLS BLVD U:F106 ..... **$450,000**
B: Anastasia Tzetzo
S: 200 Falls Boulevard LLC
Book/Page: 42159/5, Date: 12/12/24
Mtg: MSA Mortgage LLC $200,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $230,000 (06/15)

GERTRUDE AVE **$240,000**
B: Robin A Anderson & Christopher M Anderson
S: 27-29 Stuart St Invs LLC
Book/Page: 42150/505, Date: 12/09/24

152 HARRIET AVE **$725,000**
B: Emerson J Liu
S: David A Bacon, Tr for Bacon Ft
Doc#: 000000001545999, Date: 12/13/24
Mtg: Newrez LLC $580,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 4500sf

67 HILLSBORO ST **$812,000**
B: Haicheng Piao & Jing Jin
S: Monterey Group LLC
Book/Page: 42150/215, Date: 12/09/24
Mtg: East West Bank $290,000
Term: 2055 Rate: 6.9% Type: Adj
Use: 3 Bdrm Ranch, Lot: 9600sf
Prior Sale: $580,000 (06/24)

195 INDEPENDENCE AVE U:116 ..... **$225,000**
B: Robert P Larosa
S: Lei Wei
Book/Page: 42159/438, Date: 12/13/24
Use: Condo
Prior Sale: $140,000 (09/16)

22 KIMBALL ST **$580,000**
B: Brendan R Curry
S: Lillian M Harrington
Book/Page: 42161/1, Date: 12/13/24
Mtg: Morgan Stanley Privat $350,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 3600sf

46 LANSDOWNE ST **$1,025,000**
B: Kristen Mcallister & Andrew Mcallister
S: Brendan Melanson & Kelsea Melanson
Doc#: 000000001545855, Date: 12/11/24
Mtg: Guild Mortgage Co $820,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 7200sf
Prior Sale: $725,000 (08/21)

184 MARLBORO ST **$850,000**
B: Chun X Zhang & Jingyong Liang
S: Jing Zheng
Book/Page: 42161/127, Date: 12/13/24
Mtg: Fairway Ind Mtg $390,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 5017sf
Prior Sale: $550,000 (07/22)

184 N CENTRAL AVE **$760,000**
B: Shi X Zeng & Xiuhua Peng
S: Richard D Wilson, Tr for Wilson Irt
Book/Page: 42156/29, Date: 12/11/24
Mtg: United Wholesale Mtg $608,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 3657sf

273 NEWPORT AVE **$1,650,000**
B: Lins Newport LLC
S: Batterymarch Inc
Book/Page: 42153/349, Date: 12/10/24
Mtg: OneLocal Bank $1,460,000
Use: Apartment Bldg - 9 + Units, Lot: 10013sf
Prior Sale: $750,000 (12/05)

11 OAK GROVE TER U:202 ..... **$740,000**
B: Joseph Imbriani
S: Michael Napolitano & Qiuyue Zhong
Book/Page: 42159/515, Date: 12/13/24
Mtg: United Wholesale Mtg $440,000
Term: 2055
Use: 3 Bdrm Condo

17 PIERCE ST **$1,180,000**
B: Rockland Forest LLC
S: Kiernan Comer & Mary E Comer
Book/Page: 42161/170, Date: 12/13/24
Mtg: Liberty Bay CU $900,000
Term: 2035
Use: Apartment Bldg - 4-8 Units, Lot: 3471sf
Prior Sale: $155,000 (07/96)

123 SEA AVE **$1,268,000**
B: Toby Seto & Sherry H Chen
S: James R Creps & Sandra L Creps
Book/Page: 42154/189, Date: 12/10/24
Use: 2 Bdrm Conventional, Lot: 13901sf
Prior Sale: $859,000 (10/18)

87 WATERSTON AVE **$771,000**
B: Gao B Zhu & Jiantao Wu
S: Robert J Baszkiewicz & Janice M Baszkiewicz
Book/Page: 42161/464, Date: 12/13/24
Mtg: General Mortgage Corp $480,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5200sf

12 WHITWELL ST **$980,000**
B: Ellen Trung, Tr for Wai L Tam
S: Jimmy D Phung & Soo L Phung
Book/Page: 42153/148, Date: 12/10/24
Mtg: Leader Bank NA $630,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 10633sf

230 WILLARD ST U:211 ..... **$362,500**
B: Vincent Szeto
S: Melanie Brown
Book/Page: 42156/56, Date: 12/11/24
Mtg: United Wholesale Mtg $150,000
Term: 2040
Use: 2 Bdrm Condo
Prior Sale: $220,000 (04/07)

Randolph

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	169	183
Median Price	$505,000	$565,000

► REAL ESTATE SALES

100 EMILY JEFFERS RD U:100 ..... **$499,000**
B: Ye Q Wei & Zhao H Zhu
S: Grace Iyamu
Book/Page: 42155/385, Date: 12/11/24
Mtg: Fairway Ind Mtg $374,250
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $300,000 (06/04)

40 HIGH ST **$615,000**
B: Siomara Perello & Marilixandra R Lara
S: Judith A Woods & Francis X Moynihan
Book/Page: 42154/269, Date: 12/10/24
Mtg: Guild Mortgage Co $632,930
Term: 2055
Use: 4 Bdrm Colonial, Lot: 55284sf
Prior Sale: $299,900 (09/99)

7 JANE ST **$522,500**
B: Marie N Hyppolite
S: Toan Tran
Doc#: 000000001545985, Date: 12/13/24
Mtg: Mega Cap Funding Inc $494,428
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $285,000 (11/18)

Sharon

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	136
Median Price	$765,000	$800,000

► REAL ESTATE SALES

19 BELCHER ST **$680,000**
B: Thomas G Prinos & Julie D Prinos
S: Michael Sherman & Leah S Sherman
Book/Page: 42153/220, Date: 12/10/24
Mtg: OneLocal Bank $544,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 19879sf
Prior Sale: $155,000 (06/92)

8 GANNETT TER **$650,000**
B: Carol Tsoi & Colin Clark
S: Stephen Botelho & Tara Botelho
Doc#: 000000001545920, Date: 12/12/24
Mtg: Cross Country Mtg Inc $500,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: $346,500 (02/06)

14 QUINCY ST **$840,000**
B: Simon J Dreyfuss & Laurie B Dreyfuss
S: Robert W Carlson Jr & Roni B Carlson
Book/Page: 42158/147, Date: 12/12/24
Mtg: Morgan Stanley Privat $656,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 20015sf
Prior Sale: $575,000 (05/18)

Stoughton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	169	187
Median Price	$550,000	$600,000

► REAL ESTATE SALES

907 CENTRAL ST **$535,000**
B: Thuy-Van Tran, Tr for Takashige Okubo
S: Sach Nguyen
Book/Page: 42158/478, Date: 12/12/24
Mtg: Rocket Mortgage LLC $481,500
Term: 2055
Use: 3 Bdrm Old Style, Lot: 14488sf
Prior Sale: $530,000 (02/24)

109 KENNEDY RD **$699,900**
B: Carolyn M Hassol & Nathaniel C Hassol
S: Lila B Reid & Bruce Cummings
Book/Page: 42161/277, Date: 12/13/24
Mtg: Movement Mtg LLC $651,098
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 21684sf
Prior Sale: $509,250 (10/22)

425 LINCOLN ST **$465,000**
B: Tuyen V Nguyen, Tr for Thuong Tran
S: Ross Sonia Est & Gary F Ross
Book/Page: 42157/478, Date: 12/12/24
Mtg: Mtg Connection Llc $325,500
Term: 2055
Use: 3 Bdrm Old Style, Lot: 13281sf

296 POSKUS ST **$670,000**
B: Felicia Osorio & Simao Monteiro
S: 296 Poskus St Stoughton L
Book/Page: 42154/217, Date: 12/10/24
Mtg: Total Mtg Svcs $636,500
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 20086sf
Prior Sale: $450,000 (08/24)

1254 WASHINGTON ST **$520,000**
B: Btt Investment LLC
S: Pauline Lewis, Tr for 1254 Washington St T
Book/Page: 42152/243, Date: 12/09/24
Use: Mixed Use-Prim Comm & Resd, Lot: 16000sf

Walpole

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	157	166
Median Price	$700,000	$775,000

► REAL ESTATE SALES

5 LOIS DR **$800,000**
B: Loan Nguyen & Gavin Liddell
S: Timothy J Heylin & Jennifer L Heylin
Book/Page: 42150/455, Date: 12/09/24
Mtg: Colonial Fed Svgs Bk $500,000
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 40667sf
Prior Sale: $429,000 (11/14)

11 NOTTINGHAM WAY **$905,000**
B: Fxp LLC
S: William T Griffin & Jillian D Griffin
Book/Page: 42152/316, Date: 12/09/24
Use: 3 Bdrm Raised Ranch, Lot: 30010sf
Prior Sale: $350,000 (12/06)

3211 PENNINGTON DR U:3211 ..... **$539,000**
B: Laurel Little
S: Mary E Trahon
Book/Page: 42156/176, Date: 12/11/24
Use: 1 Bdrm Condo
Prior Sale: $505,485 (07/22)

4402 PENNINGTON DR U:4402 ..... **$650,000**
B: Andrew T Colamaria
S: Giuseppe E Onorati & Linda J Onorati
Book/Page: 42153/413, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $599,995 (09/23)

273 PLEASANT ST **$625,000**
B: Andrew T Rush
S: Thomas D Harney & Martha E Harney
Book/Page: 42158/216, Date: 12/12/24
Mtg: Radius Financial Grp $593,750
Term: 2055
Use: 3 Bdrm Conventional, Lot: 16049sf

65 PLIMPTON ST **$1,100,000**
B: Timothy Heylin & Jennifer Heylin
S: Lauren F Madden
Book/Page: 42151/316, Date: 12/09/24
Mtg: Radius Financial Grp $825,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 93218sf
Prior Sale: $750,000 (09/15)

2245 PROVIDENCE HWY **$1,709,400**
B: Sloopysplace LLC
S: Melissa R Salzberg, Tr for Bad Dog Rt
Book/Page: 42155/591, Date: 12/11/24
Mtg: Rockland Tr Co $1,367,520

145 SOUTH ST U:6 ..... **$450,000**
B: Joseph B Delaporta & Hannah J Delaporta
S: Timothy Ellis & Lucy E Ellis
Book/Page: 42160/26, Date: 12/13/24
Mtg: Bank of Canton $405,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $272,500 (11/06)

182 SUMMER ST **$241,500**
B: Fxp LLC
S: Francis Balagadde
Book/Page: 42152/452, Date: 12/10/24
Use: 3 Bdrm Conventional, Lot: 82764sf
Prior Sale: $589,900 (03/22)

Wellesley

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	227	266
Median Price	$1,865,000	$2,088,000

► REAL ESTATE SALES

43 ELM ST **$2,450,000**
B: Thomas J Niedermeyer Jr
S: Nancy H Place
Book/Page: 42156/180, Date: 12/11/24
Use: 4 Bdrm Colonial, Lot: 10001sf
Prior Sale: $1,190,000 (08/08)

5 FIELDSTONE WAY U:5 ..... **$1,775,000**
B: Shepard Davidson & Elizabeth S Cahn
S: John R Mitchell
Book/Page: 42153/141, Date: 12/10/24
Use: 3 Bdrm Condo

9 FRANKLIN RD **$4,950,000**
B: Robert B Lane, Tr for 9 Franklin Rt
S: Mauricio Arellano & Anitza Arellano
Book/Page: 42150/496, Date: 12/09/24
Use: 5 Bdrm Colonial, Lot: 15042sf
Prior Sale: $4,100,000 (07/22)

60 HALSEY AVE **$3,237,000**
B: Vanessa A Meintjes & August T Petrillo
S: Gregory M Bokar & Christina M Bokar
Book/Page: 42158/71, Date: 12/12/24
Mtg: Citizens Bank $2,360,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 5 Bdrm Colonial, Lot: 11131sf
Prior Sale: $2,070,000 (09/16)

5 IVY RD **$1,415,000**
B: Ivy Feng
S: Beth Miller
Book/Page: 42160/239, Date: 12/13/24
Use: 3 Bdrm Colonial, Lot: 14271sf
Prior Sale: $863,500 (04/06)

39 MAYO RD **$1,417,000**
B: David G Conway & Katharine E Collinson
S: Timothy T Dittrich & Katherine A Dittrich
Book/Page: 42157/539, Date: 12/12/24
Mtg: Rocket Mortgage LLC $1,062,750
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 20111sf
Prior Sale: $1,000,000 (08/20)

75 RUSSELL RD **$870,000**
B: Orly Kolatkar & Avishay Kolatkar
S: Paul Foglia, Tr for Paul Foglia 2022 T
Book/Page: 42154/139, Date: 12/10/24
Mtg: Citizens Bank $766,000
Term: 2055
Use: 2 Bdrm Old Style, Lot: 4210sf
Prior Sale: $509,925 (09/03)

26 S WOODSIDE AVE **$2,150,000**
B: Anbo Wang & Ye Zheng
S: David H Gibbs & Ellen F Gibbs
Book/Page: 42155/516, Date: 12/11/24
Mtg: M&T Bank NA $600,000
Term: 2055 Rate: 5.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 25770sf
Prior Sale: $405,000 (10/92)

51 SMITH ST **$1,325,000**
B: 9 Smith St LLC
S: Donna L Indresano
Book/Page: 42162/57, Date: 12/13/24
Mtg: MutualOne Bk $2,226,000
Use: 3 Bdrm Old Style, Lot: 21650sf
Prior Sale: $20,000 (02/14)

460 WESTON RD **$2,750,000**
B: Cletus Cheyuo & Zahra Izadifar
S: 460 Weston Road LLC
Book/Page: 42160/52, Date: 12/13/24
Mtg: Berkshire Bank $2,000,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 6 Bdrm Contemporary, Lot: 20652sf
Prior Sale: $690,000 (11/21)

Westwood

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	127
Median Price	$1,111,500	$1,205,000

► REAL ESTATE SALES

98 COBLEIGH ST **$850,000**
B: George Ganson & Vera Ganson
S: Ke Jia & Xin Sun
Doc#: 000000001545904, Date: 12/12/24
Mtg: United Wholesale Mtg $680,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9177sf
Prior Sale: $439,000 (11/14)

67 CUSHING RD **$1,230,000**
B: Constantinos Bitsikas & Ireni Barounis
S: Great Point Dev LLC
Book/Page: 42153/495, Date: 12/10/24
Mtg: Dedham Inst for Svgs $776,500
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 20740sf
Prior Sale: $760,000 (06/24)

566 POND ST **$930,000**
B: Zachary E Elkinson & Alyssa R Bubello
S: Sean B Irwin & Maryanne R Irwin
Book/Page: 42160/309, Date: 12/13/24
Mtg: BankESB $744,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 3 Bdrm Colonial, Lot: 26177sf
Prior Sale: $586,000 (10/15)

40 STANFORD DR **$1,525,000**
B: Sean B Irwin & Maryanne R Irwin
S: Joseph P Rockers & Kimberly A Rockers
Book/Page: 42161/425, Date: 12/13/24
Mtg: Movement Mtg LLC $1,025,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 40871sf
Prior Sale: $705,000 (09/12)

Weymouth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	363	402
Median Price	$585,000	$612,500

► REAL ESTATE SALES

73 BROAD REACH U:T85C **$515,000**
B: William Horick & Marjorie Horick
S: Bruce S Hoffman & Joan E Hoffman
Book/Page: 42161/558, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $362,500 (11/19)

19-21 BURSLEY RD **$740,000**
B: Sue S Hutcheson
S: Daniel E Hayes & Nancy E Hayes
Book/Page: 42158/578, Date: 12/12/24
Mtg: General Mortgage Corp $444,000
Term: 2055
Use: 2-Family Duplex, Lot: 7567sf
Prior Sale: $300,000 (03/04)

19 FISK AVE **$615,000**
B: Eric Hart & Jeili Merrill
S: Walter S Kinslow
Book/Page: 42154/384, Date: 12/10/24
Mtg: Cross Country Mtg Inc $522,750
Term: 2055
Use: 2 Bdrm Colonial, Lot: 4071sf
Prior Sale: $341,900 (12/06)

515 FRONT ST **$357,000**
B: 515 Front Street LLC
S: Wlodyka Paul D Est & Jill W Davis
Book/Page: 42154/50, Date: 12/10/24
Mtg: Apex Capital LCC $357,000
Use: 3 Bdrm Conventional, Lot: 59677sf
Prior Sale: $130,000 (09/88)

85 GRANT ST **$612,000**
B: Amy N Duong
S: John W Kelly Jr & Susan J Kelly
Book/Page: 42150/509, Date: 12/09/24
Mtg: Leader Bank NA $581,400
Term: 2054
Use: 3-Family Conventional, Lot: 32800sf

384 GREEN ST **$537,000**
B: Dominic P Dimaggio
S: William R Cyr
Book/Page: 42162/1, Date: 12/13/24
Use: 3 Bdrm Cape Cod, Lot: 7500sf

29 LAKEHURST AVE **$285,000**
B: Nine M LLC
S: Daley Eileen T Est & Tracy A Marino
Book/Page: 42155/410, Date: 12/11/24
Use: 3 Bdrm Bngl/Cottage, Lot: 4349sf
Prior Sale: $252,000 (09/04)

16 LINCOLN ST **$455,000**
B: Nelson L Depina
S: Robert C Maynard & Lori A Maynard
Book/Page: 42161/505, Date: 12/13/24
Mtg: Double Backflip Llc $514,000
Term: 2026
Use: 3 Bdrm Conventional, Lot: 9400sf
Prior Sale: $325,000 (09/24)

15 LINNWAY ST **$471,500**
B: Nicholas A Allie
S: Nancy Allonen-Allie
Doc#: 000000001545925, Date: 12/12/24
Mtg: LoanDepot.Com $471,500
Term: 2055
Use: 1-Family Cape Cod, Lot: 15000sf

38 MACDOUGALL CT **$530,000**
B: Richard Currier
S: William M Pizzi, Tr for Pizzi-Brown Ft
Book/Page: 42155/324, Date: 12/11/24
Mtg: CMG Mortgage Inc $150,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 7985sf

35 RED JACKET RD **$610,000**
B: Hongying Li & Jialin J Liu
S: Sylvia Ft & William S Sylvia Jr
Doc#: 000000001545771, Date: 12/09/24
Mtg: Middlesex Svgs Bk $488,000
Term: 2055 Rate: 5.3% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 8128sf

175 TALL OAKS DR U:B **$485,000**
B: Victor Choi
S: Shu-Hui Chiu & James Stanley
Book/Page: 42153/551, Date: 12/10/24
Mtg: Leader Bank NA $388,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $259,000 (09/14)

1009 WASHINGTON ST **$300,000**
B: Misdea Enterprises LLC
S: Wash Wey LLC
Book/Page: 42155/299, Date: 12/11/24
Use: Office Bldg-General, Lot: 6182sf
Prior Sale: $275,000 (05/22)

1125 WASHINGTON ST U:B **$462,500**
B: Ris Two Realty LLC
S: David Grace, Tr for Grace Legacy Spendthrift
Book/Page: 42157/456, Date: 12/12/24
Mtg: Avidia Bank $462,500
Use: Office Condo Unit
Prior Sale: $177,000 (09/93)

59 WINDSOR RD **$660,000**
B: Brian F Donnelly
S: Robert E Bowker, Tr for Marjorie A Bowker RET
Book/Page: 42153/519, Date: 12/10/24
Use: 3 Bdrm Raised Ranch, Lot: 15360sf

47 WINGATE RD **$625,000**
B: Jingfeng Liu & Yonghua Liu
S: Amanda E Bouchard
Book/Page: 42152/120, Date: 12/09/24
Mtg: Newrez LLC $405,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 6511sf
Prior Sale: $510,000 (03/22)

215 WINTER ST U:4G **$271,500**
B: Sarah A Enos
S: Osama Rafla & Pheby Soliman
Book/Page: 42151/344, Date: 12/09/24
Mtg: Guaranteed Rate Inc $225,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $215,000 (02/20)

9 WRIGHT ST **$457,000**
B: Mohamed Mahmoud & Iman Nazmy
S: Stephen R Carr
Doc#: 000000001545990, Date: 12/13/24
Mtg: Rocket Mortgage LLC $443,290
Term: 2055
Use: 1-Family Bngl/Cottage, Lot: 5500sf

Wrentham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	92
Median Price	$648,000	$704,000

► REAL ESTATE SALES

20 LAURIE LN **$907,000**
B: Ryan T Joyal & Whitney T Joyal
S: David R Poirier & Heather K Poirier
Book/Page: 42154/459, Date: 12/11/24
Mtg: New American Funding $290,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 59242sf
Prior Sale: $533,000 (11/02)

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Brockton, MA 02301
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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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	101
Median Price	$531,000	$550,000

► REAL ESTATE SALES

10 CROSSMAN CIR $680,000
B: Michael R Clifford
S: Michelle R Hurley
Book/Page: 59530/215, Date: 11/11/24
Mtg: Mortgage Corp EastIII $578,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 15663sf
Prior Sale: $373,000 (08/16)

26 ROBERT ENGLISH LN $920,000
B: Paul Donovan & Douglas Raymond
S: Robert English LLC
Book/Page: 59535/184, Date: 12/12/24
Use: Res Potentially Dvlpble Land, Lot: 37443sf

412 SUMMER ST $4,653,000
B: Abington Apt Owner LLC
S: Abington Crossing LLC
Book/Page: 59535/109, Date: 12/12/24

Bridgewater

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	173
Median Price	$615,000	$625,000

► REAL ESTATE SALES

24 BOLTON PL $350,000
B: Andrew Dion & Jennifer Dion
S: Gail Santilli
Book/Page: 59542/263, Date: 12/13/24
Mtg: Rockland Tr Co $262,500
Term: 2055 Rate: 6.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 59060sf

27 CARMEL CIR $575,000
B: Kayleigh C Grenon
S: Kaitlin Morelli
Book/Page: 59527/324, Date: 12/10/24
Mtg: Envoy Mtg LTD $488,750
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 11000sf
Prior Sale: $389,900 (01/20)

6 LIBERTY RD U:6 ..... $270,000
B: Nicholas B Morrissey Jr
S: Aaron Betz
Book/Page: 59540/251, Date: 12/13/24
Mtg: Stoughton Cp Bk $216,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $181,000 (03/08)

PLAIN ST $540,000
B: Tyler A Poole, Tr for 0 Plain St Rt
S: Frank Pragosa
Book/Page: 59541/341, Date: 12/13/24

Brockton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	540	505
Median Price	$455,000	$485,000

► REAL ESTATE SALES

85 AMES RD $350,000
B: Keith W Antonellis & Lawrence G Antonellis
S: Leslie A Devaney
Book/Page: 59541/310, Date: 12/13/24
Mtg: Washington Trust Mtg $297,500
Term: 2055
Use: 3 Bdrm Split Level, Lot: 5001sf

61 BONNEY ST $500,000
B: Sabrena Bailey
S: Maureen A Joyce, Tr for R & Chrisitine Ford Irt
Book/Page: 59527/184, Date: 12/10/24
Mtg: OCMBC Inc $490,943
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 8751sf
Prior Sale: $127,000 (07/88)

24 BOUNDARY CIR $395,000
B: Taylor Schiller & Kailey Schiller
S: Thomas V Ward
Book/Page: 59535/157, Date: 12/12/24
Mtg: Rocket Mortgage LLC $371,300
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10376sf

26 DIGBY AVE $500,000
B: Robert Goodick Jr
S: Kara L Brewster, Tr for Rosanne P Carney Ft
Doc#: 000000000857552, Date: 12/13/24
Mtg: Keystone Funding $477,050
Term: 2055
Use: 3 Bdrm Split Level, Lot: 5401sf

61 E MAIN ST $379,000
B: Carolann Phillips
S: Neusa Mendes & Nilton C Mendes
Doc#: 000000000857373, Date: 12/09/24
Mtg: CMG Mortgage Inc $284,250
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 10581sf
Prior Sale: $330,000 (04/22)

597 EAST ST $300,000
B: Lida M Lamont
S: Gertrude E Lamont
Book/Page: 59537/86, Date: 12/12/24
Mtg: Baycoast Mortgage Co $240,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 12702sf

57 ELLEN RD $450,000
B: Natacha Justin & Valdo Alexander
S: Kevin A Davis, Tr for Simkins Ft
Book/Page: 59537/135, Date: 12/12/24
Mtg: Rocket Mortgage LLC $441,849
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9052sf
Prior Sale: $285,000 (09/18)

FRANKLIN AVE $128,400
B: Eagle One Inc
S: Joseph M Poli & Roberta B Poli
Book/Page: 59542/25, Date: 12/13/24

274 GREEN ST $300,000
B: Hernan Correa
S: Delcie M Hayles & Wesley M Hayles
Book/Page: 59527/133, Date: 12/10/24
Mtg: Steven A Ross $320,000
Use: 1 Bdrm Bngl/Cottage, Lot: 5942sf
Prior Sale: $150,000 (11/01)

330 GREEN ST $370,000
B: Forest Lake Ventures LLC
S: Matthew M Hamel & Samantha A Hamel
Book/Page: 59542/293, Date: 12/13/24
Mtg: Urban Multifamily Llc $330,000
Use: 3 Bdrm Colonial, Lot: 11400sf
Prior Sale: $339,000 (05/20)

59 HOPKINS RD $375,000
B: Our Propertys LLC
S: Porter Eddie R Est & Edward O Porter
Book/Page: 59529/316, Date: 12/11/24
Use: 3 Bdrm Ranch, Lot: 11021sf

433 HOWARD ST $175,000
B: 433 Howard Street LLC
S: Lacourse Sally A Est & William Lacourse
Book/Page: 59542/147, Date: 12/13/24
Mtg: Signature Lending LLC $398,933
Use: 3 Bdrm Colonial, Lot: 53143sf

67 N LEYDEN ST $435,000
B: Carole Calderon
S: Janniece E York
Book/Page: 59537/61, Date: 12/12/24
Mtg: MSA Mortgage LLC $413,250
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 7200sf
Prior Sale: $173,000 (07/15)

772 N MAIN ST $1,375,000
B: 772 N Main Street LLC
S: S & C Oliveira LLC
Book/Page: 59531/297, Date: 12/11/24
Mtg: North Easton Svgs Bk $687,500
Use: Auto Repair, Lot: 13774sf
Prior Sale: $530,000 (05/20)

502 OAK ST U:8 ..... $160,000
B: Mimoza Mahmuti
S: Edward Norton
Book/Page: 59536/317, Date: 12/12/24
Use: 1 Bdrm Condo
Prior Sale: $82,000 (11/08)

685 OAK ST U:3 ..... $274,000
B: Nicholas Bethoney & Paul Bethoney
S: Farid Dessources
Book/Page: 59531/102, Date: 12/11/24
Use: Condo

15 PARK RD $420,000
B: Jose L Lazo
S: James L Keough, Tr for Freeport Rt
Book/Page: 59542/41, Date: 12/13/24
Mtg: Cross Country Mtg Inc $412,392
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 7514sf
Prior Sale: $280,000 (04/24)

23 RIVER ST $289,275
B: T Gomes & A Daveiga LLC
S: Structured Asset Mtg Invs & Bk Of Ny Mellon Tr
Book/Page: 59539/149, Date: 12/13/24
Use: 2 Bdrm Colonial, Lot: 32217sf
Prior Sale: $264,000 (11/24)

95 ROSEMARY ST $430,000
B: Claudener Anastase & Sainte H Sanozier
S: Susan Reid & Nancy Franklin
Book/Page: 59527/225, Date: 12/10/24
Mtg: Nations Direct Mtg $422,211
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11003sf

51 SHARON ST $400,000
B: Associate Solutions LLC
S: Michael G Lilly, Tr for Lilly Irt
Book/Page: 59536/325, Date: 12/12/24
Mtg: Stonington Capital $420,000
Use: 3 Bdrm Ranch, Lot: 10502sf

82 THATCHER ST $415,000
B: Meredith Kennedy
S: Associate Solutions LLC
Book/Page: 59537/110, Date: 12/12/24
Mtg: Fall River Five Cents $394,250
Term: 2055
Use: 3 Bdrm Colonial, Lot: 8102sf
Prior Sale: $290,000 (09/24)

Carver

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	80
Median Price	$520,000	$520,000

► REAL ESTATE SALES

9 FAIRWAY LNDG U:9 ..... $664,189
B: Judith Serafini
S: Weathervane At Patriot Pi
Book/Page: 59542/203, Date: 12/13/24
Use: Condo

Duxbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	147
Median Price	$1,075,000	$1,152,000

► REAL ESTATE SALES

31 CARRIAGE LN U:31 ..... $805,000
B: Roger Gill & Barbara Gill
S: Gary Williamson, Tr for Janyce L Williamson T
Book/Page: 59535/229, Date: 12/12/24
Mtg: Rocket Mortgage LLC $644,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $521,360 (08/14)

22 DEPOT ST $9,800,000
B: Galt Realty LLC
S: Trapelo Realty Inc
Book/Page: 59524/198, Date: 12/09/24
Mtg: Rockland Tr Co $6,860,000
Use: Mixed Use-Prim Comm & Other, Lot: 21200sf

46 DEPOT ST $9,800,000
B: Galt Realty LLC
S: Trapelo Realty Inc
Book/Page: 59524/198, Date: 12/09/24
Mtg: Rockland Tr Co $6,860,000
Use: Retail-Department Store, Lot: 172498sf

10 ENTERPRISE ST U:1 ..... $389,000
B: Heidi White, Tr for White Enterprise St Rt
S: Claudia Ruffing
Book/Page: 59528/315, Date: 12/10/24
Use: 1 Bdrm Condo
Prior Sale: $285,000 (06/19)

124 EVERGREEN ST $1,150,000
B: Daniel C Wood, Tr for Dirftwood T
S: 4 Girls Properties LLC
Book/Page: 59540/34, Date: 12/13/24
Mtg: John E Cox $750,000
Use: Residential-Multiple Bldgs, Lot: 66123sf
Prior Sale: $800,000 (10/23)

53 MYLES VIEW DR $1,855,000
B: Deborah T Meehan & Richard D Murray
S: Mark B David & Anne Termier
Book/Page: 59528/34, Date: 12/10/24
Mtg: BankESB $455,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Contemporary, Lot: 40075sf
Prior Sale: $800,000 (06/12)

113 SAINT GEORGE ST $2,650,000
B: Ryan R Patton & Whitney Patton
S: Marc M Peterman & Regan D Peterman
Book/Page: 59526/2, Date: 12/09/24
Mtg: Citizens Bank $1,590,000
Term: 2055 Rate: 6.8% Type: Adj
Use: 5 Bdrm Colonial, Lot: 45371sf
Prior Sale: $1,372,500 (03/13)

743 WEST ST $1,000,000
B: Jonathan F Lacey & Rebecca Lacey
S: Douglas E Haarala, Tr for Dux West Rt
Book/Page: 59539/286, Date: 12/13/24
Mtg: Cross Country Mtg Inc $700,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 68776sf
Prior Sale: $420,000 (10/22)

East Bridgewater

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	89
Median Price	$507,500	$525,000

► REAL ESTATE SALES

502 SUMMER ST $560,000
B: Nicholas Morris
S: Milton E Morris
Book/Page: 59536/291, Date: 12/12/24
Mtg: United Wholesale Mtg $495,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 11700sf
Prior Sale: $340,000 (05/24)

373 UNION ST $705,000
B: Patricia C Casey
S: Jv Real Estate Homes Inc
Book/Page: 59536/99, Date: 12/12/24
Use: 3 Bdrm Cape Cod, Lot: 28400sf
Prior Sale: $371,000 (04/24)

Halifax

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	51
Median Price	$500,000	$525,000

► REAL ESTATE SALES

LYDON LN U:D1-8 ..... $355,000
B: Philip E Tormey, Tr for Tormey Ft
S: Christopher J Kelley & Christina C Kelley
Book/Page: 59540/94, Date: 12/13/24
Use: Condo

540 TWIN LAKES DR U:540 ..... $385,000
B: Julia L Obrien & Zachary A Curtin
S: Andrew J Jordan & Ilene E Riley
Book/Page: 59536/44, Date: 12/12/24
Mtg: Radius Financial Grp $373,450
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $346,000 (12/21)

Hanover

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	131
Median Price	$745,000	$795,000

► REAL ESTATE SALES

53 CHESTNUT ST $750,750
B: Nancy P Tucker
S: Patriot Prop Soln LLC
Book/Page: 59529/306, Date: 12/10/24
Use: 3 Bdrm Raised Ranch, Lot: 30492sf
Prior Sale: $260,000 (06/24)

439 COLUMBIA RD $900,000
B: Sherman Dharma Realty LLC
S: Powerhouse Funding Corp
Doc#: 000000000857399, Date: 12/09/24
Use: Office Bldg-General, Lot: 73181sf
Prior Sale: $403,000 (04/01)

288 WOODLAND DR $699,900
B: Kenneth Zagray & Greice L Zagray
S: Richard A Housley Jr
Book/Page: 59525/275, Date: 12/09/24
Mtg: Radius Financial Grp $312,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 30056sf

Hanson

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	87
Median Price	$500,000	$610,000

► REAL ESTATE SALES

2 BROOKSIDE DR U:2 ..... $607,000
B: Heather E Vargus & Alannah N Vargus
S: Leonard F King Jr & Luciana B King
Book/Page: 59540/215, Date: 12/13/24
Mtg: LoanDepot.Com $532,000
Term: 2055
Use: 3 Bdrm Condo

26 GREAT CEDAR DR U:26 ..... $434,900
B: John J Orton & Patricia Orton
S: William A Horick & Marjorie A Horick
Book/Page: 59539/309, Date: 12/13/24
Mtg: Guild Mortgage Co $427,022
Term: 2055
Use: 2 Bdrm Condo

9 HOWLAND TRL U:5 ..... $660,000
B: Lynn A Leary
S: Cushing Trails LLC
Book/Page: 59539/192, Date: 12/13/24
Mtg: Coastal Heritage Bank $105,000
Term: 2055
Use: Condo

Hingham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	186	222
Median Price	$1,200,000	$1,312,500

► REAL ESTATE SALES

8 HAYES RD $1,275,000
B: Clifton B Hunt & Laura C Hunt
S: Jennifer L Durkin, Tr for Jennifer L Durkin RET
Book/Page: 59539/338, Date: 12/13/24
Mtg: M&T Bank NA $956,250
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 10308sf
Prior Sale: $950,000 (04/21)

502 MAIN ST $830,000
B: Christopher J Ragone & Katelyn D Ragone
S: Christopher Morgan & Allison K Morgan
Book/Page: 59536/189, Date: 12/12/24
Mtg: JPMorgan Chase Bank $747,000
Term: 2055
Use: 3 Bdrm Antique, Lot: 9120sf
Prior Sale: $770,000 (04/22)

688 MAIN ST $2,450,000
B: Kimberly A Maxwell, Tr for Sbv Rt
S: Attila A Tamer & Andrea K Tamer
Book/Page: 59495/138, Date: 11/27/24
Mtg: M&T Bank NA $1,200,000
Term: 2054 Rate: 5.6% Type: Adj
Use: 4 Bdrm Antique, Lot: 100113sf
Prior Sale: $2,450,000 (11/24)

10 SHIPYARD DR U:207 ..... $865,000
B: Mary E Watson
S: William E Devine & Marianne T Devine
Book/Page: 59540/54, Date: 12/13/24
Mtg: Movement Mtg LLC $450,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: $815,000 (03/23)

23 SHIPYARD DR U:403 ..... $965,000
B: Scott W Shaw & Kelly Walton-Shaw
S: David F Nicoli, Tr for Anne M Reilly Lt
Book/Page: 59536/111, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $1,120,000 (07/17)

7 TAYLOR LN U:7 ..... $950,000
B: Jennifer L Durkin, Tr for Jennifer L Durkin RET
S: Gwendolyn I Baldry, Tr for Gwendolyn I Baldry Ft
Book/Page: 59542/82, Date: 12/13/24
Mtg: M&T Bank NA $375,000
Term: 2055 Rate: 5.4% Type: Adj
Use: 3 Bdrm Condo

28 UNION ST $3,740,000
B: Conner M Hayes & Colleen S Hayes
S: Falconeiri Contruction In
Book/Page: 59537/167, Date: 12/12/24
Mtg: Citibank Na $1,620,000
Term: 2055 Rate: 5.5% Type: Adj
Use: 3 Bdrm Ranch, Lot: 117772sf
Prior Sale: $1,100,000 (10/22)

2 VINEYARD LN $2,485,000
B: William G Mcgrath & Alexa G Gentile
S: Goose Holdings LLC
Book/Page: 59531/93, Date: 12/11/24

Hull

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	92
Median Price	$650,000	$638,250

► REAL ESTATE SALES

689 NANTASKET AVE $691,500
B: Jennifer R Laface & Caroline E Haigh
S: John Reynilds & Gregory Helms
Book/Page: 59540/48, Date: 12/13/24
Use: 4 Bdrm Gambrel, Lot: 3119sf
Prior Sale: $280,000 (01/09)

20 ROCKLAND HOUSE RD U:504 ..... $370,000
B: Steven J Crowley
S: Regina C Mccrann
Book/Page: 59535/1, Date: 12/12/24
Use: 1 Bdrm Condo
Prior Sale: $267,500 (08/04)

► FORECLOSURE DEEDS

6 SAGAMORE TER $460,000
B: Seattle Bank
S: Susan R Castano & Seattle Bank
Book/Page: 59527/54, Date: 12/10/24
Use: 3 Bdrm Colonial, Lot: 5924sf

Kingston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	111
Median Price	$605,000	$685,000

► REAL ESTATE SALES

9 ALDEN ST $455,000
B: Cody Croteau & Amy Croteau
S: Beath Properties LLC
Book/Page: 59532/110, Date: 12/11/24
Mtg: Cross Country Mtg Inc $432,250
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 5662sf
Prior Sale: $295,000 (05/24)

128 GROVE ST $725,000
B: Jaryd Keeley & Sarah Keeley
S: John J Coombs Jr & Brenda M Coombs
Book/Page: 59543/138, Date: 12/13/24
Mtg: HarborOne Mortgage $475,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 40619sf

103 LOT PHILLIPS RD $980,000
B: Michelle R Hurley & Matthew H Hurley
S: Tracy L Cox, Tr for T & M Rt
Book/Page: 59531/31, Date: 12/11/24
Mtg: Coastal Heritage Bank $630,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 40230sf
Prior Sale: $65,000 (12/92)

33 MAPLE ST $604,033
B: Lawrence R Fagan Jr & Sarah J Fagan
S: Nora M Foley, Tr for Nora Foley T
Doc#: 000000000857542, Date: 12/13/24
Mtg: Total Mtg Svcs $583,875
Term: 2055
Use: 3 Bdrm Conventional, Lot: 8400sf
Prior Sale: $370,000 (06/19)

Lakeville

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	105
Median Price	$560,000	$580,000

► REAL ESTATE SALES

6 LEDGE ST $100,000
B: Paul E Zammuto & Rosangela C Zammuto
S: Michael K Zammuto, Tr for Gillis Nt
Book/Page: 59523/283, Date: 12/09/24
Use: 1 Bdrm Cottage, Lot: 5700sf

57 LONG POINT RD U:206 ..... $522,500
B: Glenn Cudmore & Jacquelyn Cudmore
S: Lakeville Island LLC
Doc#: 000000000857510, Date: 12/12/24
Use: 2 Bdrm Condo

6 MORRISON WAY $425,000
B: Peter Wiederspahn & Michaele Whelan
S: Joseph Obrien
Book/Page: 59540/317, Date: 12/13/24
Use: 1 Bdrm Ranch, Lot: 6840sf
Prior Sale: $265,000 (05/20)

37 MYRICKS ST $210,000
B: Diamond Developement Grp
S: Jij Properties Inc
Book/Page: 59529/13, Date: 12/10/24
Mtg: Tailor Rdg REIT LLC $350,000
Use: Residential Developable Land, Lot: 91344sf
Prior Sale: $400,000 (11/22)

Marion

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	53
Median Price	$699,900	$790,000

► REAL ESTATE SALES

30 PLEASANT ST $1,600,000
B: Thomas L Mcgrath & Joanne Mcgrath
S: Anil Shukla & Sara J Shukla
Book/Page: 59525/201, Date: 12/09/24
Use: 4 Bdrm Colonial, Lot: 50530sf
Prior Sale: $711,000 (06/21)

Marshfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	228	218
Median Price	$702,500	$768,750

► REAL ESTATE SALES

43 CARLTON RD $827,000
B: James E Hassett Jr & Sheryl A Hassett
S: Walsh Mary M Est & Rebecca C Walsh
Book/Page: 59536/155, Date: 12/12/24
Use: 3 Bdrm Colonial, Lot: 15750sf

61 DAMONS POINT RD $942,500
B: William F Pender, Tr for Pender Ft
S: Stephanie Flett, Tr for Stephanie Flett RET
Book/Page: 59527/79, Date: 12/10/24
Use: 3 Bdrm Ranch, Lot: 64904sf
Prior Sale: $680,000 (06/19)

22-R ELM ST $599,900
B: Frederick Mcgrath & Gretchen L Mcgrath
S: Hanan Kolvatz & Patricia Kolvatz
Book/Page: 59541/283, Date: 12/13/24
Mtg: Eastern Bank $399,900
Term: 2040
Use: 2 Bdrm Old Style, Lot: 3518sf
Prior Sale: $359,900 (09/15)

1187 FERRY ST $1,495,000
B: James Moynihan 3rd & Arlene Moynihan
S: Oak 1187 Ferry Street LLC
Book/Page: 59529/176, Date: 12/10/24
Use: 2 Bdrm Old Style, Lot: 4745sf
Prior Sale: $400,000 (01/24)

Mattapoisett

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	66
Median Price	$620,000	$680,000

► REAL ESTATE SALES

HIGH RIDGE DR L:37 ..... $369,900
B: Robert M Hawkins & Kerry L Hawkins
S: Vicki Abrahamson, Tr for Esventire T
Book/Page: 59523/44, Date: 12/09/24

11 MASSASOIT WAY $525,000
B: James M Vardo Jr & Tayla B Vardo
S: Melissa G Murray-Sowden
Book/Page: 59535/78, Date: 12/12/24
Mtg: Mllestone Mtg Solutio $478,406
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 15465sf
Prior Sale: $266,500 (10/16)

12 NANTUCKET DR $920,000
B: Pingguo He & Miao He
S: Justin P Mabee & Amelie Debeaumont-Mabee
Book/Page: 59531/177, Date: 12/11/24
Use: 3 Bdrm Contemporary, Lot: 17500sf
Prior Sale: $775,000 (12/22)

Middleboro

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	140
Median Price	$502,500	$526,575

► REAL ESTATE SALES

29 ARCH ST $285,000
B: Arch St LLC
S: Dawn M Storoy & Stephanie A Pease
Book/Page: 59543/63, Date: 12/13/24
Mtg: Signature Lending LLC $390,000
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: $285,000 (12/24)

11 MONTELLO ST $450,000
B: Talia M Dechiara
S: Kayla S Bessette
Book/Page: 59537/30, Date: 12/12/24
Mtg: United Wholesale Mtg $315,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: $295,000 (07/18)

632 WAREHAM ST $525,000
B: Aaron Steele
S: Bobbie L Hubbard
Book/Page: 59540/324, Date: 12/13/24
Mtg: Fairway Ind Mtg $472,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 38375sf
Prior Sale: $449,900 (11/22)

WOOD ST $160,000
B: Tyler R Dean, Tr for Smarts Land T
S: Todd S Freitas & Scott T Freitas
Book/Page: 59525/115, Date: 12/09/24

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PLYMOUTH REGISTRY
continued

Norwell

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	86
Median Price	$882,000	$1,125,000

► REAL ESTATE SALES

CROSS ST **$20,000**
B: Casey Cushing & Bailey Cushing
S: Shawn Macleod
Book/Page: 59525/301, Date: 12/09/24

95 HEMLOCK DR **$1,310,000**
B: David Tyburski & Jaclyn Criscuolo
S: Wayne King & Jamie M King
Book/Page: 59535/306, Date: 12/12/24
Mtg: Morgan Stanley Privat $1,048,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: $830,000 (09/21)

85 JACOBS LN **$1,630,000**
B: Kevin R Bersell & Elizabeth D Bersell
S: Sandra B Maguire
Book/Page: 59525/161, Date: 12/09/24
Mtg: TD Bank NA $1,304,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Colonial, Lot: 61855sf
Prior Sale: $799,000 (12/11)

18 MATTAKEESETT LN **$1,550,000**
B: Casey Cushing & Bailey Cushing
S: Shawn Macleod
Doc#: 000000000857403, Date: 12/09/24
Mtg: Rocket Mortgage LLC $1,100,500
Term: 2055
Use: 3 Bdrm Colonial, Lot: 138956sf
Prior Sale: $799,000 (05/19)

88 PROSPECT ST **$338,000**
B: Catherine M Molla
S: Catherine M Molla, Tr for Marie C Molla T
Book/Page: 59537/228, Date: 12/12/24
Mtg: Total Mtg Svcs $270,400
Term: 2055
Use: 3 Bdrm Antique, Lot: 506603sf

Pembroke

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	131	134
Median Price	$575,000	$594,500

► REAL ESTATE SALES

395 CENTER ST **$679,000**
B: Joshua Richards & Lindsay Richards
S: Mary A Gaetani, Tr for Melinda J Learning RET
Book/Page: 59542/182, Date: 12/13/24
Mtg: Fairway Ind Mtg $666,701
Term: 2055
Use: 3 Bdrm Ranch, Lot: 62200sf
Prior Sale: $224,000 (12/06)

36 FARMSIDE DR **$1,550,000**
B: Brian Andrade, Tr for Lilah Ln Rt
S: Casey T Cushing & Bailey Cushing
Book/Page: 59524/87, Date: 12/09/24
Use: 4 Bdrm CustomDesign, Lot: 67332sf
Prior Sale: $1,200,000 (03/21)

27 SPARROW LN **$968,000**
B: Christopher Cunningham & Whitney Cunningham
S: Lynn A Leary
Doc#: 000000000857503, Date: 12/12/24

224 W ELM ST **$440,000**
B: 224 West Elm LLC
S: Desmond J Glynn & Cindy Glynn
Book/Page: 59530/295, Date: 12/11/24
Mtg: Boston T Cap LLC $451,000
Use: 2 Bdrm Ranch, Lot: 70802sf
Prior Sale: $360,000 (12/21)

547 WASHINGTON ST U:A16 ..... **$465,000**
B: Daniel A Breda
S: Peter A Mcgee & Kathleen B Mcgee
Book/Page: 59532/332, Date: 12/11/24
Mtg: Guaranteed Rate Inc $425,823
Term: 2055
Use: Condo
Prior Sale: $213,500 (02/13)

801 WASHINGTON ST U:2 ..... **$420,000**
B: Bridget L Kinsella
S: Cheryl A Aveni
Book/Page: 59539/258, Date: 12/13/24
Mtg: Leader Bank NA $336,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $205,000 (02/15)

Plymouth

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	519	577
Median Price	$565,000	$625,000

► REAL ESTATE SALES

63 BRIGGS AVE **$375,500**
B: Paul Gavin
S: Thomas P Gillis & Susan A Gillis
Doc#: 000000000857446, Date: 12/10/24
Use: 1 Bdrm Ranch, Lot: 5001sf

122 BROOK RD **$535,000**
B: Gary Bergstrom & Louise Bergstrom
S: Richard Pontz 3rd & Jaimee L Pontz
Book/Page: 59524/324, Date: 12/09/24
Use: 4 Bdrm Ranch, Lot: 14597sf
Prior Sale: $300,000 (12/16)

25 CARDINAL DR **$295,000**
B: Henry W Ford & Joanne Ford
S: John A Spada, Tr for Spada Ft
Book/Page: 59542/328, Date: 12/13/24
Use: 2 Bdrm Ranch, Lot: 30888sf
Prior Sale: $295,000 (02/07)

25 CARDINAL DR **$350,000**
B: Glenn L Liberatore
S: Kalie Ford
Book/Page: 59542/338, Date: 12/13/24
Mtg: Total Mtg Svcs $215,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 30888sf
Prior Sale: $295,000 (12/24)

280 CENTER HILL RD **$1,715,000**
B: Domenic Nicotera & Judy Nicotera
S: Stephen Beneduci & Deborah I Beneduci
Book/Page: 59533/48, Date: 12/11/24
Mtg: Primelending $400,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 142402sf

33 CHERRY ST **$550,000**
B: Anne M Mucci
S: Erik M Wing & Kimberly L Stone
Book/Page: 59529/238, Date: 12/10/24
Use: 4 Bdrm Colonial, Lot: 10960sf
Prior Sale: $396,900 (11/19)

44 CLIFF ST **$599,900**
B: Jennifer A Smith & Scott T Smith
S: Cheryl Katon & Jeannifer Kanze-Eaton
Book/Page: 59542/233, Date: 12/13/24
Mtg: Rockland Tr Co $569,905
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Cape Cod, Lot: 20295sf
Prior Sale: $369,000 (03/12)

41 CRANBERRY FARM RD **$799,900**
B: Nancy L Farrell
S: Ejp Redbrook LLC
Book/Page: 59536/282, Date: 12/12/24
Use: Residential Developable Land, Lot: 9953sf
Prior Sale: $1,700,000 (09/23)

18 CRIMSON WAY **$920,000**
B: Amanda M Fogaren
S: Carolyn B Bergen & Clyde J Hakim
Book/Page: 59529/114, Date: 12/10/24
Mtg: Ally Bank $570,000
Term: 2055
Use: 3 Bdrm, Lot: 15795sf
Prior Sale: $541,460 (09/19)

9 EEL RIVER CIR **$524,900**
B: Jillian K Crehan & Cory R Ricci
S: Sheila Donovan, Tr for Donovan RT
Book/Page: 59528/71, Date: 12/10/24
Mtg: Coastal Heritage Bank $419,920
Term: 2055
Use: 3 Bdrm Gambrel, Lot: 14601sf

601 FEDERAL FURNACE RD **$389,000**
B: Cynthia J Gordon
S: Smith Christopher Est & Ryan A Smith
Book/Page: 59529/41, Date: 12/10/24
Mtg: LoanDepot.Com $291,750
Term: 2055
Use: 3 Bdrm Ranch, Lot: 12001sf

968 FEDERAL FURNACE RD **$360,000**
B: Vanessa Woollacott
S: Kennedy 3rd John A Est & Patricia H Wright
Book/Page: 59525/144, Date: 12/09/24
Use: 2 Bdrm Ranch, Lot: 46570sf

9 GREENSIDE WAY N **$669,900**
B: Marena LLC
S: Whitman Homes Inc
Book/Page: 59532/205, Date: 12/11/24
Use: 2 Bdrm Townhouse, Lot: 2287sf

78 HATHERLY RISE U:78 ..... **$817,500**
B: Patricia George & Edward George
S: Judith B Troy, Tr for John F Troy
Book/Page: 59542/18, Date: 12/13/24
Use: 3 Bdrm Condo
Prior Sale: $710,000 (12/21)

5 JOYCE DR **$620,000**
B: Catharine F Warner & Giana F Warner
S: Nancy Pagington
Doc#: 000000000857426, Date: 12/10/24
Mtg: Guaranteed Rate Inc $465,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 30453sf
Prior Sale: $319,000 (06/04)

15 KESTREL HTS **$1,264,214**
B: Jeremiah White & Dinae White
S: Toll Ma Land Ltd Parthers
Book/Page: 59523/267, Date: 12/09/24

62 LIBERTY ST **$350,000**
B: Hank Reardon Re LLC
S: Patricia M Haslett
Book/Page: 59528/211, Date: 12/10/24
Use: 2 Bdrm Cape Cod, Lot: 20116sf

79 MANOMET AVE **$1,435,000**
B: David Ruggiero, Tr for David Rugguiero Lt
S: Domenic Nicotera & Judy Nicotera
Book/Page: 59532/240, Date: 12/11/24
Mtg: Berkshire Bank $1,148,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 11326sf
Prior Sale: $850,000 (11/19)

9 MEADOW PARK RD **$650,000**
B: Blue Card LLC
S: Meadow Park Road LLC
Book/Page: 59538/236, Date: 12/13/24
Use: Industrial Use, Lot: 61812sf

15 MEADOW PARK RD **$650,000**
B: Blue Card LLC
S: Meadow Park Road LLC
Book/Page: 59538/243, Date: 12/13/24
Use: Industrial Devlpble Land, Lot: 61812sf

30 MONISA KAY DR **$1,395,000**
B: James Rhilinger & Kristin Mulrooney
S: Norah Gannon
Book/Page: 59537/275, Date: 12/12/24
Mtg: Bluestone Bank $976,500
Term: 2055 Rate: 7.0% Type: Adj
Use: 3 Bdrm Contemporary, Lot: 130641sf
Prior Sale: $885,000 (05/05)

87 NICKS ROCK RD **$668,000**
B: Herbert E Bassett 3rd & Kendall L Driscoll
S: George F Davis & Norma J Swan
Book/Page: 59540/150, Date: 12/13/24
Mtg: Amalgamated Bk $534,400
Term: 2055
Use: 3 Bdrm Ranch, Lot: 40907sf
Prior Sale: $355,000 (07/09)

12 NORTH ST U:3B **$507,000**
B: Sean D Riley & Amy L Riley
S: Patrick W Cooney
Book/Page: 59532/134, Date: 12/11/24
Use: 1 Bdrm Condo
Prior Sale: $470,500 (05/23)

21 PINE MOUNTAIN DR **$980,000**
B: Mark J Macdonnell & Robert Cuddi
S: North Sound Hmbldg LLC
Book/Page: 59542/72, Date: 12/13/24
Use: Residential Developable Land, Lot: 71399sf
Prior Sale: $245,000 (03/21)

12 S POND RD **$465,000**
B: Emily A Bartucca & Brendon J Reali
S: Gonsalves Lucille R Est & Richard C Gonsalves
Book/Page: 59540/173, Date: 12/13/24
Mtg: North Easton Svgs Bk $441,750
Term: 2055
Use: 2 Bdrm Ranch, Lot: 19998sf

2-4 SHAW CT **$825,000**
B: Joseph F Kowan & Julie E Kowan
S: Montminy Properties LLC
Book/Page: 59541/222, Date: 12/13/24
Mtg: Leader Bank NA $618,750
Term: 2055
Use: 2-Family Gambrel, Lot: 4352sf
Prior Sale: $290,000 (06/11)

9 SKY REACH **$745,000**
B: Bridget V Drummond
S: Katherine O Dodds
Book/Page: 59534/315, Date: 12/12/24
Use: 3 Bdrm Contemporary, Lot: 6085sf
Prior Sale: $489,500 (03/20)

29 SOUTH ST **$360,000**
B: Connor R Hamilton
S: Khamvongsa Nouleck Est & Manath Khamvongsa
Book/Page: 59526/303, Date: 12/10/24
Mtg: LoanDepot.Com $360,000
Term: 2055
Use: 3 Bdrm, Lot: 4948sf

75 STANDISH AVE **$495,000**
B: Amy Justice & Elijah M Marciello
S: Jennifer A Smith
Book/Page: 59541/188, Date: 12/13/24
Mtg: Radius Financial Grp $402,930
Term: 2055
Use: 2 Bdrm Ranch, Lot: 5240sf
Prior Sale: $390,000 (07/21)

129 SUMMER ST **$1,025,000**
B: Ezrin Properties LLC
S: Marc S Helminiak
Book/Page: 59539/107, Date: 12/13/24
Use: Residential-Multiple Bldgs, Lot: 20918sf

44 TUPPER HILL RD U:44 ..... **$435,000**
B: Patricia M Doyle
S: Tupper Hill Phase 2 LLC
Book/Page: 59541/39, Date: 12/13/24
Mtg: CMG Mortgage Inc $200,000
Term: 2055
Use: Condo

551 WHITE CLIFF DR U:551 ..... **$435,000**
B: Douglas Bumstead
S: Scanlon Neil W Est & Christine M Taylor
Book/Page: 59543/34, Date: 12/13/24
Mtg: Radius Financial Grp $369,750
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $210,000 (04/02)

11 WINTERBERRY LN U:11 ..... **$749,900**
B: Raymond D Fredette, Tr for Fredette T
S: Robert Cuddi
Book/Page: 59541/65, Date: 12/13/24
Mtg: First Home Mtg $250,000
Term: 2055
Use: Condo

Rochester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	49
Median Price	$575,000	$600,000

► REAL ESTATE SALES

110 QUAKER LN **$700,000**
B: Robert Crocker & Denise Crocker
S: Jeremy L Peck & Alyssa K Peck
Book/Page: 59525/120, Date: 12/09/24
Mtg: HarborOne Mortgage $300,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 66211sf
Prior Sale: $395,000 (08/14)

144 WALNUT PLAIN RD **$600,000**
B: Rebecca L Opozda & Ethan Opozda
S: Charlene M Arbia
Book/Page: 59533/27, Date: 12/11/24
Mtg: Guild Mortgage Co $579,975
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 47916sf
Prior Sale: $330,000 (03/07)

Rockland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	94
Median Price	$490,000	$520,100

► REAL ESTATE SALES

632 BEECH ST **$505,000**
B: Osama Rafla & Pheby Soliman
S: Paul Padula
Book/Page: 59525/326, Date: 12/09/24
Mtg: Guaranteed Rate Inc $250,000
Term: 2055
Use: 1-Family Ranch, Lot: 10800sf
Prior Sale: $282,000 (10/23)

49 CRESCENT ST **$720,000**
B: Antonios Marmanides & Emilia Lopes
S: Philip D Player & Erica R Player
Book/Page: 59536/222, Date: 12/12/24
Mtg: Guaranteed Rate Inc $648,000
Term: 2055
Use: 2-Family Conventional, Lot: 13300sf
Prior Sale: $320,000 (11/15)

556 LIBERTY ST **$589,000**
B: Herbert King & Patricia King
S: 6 Swan LLC
Book/Page: 59524/48, Date: 12/09/24
Mtg: Leader Bank NA $471,200
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 20679sf
Prior Sale: $352,500 (06/24)

19 NORTHFIELD DR U:19 ..... **$625,000**
B: William Murphy & Christine M Reinhardt
S: Judith A Serafini
Book/Page: 59541/1, Date: 12/13/24
Mtg: Radius Financial Grp $375,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 2831400sf
Prior Sale: $338,060 (08/08)

537 UNION ST **$312,000**
B: Cm Futures LLC
S: Casey Robert J Est & Joan A Reale
Book/Page: 59534/222, Date: 12/12/24
Mtg: RCN Capital LLC $406,830
Term: 2026
Use: 1-Family Conventional, Lot: 8162sf

133 WOODSBURY RD **$447,900**
B: Michael V Dacosta
S: Susan Powers
Book/Page: 59530/276, Date: 12/11/24
Mtg: Paramount Res Mtg Gp $439,786
Term: 2055
Use: 4 Bdrm Ranch, Lot: 13352sf

► FORECLOSURE DEEDS

167 UNION ST **$1,401,000**
B: 167 Union LLC
S: 167 Union Street LLC & Qs Lending Three T
Book/Page: 59538/285, Date: 12/13/24
Mtg: Rd Wab Spv Llc $2,350,000
Use: Mixed Use-Prim Res & Comm, Lot: 7052sf
Prior Sale: $930,000 (04/23)

Scituate

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	192	179
Median Price	$865,000	$875,000

► REAL ESTATE SALES

46 ABERDEEN DR **$915,000**
B: Jennifer R Obrien
S: Sharon T Mclean & James P Mclean
Book/Page: 59524/230, Date: 12/09/24
Mtg: Coastal Heritage Bank $640,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 20000sf
Prior Sale: $320,000 (07/02)

13 GRIDLEY BRYANT RD **$750,000**
B: Colleen F Perri & Vincent J Perri
S: Leo T Odonnell Jr & Erin Odonnell
Book/Page: 59531/131, Date: 12/11/24
Mtg: Digital FCU $350,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 20709sf
Prior Sale: $420,000 (03/08)

138 LAWSON RD **$585,000**
B: Courtney Jurzynski & Francis Donovan 3rd
S: Dianne E Lydon
Book/Page: 59532/142, Date: 12/11/24
Mtg: OCMBC Inc $565,475
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13350sf

5 LAWSON TER **$1,015,000**
B: Kara Hole & Jaren D Hannigan
S: James A Boynton
Book/Page: 59528/160, Date: 12/10/24
Mtg: CMG Mortgage Inc $862,500
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: $251,000 (04/19)

16 OLD COUNTRY WAY U:B **$749,900**
B: Lorraine Reynolds
S: Malloy Hall LLC
Book/Page: 58775/177, Date: 03/28/24
Mtg: TJC Mortgage Inc $637,140
Term: 2054
Use: 2 Bdrm Condo, Lot: 29249sf

16 OLD COUNTRY WAY U:C **$750,000**
B: Eric Smith & Emily Smith
S: Malloy Hall LLC
Book/Page: 58793/123, Date: 04/03/24
Mtg: Rockland Fed CU $600,000
Term: 2054
Use: 2 Bdrm Condo

1 ORCHARD RD **$1,050,000**
B: Brendan M Melanson & Kelsea E Melanson
S: James E Hassett Jr & Sheryl A Hassett
Doc#: 000000000857499, Date: 12/12/24
Mtg: Mortgage Corp Eastlll $840,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 35090sf
Prior Sale: $560,000 (04/07)

12 PLEASANT ST **$50,000**
B: Kerri Johnson, Tr for Lennox Rt
S: James F Verme Jr & Ann M Verme
Book/Page: 59542/289, Date: 12/13/24
Use: 2 Bdrm Conventional, Lot: 49658sf
Prior Sale: $124,900 (08/94)

352 TILDEN RD **$1,205,000**
B: Kathryn C Mcnaughton & David R Mcnaughton
S: Steven D Helle & Meghn A Helle
Book/Page: 59525/12, Date: 12/09/24
Mtg: Coastal Heritage Bank $960,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 20800sf
Prior Sale: $700,000 (06/23)

156 VERNON RD **$456,170**
B: Michael Bentley
S: Michael Bentley & Katina Bentley
Book/Page: 59529/82, Date: 12/10/24
Use: 4 Bdrm Colonial, Lot: 65700sf
Prior Sale: $595,000 (01/08)

54 WOODLAND RD **$30,000**
B: Kerri Johnson, Tr for Lennox Rt
S: William J Patrolia, Tr for Jnp Rt
Doc#: 000000000854355, Date: 08/21/24
Use: Residential Undvlpble Land, Lot: 56933sf

Wareham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	253	256
Median Price	$395,000	$440,000

► REAL ESTATE SALES

12 ANGEL COVE WAY **$149,000**
B: Alexander Ju
S: Emmanuel Chrch Of The Naz
Book/Page: 59529/265, Date: 12/10/24
Mtg: Bristol Cnty Svgs Bk $109,000
Term: 2040 Rate: 6.1% Type: Adj
Use: Religious Property, Lot: 43300sf

17 BAY POINTE DR EXT U:17 ..... **$487,500**
B: Sean Spalding
S: Willand William L Est & Rebecca C Nadeau
Book/Page: 59541/127, Date: 12/13/24
Mtg: Members Mtg Co Inc $365,625
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $291,250 (05/15)

2406 CRANBERRY HWY **$1,900,000**
B: Theodore E Parker 3rd
S: 2406 Cranberry Hwy LLC
Book/Page: 59531/153, Date: 12/11/24
Use: Commercial Warehouse, Lot: 38640sf
Prior Sale: $525,000 (06/21)

37 MAYFLOWER LN **$99,000**
B: Harvest Home Prop LLC
S: Erica D Caprgreco, Tr for Elizabeth M Catanese RET
Book/Page: 59536/23, Date: 12/12/24
Use: Residential Undvlpble Land, Lot: 6510sf

10 UNCATENA RD **$447,900**
B: William E Farrington
S: Robert J Crocker & Denise E Crocker
Book/Page: 59523/321, Date: 12/09/24
Mtg: Plaza Home Mtg $439,786
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: $286,000 (08/19)

► FORECLOSURE DEEDS

32 BAY POINTE DR EXT U:32 ..... **$470,000**
B: Cascade Funding Mtg T Hb8
S: Cynthia A Mccarthy & Mtg Assets Managemet LLC
Book/Page: 59527/262, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $320,000 (12/03)

62 PAPERMILL RD U:62 ..... **$369,900**
B: Gitsit Real Property LLC
S: Ellen F Jacobs & Gitsit Solution LLC
Book/Page: 59528/26, Date: 12/10/24
Use: 2 Bdrm Condo
Prior Sale: $230,000 (12/09)

West Bridgewater

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	61
Median Price	$525,000	$585,000

► REAL ESTATE SALES

W CENTER ST U:8 ..... **$225,000**
B: Avila Realty LLC
S: Michael J Salvati, Tr for Mds Rt
Doc#: 000000000857388, Date: 12/09/24
Use: Condo

Whitman

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	107
Median Price	$482,500	$505,000

► REAL ESTATE SALES

215 BEDFORD ST **$4,300,000**
B: 215 Bedford Partners LLC
S: Johnny B LLC
Book/Page: 59536/163, Date: 12/12/24
Use: Commercial Warehouse, Lot: 624650sf
Prior Sale: $1,200,000 (07/17)

38 O BRIEN AVE **$750,000**
B: Meredith L Macdonald & Jennifer C Macdonald
S: Diego A Dasilva
Book/Page: 59539/78, Date: 12/13/24
Mtg: Mortgage Corp Eastlll $500,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 19240sf
Prior Sale: $529,900 (01/21)

1 PARADISE LN U:J2 ..... **$430,000**
B: Kristen Keefe
S: Kerry M Orourke
Book/Page: 59531/245, Date: 12/11/24
Mtg: Cross Country Mtg Inc $387,000
Term: 2055
Use: Condo
Prior Sale: $279,900 (09/18)

126 WASHINGTON ST **$510,000**
B: Vitor Melo & Dayane Melo
S: Peter A Skarinka, Tr for Skarinka Rt
Book/Page: 59543/89, Date: 12/13/24
Mtg: Paramount Res Mtg Gp $408,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 16631sf

► FORECLOSURE DEEDS

93 PORTER ST **$558,000**
B: Vrmtg Asset T & United States Bk T Na Tr
S: Ann F Johns & Us Bank TNa
Book/Page: 59526/341, Date: 12/10/24
Use: 3 Bdrm Split Entry, Lot: 20155sf
Prior Sale: $395,000 (12/06)

Worcester Registry

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Telephone: (508) 798-7717
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Athol

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	136	119
Median Price	$285,000	$320,000

► REAL ESTATE SALES

249 GAGE RD **$160,000**
B: June M Truehart, Tr for Keith P Truehart Jr
S: Keith P Truehart
Book/Page: 71397/130, Date: 12/10/24
Mtg: All One Credit Union $128,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Bngl/Cottage, Lot: 10105sf

78 HAMPSTEAD PL **$345,000**
B: Susan Gowasack & Sety Santana
S: Joel Parilla
Book/Page: 71410/28, Date: 12/12/24
Mtg: Cross Country Mtg Inc $338,751
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5250sf
Prior Sale: $63,900 (11/16)

Auburn

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	176	171
Median Price	$420,500	$429,000

► REAL ESTATE SALES

34 BOYCE ST U:3 ..... **$325,000**
B: Shawna Plourde
S: Daniel P Slattery
Book/Page: 71394/101, Date: 12/09/24
Mtg: New American Funding $281,084
Term: 2055
Use: Condo

3 CUTTING AVE **$435,000**
B: Paul Bordage & Deborah Bordage
S: Gerald Finkle
Book/Page: 71407/60, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 18750sf
Prior Sale: $276,000 (07/06)

6 JOHNSON ST **$875,000**
B: Bb Milford Warehouse LLC
S: Johnson Pleasant Rlty LLC
Book/Page: 71400/191, Date: 12/11/24
Use: Commercial Warehouse, Lot: 28768sf

54 LORNA DR **$599,000**
B: Jennifer Riendeau & Sean Carey
S: Jan Stelmach & Kim Stelmach
Book/Page: 71408/162, Date: 12/12/24
Mtg: BankESB $449,250
Term: 2055 Rate: 6.4% Type: Adj
Use: 3 Bdrm Ranch, Lot: 23103sf
Prior Sale: $389,000 (05/06)

6 MAYFIELD RD **$425,000**
B: New Property Shop Inc
S: Leblanc Gerald E Est & Michael W Garland
Book/Page: 71405/319, Date: 12/12/24
Mtg: Cv3 Fncl Svcs Llc $416,500
Term: 2026
Use: 2 Bdrm Cape Cod, Lot: 12500sf

24 PHOENIX RD **$415,000**
B: Rose Joubert & Liam J Stearns
S: Sharon I Guittar, Tr for Cabana Ft
Book/Page: 71417/334, Date: 12/13/24
Mtg: Movement Mtg LLC $402,550
Term: 2055
Use: 3 Bdrm Ranch, Lot: 28130sf

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390 ROCHDALE ST **$530,000**
B: Terrence Richardson & Sarah Rzucidlo
S: Alexander Dipadua & Miranda Dipadua
Book/Page: 71394/73, Date: 12/09/24
Mtg: Fairway Ind Mtg $514,100
Term: 2055
Use: 3 Bdrm Colonial, Lot: 60871sf
Prior Sale: $460,000 (05/22)

5 SCHOOL ST **$560,000**
B: Nicole Carrelli & Christopher Carrelli
S: Trudy Risedorf & Adam K Risedorf
Book/Page: 71390/350, Date: 12/09/24
Mtg: CMG Mortgage Inc $448,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 35651sf
Prior Sale: $341,000 (10/18)

Barre

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	46
Median Price	$312,000	$377,500

► REAL ESTATE SALES

34 NELSON ST U:34 ..... **$175,000**
B: Nancy J Piltzecker
S: Barbara Desrosiers
Book/Page: 71409/241, Date: 12/12/24
Mtg: Fairway Ind Mtg $50,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 3714sf
Prior Sale: $123,963 (07/09)

Berlin

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	22
Median Price	$675,000	$674,500

► REAL ESTATE SALES

12 LINDEN ST **$510,000**
B: Hussein M Kafel
S: Orchard Hill Prop Ii LLC
Book/Page: 71398/158, Date: 12/10/24
Mtg: Fall River Five Cents $459,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5663sf
Prior Sale: $100,000 (03/17)

305 SOUTH ST **$230,000**
B: 305 South St LLC
S: Patricia A Wheeler, Tr for Ronald D Wheeler RET B
Book/Page: 71403/78, Date: 12/11/24

Blackstone

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	56
Median Price	$432,500	$471,000

► REAL ESTATE SALES

20 AUSTIN ST **$425,000**
B: Jo A Cherry
S: Bettye-Jean Roy & Jeremy K Roy
Book/Page: 71415/30, Date: 12/13/24
Mtg: USAA Federal SB $300,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $55,000 (07/16)

27 ELM ST **$100,000**
B: Andre G Cavoli
S: Andre Cavoli & Marcio J Dacosta
Book/Page: 71411/262, Date: 12/12/24
Mtg: Pfn Lending Group Inc $350,000
Term: 2055
Use: 3-Family Family Flat, Lot: 56628sf
Prior Sale: $300,000 (10/22)

10 FOX RUN RD U:10 ..... **$278,500**
B: Elsa Solorzano
S: Rmac T Series 2016-Ctt & Us Bank Na Tr
Book/Page: 71391/141, Date: 12/09/24
Mtg: Nationstar Mtg $222,800
Term: 2040
Use: 2 Bdrm Condo
Prior Sale: $122,638 (05/24)

Bolton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	46
Median Price	$884,500	$987,611

► REAL ESTATE SALES

17 LANCASTER RD **$1,050,000**
B: Ajay R Marry & Pranjali C Telavane
S: Traditional Concepts Inc
Book/Page: 71393/148, Date: 12/09/24
Mtg: Leader Bank NA $892,500
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 52272sf
Prior Sale: $165,000 (02/24)

143 NASHAWAY RD **$969,000**
B: Sami Anttila & Suvi Anttila
S: Martin William-E G Est & Michelle Nelken
Book/Page: 71405/65, Date: 12/12/24
Mtg: Jeanne DArc CU $775,200
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: $610,000 (05/15)

Boylston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	34
Median Price	$700,000	$595,000

► REAL ESTATE SALES

259 MILE HILL RD **$565,000**
B: Adam Nicolopoulos
S: Paul E Brennan
Book/Page: 71411/83, Date: 12/12/24
Mtg: Bank of America NA $315,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 59602sf
Prior Sale: $275,000 (03/15)

269 SEWALL ST U:269 ..... **$659,000**
B: Jaime Desiderio
S: Sa Boylston LLC
Book/Page: 71408/376, Date: 12/12/24
Mtg: Central One FCU $423,000
Term: 2055
Use: 2 Bdrm Condo

351 SEWALL ST **$600,000**
B: Gustavo M Demoraes & Caroline P Botelho
S: Benson Mary E Est & Scott Benson
Book/Page: 71390/180, Date: 12/09/24
Mtg: American Fin Network $450,000
Term: 2055
Use: 2-Family Duplex, Lot: 32629sf

Brookfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	29
Median Price	$369,000	$360,000

► REAL ESTATE SALES

6 FORREST ST **$25,000**
B: Alexander S Lojko
S: Toto Rita Fern Est & Eugene Toto
Book/Page: 71412/274, Date: 12/13/24
Use: Residential Developable Land, Lot: 39988sf

Douglas

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	66
Median Price	$490,000	$499,500

► REAL ESTATE SALES

70 MARTIN RD **$440,000**
B: Lisandra A Aponte-Cosme
S: Cloverhill Properties LLC
Book/Page: 71408/73, Date: 12/12/24
Mtg: Cross Country Mtg Inc $418,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 104980sf
Prior Sale: $325,000 (08/24)

146 MONROE ST **$785,000**
B: Jason Kumnick & Cassondra Kumnick
S: Theodore Holdgate & Elke Holdgate
Book/Page: 71418/167, Date: 12/13/24
Mtg: Embrace Home Loans $510,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 95353sf
Prior Sale: $625,860 (12/21)

136 SOUTH ST **$555,000**
B: Ryan Shepherd & Jennifer Shepherd
S: Mark A Hutnak & Laurie T Hutnak
Book/Page: 71410/152, Date: 12/12/24
Mtg: UniBank for Savings $440,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 475457sf
Prior Sale: $265,000 (06/15)

94 WEBSTER ST **$542,000**
B: Julianne Tervo & Justin C Tervo
S: Jay Krasner & Lori Krasner
Book/Page: 71416/54, Date: 12/13/24
Mtg: Amerant Mortgage $433,600
Term: 2055
Use: 3 Bdrm Ranch, Lot: 89995sf
Prior Sale: $270,000 (08/08)

Dudley

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	85
Median Price	$388,525	$425,000

► REAL ESTATE SALES

11 CHARLTON RD **$462,500**
B: Matthew Rayla & Olivia Rayla
S: Makarewicz Joel Est & Jeremey Guay
Book/Page: 71411/344, Date: 12/13/24
Mtg: United Wholesale Mtg $432,250
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 498762sf

W MAIN ST **$110,000**
B: Zofia Mroczka & Zbigniew Mroczka
S: Dennis C Parda
Book/Page: 71393/182, Date: 12/09/24

Gardner

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	155	157
Median Price	$340,000	$364,000

► REAL ESTATE SALES

87 CENTURY WAY U:87 ..... **$260,000**
B: Mary Nabakka
S: Marren Sanders
Book/Page: 71415/1, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $145,000 (10/19)

30 FOSS RD **$360,000**
B: Robert J Holohan & Susan E Holohan
S: Kurtis P Johnson & Jane L Johnson
Book/Page: 71410/137, Date: 12/12/24
Use: 3 Bdrm Conventional, Lot: 8182sf
Prior Sale: $80,000 (12/02)

81 GRANT ST **$275,000**
B: Brenda L Mcpherson
S: John P Kaune
Book/Page: 71414/319, Date: 12/13/24
Mtg: Total Mtg Svcs $220,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 10800sf
Prior Sale: $170,900 (09/20)

54 VAUGHN ST **$287,500**
B: Eduardo F Mendez
S: Cathy J Cormier
Book/Page: 71394/127, Date: 12/09/24
Mtg: Bay Equity LLC $273,125
Term: 2055
Use: 3 Bdrm Conventional, Lot: 13965sf
Prior Sale: $61,500 (06/99)

Grafton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	134
Median Price	$617,500	$612,500

► REAL ESTATE SALES

1 FISHERVILLE TER U:1 ..... **$216,800**
B: Sherin Saheera & Nissam A Majeed
S: Fisherville Terrace LLC
Book/Page: 71409/289, Date: 12/12/24
Mtg: Webster FiveCent Svgs $205,960
Term: 2055
Use: Condo

39 FLINT POND DR U:39 ..... **$665,000**
B: Manjula Srinivasan
S: David Z Clark & Carolyn A Clark
Book/Page: 71406/141, Date: 12/12/24
Mtg: Northpoint Mortgage $399,000
Term: 2045
Use: 3 Bdrm Condo, Lot: 943945sf
Prior Sale: $402,515 (05/10)

119 OLD WESTBORO RD **$607,000**
B: Noreen Kennedy
S: Joshua Lee
Book/Page: 71394/211, Date: 12/10/24
Mtg: Cross Country Mtg Inc $364,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 56628sf
Prior Sale: $317,000 (09/12)

5 WOODSIDE DR **$550,000**
B: Gina A Coulombe & Derek J Coulombe
S: Aronson Scott Haley Est & Heather T Aronson
Book/Page: 71397/204, Date: 12/10/24
Mtg: Drew Mortgage Assnlnc $533,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: $127,250 (04/92)

Hardwick

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	27
Median Price	$333,600	$364,900

► REAL ESTATE SALES

4 CHURCH ST **$404,250**
B: Jorge Martinez-Mendez & Sherry Davalos
S: David A Kluender
Book/Page: 71418/288, Date: 12/13/24
Mtg: Movement Mtg LLC $396,927
Term: 2055
Use: Mixed Use-Prim Comm & Resd, Lot: 6490sf
Prior Sale: $139,000 (09/01)

NORTH RD **$55,000**
B: East Quabbin Land T Inc
S: Lucinda J Childs
Book/Page: 71416/236, Date: 12/13/24

Harvard

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	42
Median Price	$955,000	$955,000

► REAL ESTATE SALES

23 LITTLETON RD **$455,000**
B: Paul J Coke
S: Coke Helen C Est & Ellen M Coke
Book/Page: 71416/26, Date: 12/13/24
Mtg: Digital FCU $196,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 60984sf

115 SLOUGH RD **$798,000**
B: Vadzim A Kelly
S: David F Winchell & Charlotte W Winchell
Book/Page: 71398/134, Date: 12/10/24
Mtg: NFM Inc $638,400
Term: 2055
Use: 3 Bdrm Contemporary, Lot: 141134sf
Prior Sale: $635,000 (06/04)

Holden

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	144	157
Median Price	$525,000	$530,000

► REAL ESTATE SALES

2 BAY COLONY LN U:2 ..... **$682,990**
B: Lisa Yetto
S: Garden Village Realty LLC
Book/Page: 71405/244, Date: 12/12/24
Use: Possible New Construction

74 BULLARD ST **$479,000**
B: Chelsea Theerman
S: Aaron S Murphy
Book/Page: 71418/26, Date: 12/13/24
Mtg: Total Mtg Svcs $369,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 12197sf
Prior Sale: $214,000 (01/11)

120 TWINBROOKE DR **$725,000**
B: Patrick A Zoppo & Jennifer A Zoppo
S: Freddie B Stewart, Tr for F B & Joyce A Stewart T
Book/Page: 71399/76, Date: 12/11/24
Mtg: Lower LLC $652,500
Term: 2055
Use: 4 Bdrm Colonial, Lot: 24243sf
Prior Sale: $510,000 (04/08)

51 WHITNEY ST **$350,000**
B: Brendan R Prescott
S: Daniel Malooly
Book/Page: 71396/108, Date: 12/10/24
Mtg: CMG Mortgage Inc $280,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 261285sf
Prior Sale: $250,000 (04/04)

Hopedale

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	37
Median Price	$575,000	$561,000

► REAL ESTATE SALES

18 CHARLESGATE RD **$514,000**
B: Corey Mccoy & Alyson Mccoy
S: Carlson Richard P Est & Brenda J Hart
Book/Page: 71414/123, Date: 12/13/24
Mtg: Fairway Ind Mtg $498,580
Term: 2055
Use: 3 Bdrm Ranch, Lot: 27225sf

54 DUTCHER ST U:1 ..... **$325,100**
B: Alicia E Miller
S: Linda Barron
Book/Page: 71407/143, Date: 12/12/24
Mtg: Dean Cp Bk $200,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $225,000 (07/17)

112 HARTFORD AVE **$565,000**
B: Ricky A Leland & Barbara Leland
S: Helen M Melin & Richard Melin
Book/Page: 71403/236, Date: 12/11/24
Mtg: Prestige Home Mtg LLC $452,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 32313sf

Hubbardston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	41
Median Price	$390,000	$465,000

► REAL ESTATE SALES

28 MADISON WAY U:28 ..... **$400,000**
B: James Smith & Vicki Smith
S: Grier A Shick, Tr for Shick Lt
Book/Page: 71413/93, Date: 12/13/24
Mtg: Bay Equity LLC $125,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $235,000 (06/09)

Lancaster

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	62
Median Price	$475,000	$600,000

► REAL ESTATE SALES

FORT POND RD **$358,750**
B: Ft Pond Realty LLC
S: Fort Pond LLC
Doc#: 000000000123969, Date: 12/12/24

FORT POND RD **$358,750**
B: Fort Pond LLC
S: Ft Pond Realty LLC
Doc#: 000000000123966, Date: 12/12/24

696 FORT POND RD **$5,732,519**
B: Ft Pond Realty LLC
S: W D Chisholm, Tr for Mountain Laurel Realty Co
Book/Page: 71411/137, Date: 12/12/24
Mtg: Bank of New England $5,000,000
Use: Telephone Relay Tower, Lot: 1096405sf
Prior Sale: $1,000,000 (05/12)

71 OLD COMMON RD **$410,000**
B: Lisa B Moura
S: Jill A Valerio-Laine
Book/Page: 71417/280, Date: 12/13/24
Mtg: Guaranteed Rate Inc $369,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 30056sf

Leicester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	103
Median Price	$380,000	$415,000

► REAL ESTATE SALES

CHAPEL ST **$35,000**
B: Clifford Graham
S: William Amidon
Book/Page: 71413/258, Date: 12/13/24

136 CHARLES ST **$490,000**
B: Jason P Radzik
S: Steven J Radzik & Sonia K Radzik
Book/Page: 71405/30, Date: 12/12/24
Mtg: United Wholesale Mtg $390,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 19602sf
Prior Sale: $173,000 (10/12)

135 WHITE BIRCH ST **$580,000**
B: Sasheyra Foster & Nickelda A Chiari
S: Anthony Dagostino, Tr for DAgostino FT
Book/Page: 71413/280, Date: 12/13/24
Mtg: United Wholesale Mtg $551,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 97008sf

Mendon

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	50
Median Price	$660,000	$755,000

► REAL ESTATE SALES

157 BLACKSTONE ST **$725,000**
B: Jenna Ranley & David Ranley
S: James H Thach 4th & Gretchen A Thach
Book/Page: 71393/197, Date: 12/09/24
Mtg: Prestige Home Mtg LLC $580,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 81457sf
Prior Sale: $399,000 (05/09)

4 NIPMUC DR **$1,200,000**
B: Bento Pinto
S: Ricky A Leland
Book/Page: 71400/81, Date: 12/11/24
Use: 2 Bdrm Contemporary, Lot: 97000sf
Prior Sale: $799,900 (11/20)

Milford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	160
Median Price	$525,000	$552,500

► REAL ESTATE SALES

40 BEAVER POND RD U:40 ..... **$650,000**
B: Sharon F Allain & Kimberly Albert
S: Joseph M Lusk & Julie A Doucet
Book/Page: 71389/188, Date: 12/09/24
Mtg: LendSure Mtg $216,218
Term: 2055
Use: 3 Bdrm Condo

4 GIBBON AVE **$514,900**
B: Jonathan C Brucato
S: Joseph B Cuddy & Candia M Cuddy
Book/Page: 71410/285, Date: 12/12/24
Mtg: Milford Fed Svgs Bk $411,920
Term: 2055
Use: 4 Bdrm Old Style, Lot: 7758sf
Prior Sale: $124,000 (06/92)

13 ROGERS ST **$700,000**
B: Lucas L Deoliveira
S: Patricio R Mota & Darly Dasilva
Book/Page: 71399/231, Date: 12/11/24
Mtg: Newrez LLC $665,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 45220sf
Prior Sale: $450,000 (12/19)

42 SILVER HILL RD **$560,000**
B: Colin Taylor & Rachael Kane
S: Apo Building Inc
Book/Page: 70846/31, Date: 08/02/24
Mtg: Cross Country Mtg Inc $448,000
Term: 2054
Use: 4 Bdrm Antique, Lot: 16048sf
Prior Sale: $250,000 (10/22)

98 SPRUCE ST **$665,000**
B: David A Aguayza-Morocho & Maria Q Patino
S: Ronald Peters & Lynne Peters
Book/Page: 71417/87, Date: 12/13/24
Mtg: NFM Inc $315,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 5279sf
Prior Sale: $124,900 (02/09)

56 WALDEN WAY U:56 ..... **$650,000**
B: Paul Hurley
S: Keith Larson
Book/Page: 71392/351, Date: 12/09/24
Mtg: HarborOne Mortgage $520,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $438,376 (05/10)

Millbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	123
Median Price	$446,000	$450,000

► REAL ESTATE SALES

43 HORNE WAY U:43 ..... **$467,500**
B: Matthew Leapman & Polina Leapman
S: Karen J Johnson, Tr for Kj Johnson Rt
Book/Page: 71419/93, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $300,000 (09/16)

55 MACARTHUR DR **$795,000**
B: Kaitlin Cotter
S: Robert Phillipo & John Phillipo
Book/Page: 71400/320, Date: 12/11/24
Use: 4 Bdrm Conventional, Lot: 14810sf
Prior Sale: $293,000 (01/23)

38 MARTIN ST **$395,000**
B: Abdulkadir H Abdullahi & Maka Y Abdullahi
S: Douglas Sharma
Book/Page: 71407/265, Date: 12/12/24
Mtg: Guaranteed Rate Inc $387,845
Term: 2055
Use: 2 Bdrm Conventional, Lot: 22651sf
Prior Sale: $240,000 (01/24)

11 PINNACLE PL U:113 ..... **$717,527**
B: Freddie B Stewart, Tr for F B & Joyce A Steward T
S: Czervik Properties LLC
Book/Page: 71400/357, Date: 12/11/24
Use: Condo

13 VILLAGE GRN U:13 ..... **$334,900**
B: Allan H Ayotte
S: Elizabeth Z Stratton
Book/Page: 71410/351, Date: 12/12/24
Mtg: Berkshire Bank $114,900
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $275,000 (12/21)

266 W MAIN ST **$477,500**
B: Donna F Wright
S: Breanna J Rinaldo
Book/Page: 71417/130, Date: 12/13/24
Use: 2 Bdrm Ranch, Lot: 80150sf
Prior Sale: $140,000 (09/14)

Northborough

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	102
Median Price	$670,000	$722,500

► REAL ESTATE SALES

495 HOWARD ST **$1,030,000**
B: Ian T Andrew & Elizabeth N Andrew
S: Brett A Miller & Joanne J Miller
Book/Page: 71409/185, Date: 12/12/24

23 JOHN EDWARD DR **$865,000**
B: Andrea Eve Ferro T
S: Alexander Garbolevsky & Eugenia Garbolevsky
Book/Page: 71396/138, Date: 12/10/24
Use: 3 Bdrm Raised Cape, Lot: 19998sf
Prior Sale: $529,000 (02/20)

Northbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	105
Median Price	$525,000	$500,000

► REAL ESTATE SALES

1983 HILL ST **$550,000**
B: Christofer G Gubolin
S: All Ideal Homes LLC
Book/Page: 71397/355, Date: 12/10/24
Mtg: First Natl Bk $440,000
Term: 2054
Use: 4 Bdrm Ranch, Lot: 21344sf
Prior Sale: $265,941 (11/21)

51 HUDSON ST U:51 ..... **$600,000**
B: Serlivane S Nazareth & Livia S Santos
S: Cynthia Graves & Christopher Graves
Book/Page: 71397/78, Date: 12/10/24
Mtg: United Wholesale Mtg $570,000
Term: 2055
Use: 3 Bdrm Condo

12 OAK ST U:12 ..... **$325,000**
B: Dayvon J Rodriguez & Nakiya Rodriguez
S: James M Gosselin Jr
Book/Page: 71400/294, Date: 12/11/24
Mtg: Semper Home Loans $308,750
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $185,000 (07/18)

113 ROCKY RD **$950,000**
B: Marc Bullio & Stefanie Bullio
S: Kris T Stanick
Book/Page: 71393/116, Date: 12/09/24
Mtg: USAA Federal SB $300,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 72310sf
Prior Sale: $110,000 (05/01)

Oxford

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	117
Median Price	$380,000	$425,000

► REAL ESTATE SALES

CHARLTON ST **$175,000**
B: Oxford Town Of
S: Nancy Mahota, Tr for Herbert C Mahota Ft
Book/Page: 71407/197, Date: 12/12/24

137 DUDLEY RD **$589,000**
B: Eric Ray & Emily Ray
S: Jason J Kumnick & Cassondra J Kumnick
Book/Page: 71416/327, Date: 12/13/24
Mtg: Guaranteed Rate Inc $276,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 45227sf
Prior Sale: $335,000 (05/16)

52 HARWOOD ST **$679,900**
B: Jenna Logan & Keith Logan
S: David Elkinson, Tr for Eb Rt
Book/Page: 71403/128, Date: 12/11/24
Mtg: Fairway Ind Mtg $543,920
Term: 2055
Use: Residential Developable Land, Lot: 30341sf
Prior Sale: $115,000 (12/22)

7 LAURELWOOD DR **$425,000**
B: Leonard H Beach
S: Maria D Parmenter
Book/Page: 71392/206, Date: 12/09/24
Mtg: E Cambridge Svgs Bk $215,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 43485sf
Prior Sale: $232,000 (11/16)

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WORCESTER REGISTRY
continued

14 MAIN ST **$419,000**
B: Stacy Stauffer
S: Dean P Stauffer
Book/Page: 71406/179, Date: 12/12/24
Use: 3 Bdrm Cape Cod, Lot: 25227sf
Prior Sale: $147,000 (01/01)

62 MILLBURY RD **$452,000**
B: Eric Richer
S: Eric Ray & Emily Ray
Book/Page: 71414/83, Date: 12/13/24
Mtg: Cardinal Fncl Co LP $384,200
Term: 2055
Use: 4 Bdrm Ranch, Lot: 59677sf
Prior Sale: $259,900 (06/17)

5 MINUTEMAN LN **$719,000**
B: Alexander W Dipadua & Miranda L Dipadua
S: Bruce C Baldaro Jr & Jacqueline M Baldaro
Book/Page: 71398/303, Date: 12/10/24
Mtg: Newrez LLC $632,720
Term: 2055
Use: 3 Bdrm Colonial, Lot: 26652sf
Prior Sale: $340,650 (07/03)

2 OVERLOOK LN **$790,000**
B: Peter W Dipadua & Brandy Dipadua
S: Joshua A Goodrich & Tara M Goodrich
Book/Page: 71410/381, Date: 12/12/24
Mtg: Newrez LLC $620,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 296095sf
Prior Sale: $434,900 (07/16)

40 PLANTATION RD U:40 ..... **$340,000**
B: Marren Sanders
S: Michelle Donahue
Book/Page: 71417/175, Date: 12/13/24
Mtg: Rocket Mortgage LLC $323,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $119,000 (06/01)

59 QUOBAUG AVE **$428,000**
B: Vincent J Waterman & Pamela Waterman
S: Kevin F Carbonneau & Casey G Fleming
Book/Page: 71395/284, Date: 12/10/24
Use: 4 Bdrm Cape Cod, Lot: 14400sf
Prior Sale: $275,000 (06/18)

8 THAYER POND DR U:1 ..... **$271,000**
B: Christine Graveson
S: Susan Solis-Castaneda
Book/Page: 71417/123, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $124,000 (06/17)

23 WAYNE AVE **$540,000**
B: Joseph M Tortorelli
S: Scribner Properties LLC
Book/Page: 71407/302, Date: 12/12/24
Mtg: Movement Mtg LLC $400,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 15700sf

9-B WELLINGTON RD **$250,000**
B: William Hackett
S: Gail M Murphy
Book/Page: 71417/35, Date: 12/13/24

Phillipston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	24
Median Price	$420,000	$407,169

► REAL ESTATE SALES

20 BALDWINVILLE RD **$373,610**
B: Gordon D Reichert & Stephanie L Martin
S: Evergrain Orchard LLC
Book/Page: 71406/65, Date: 12/12/24
Mtg: Zillow Home Loans $354,929
Term: 2055
Use: 3 Bdrm Conventional, Lot: 15246sf
Prior Sale: $160,000 (04/24)

Princeton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	35
Median Price	$617,500	$600,500

► REAL ESTATE SALES

62 COAL KILN RD **$626,000**
B: John W Frisch & Meghan A Silvio
S: Frank J Koch
Book/Page: 71417/135, Date: 12/13/24
Mtg: Clinton Svgs Bk $500,000
Term: 2055
Use: 4 Bdrm Contemporary, Lot: 89734sf
Prior Sale: $365,000 (06/17)

191 WESTMINSTER RD **$445,000**
B: Kirk Bobkowski
S: John R Bomba Jr RET & John Richard Bomba Jr
Book/Page: 71393/1, Date: 12/09/24
Mtg: Embrace Home Loans $275,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 255262sf
Prior Sale: $158,000 (06/00)

Royalston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	9
Median Price	$330,000	$290,000

► REAL ESTATE SALES

22 MORSE RD **$340,000**
B: Timothy A Fischer
S: Molly Bond & Patrick Scanlon
Book/Page: 71414/265, Date: 12/13/24
Mtg: Guaranteed Rate Inc $306,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 143748sf
Prior Sale: $230,000 (06/19)

Rutland

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	87
Median Price	$516,250	$550,000

► REAL ESTATE SALES

GLENWOOD RD **$362,500**
B: James B Hansson
S: Callie Crosby & Deborah A Heffernan
Book/Page: 71415/78, Date: 12/13/24

17 SASSAWANNA RD **$360,000**
B: Andrew Brewer Jr & Andrew Brewer Sr
S: Roy Michael J Est & Kimberly A Roy
Book/Page: 71402/383, Date: 12/11/24
Mtg: US Bank NA $342,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 133294sf
Prior Sale: $34,000 (12/95)

Shrewsbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	258	284
Median Price	$627,500	$675,000

► REAL ESTATE SALES

15 BLUEGRASS LN **$850,000**
B: Luis D Rosado-Oliveras & Renee M Rosado
S: Joshua S Barlow, Tr for Cynthia J Barlow Lt
Book/Page: 71407/354, Date: 12/12/24
Mtg: Evolve B&T $680,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 33106sf

524 BOSTON TPKE **$2,750,000**
B: 7-Eleven Inc
S: Seamist LLC
Book/Page: 71390/130, Date: 12/09/24
Use: Gas/Service Station, Lot: 35284sf

91 CHERRY ST **$1,525,000**
B: Ganesh Joshi & Vaishali Kapare
S: Jkj Cherry LLC
Book/Page: 71391/331, Date: 12/09/24
Mtg: Leader Bank NA $775,000
Term: 2055 Rate: 6.3% Type: Adj
Use: Possible New Construction, Lot: 65340sf
Prior Sale: $275,000 (08/23)

62 EASTWOOD RD **$168,000**
B: Kreshnik Bushati
S: Arjeta Bushati & Kreshnik Bushati
Book/Page: 71414/1, Date: 12/13/24
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: $312,500 (09/15)

481 MAIN ST **$1,575,000**
B: Robert E Killeen & Bethany A Killeen
S: Kari R Lunden, Tr for Kari R & S E Lunden Jret
Book/Page: 71407/109, Date: 12/12/24
Mtg: Drew Mortgage Assnlnc $1,225,000
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 73616sf
Prior Sale: $1,295,000 (10/04)

105 SPRING ST **$690,000**
B: Josephine Putu & Dubois Nyamikeh
S: Dcmb Properties LLC
Book/Page: 71398/48, Date: 12/10/24
Mtg: Arc Home LLC $517,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: $417,000 (02/24)

Southborough

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	71
Median Price	$926,800	$1,030,000

► REAL ESTATE SALES

5 TED LN **$710,000**
B: Andrew R Siaba & Chloe A Smith
S: Bertnell Realty Inc
Book/Page: 71408/113, Date: 12/12/24
Mtg: BankESB $435,000
Term: 2055 Rate: 6.4% Type: Adj
Use: 4 Bdrm Garrison, Lot: 19036sf
Prior Sale: $475,000 (08/24)

Southbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	81
Median Price	$330,000	$340,000

► REAL ESTATE SALES

5 APOLLO DR **$365,000**
B: Leslie J Jimenez
S: Daou Inc
Book/Page: 71411/318, Date: 12/12/24
Mtg: HarborOne Mortgage $358,388
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: $183,000 (04/24)

10 CHARLTON ST **$450,000**
B: Edwin B Vasquez
S: Justine E Nordby
Book/Page: 71395/359, Date: 12/10/24
Mtg: Guild Mortgage Co $426,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 9583sf
Prior Sale: $150,000 (10/14)

4 HARTWELL TER **$332,000**
B: Claribel G Castillo & Luz E Mercedes
S: Wicked Deals LLC
Book/Page: 71402/47, Date: 12/11/24
Mtg: HarborOne Mortgage $325,986
Term: 2055
Use: 1 Bdrm Ranch, Lot: 7405sf
Prior Sale: $160,000 (04/24)

Spencer

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	86
Median Price	$405,000	$430,000

► REAL ESTATE SALES

105 CLARK RD **$400,000**
B: Bryan Coleman & Joy Coleman
S: Lauren M Kleciak
Book/Page: 71407/299, Date: 12/12/24
Use: 1 Bdrm Bngl/Cottage, Lot: 5190sf
Prior Sale: $130,000 (11/99)

92 E CHARLTON RD **$425,000**
B: Jennifer Prunier & Benjamin A Munroe
S: Cassanelli William C Est & Jesslyn L Cassanelli
Book/Page: 71409/358, Date: 12/12/24
Mtg: Security First Mtg Fn $403,750
Term: 2055
Use: 3 Bdrm Contemporary, Lot: 45436sf
Prior Sale: $75,000 (06/02)

14 HOLMES ST **$387,000**
B: Grace King
S: Tyler M Gregoire & Brittany R Gregoire
Book/Page: 71405/395, Date: 12/12/24
Mtg: Country Bank $387,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 12360sf
Prior Sale: $207,500 (06/16)

Sterling

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	60
Median Price	$602,000	$600,000

► REAL ESTATE SALES

15 MYRTLE AVE **$325,000**
B: Joshua P Maltrotti
S: Steven D Jones & Brie Jones
Book/Page: 71416/291, Date: 12/13/24
Mtg: Guaranteed Rate Inc $328,282
Term: 2055
Use: 2 Bdrm Camp/Cabin, Lot: 3238sf

► FORECLOSURE DEEDS

4 GATES TER **$356,538**
B: Guidance Residential LLC
S: Belkacem Radi & Guidance Residential LLC
Book/Page: 71401/51, Date: 12/11/24
Use: 2-Family Duplex, Lot: 39980sf
Prior Sale: $345,000 (11/20)

Sturbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	86
Median Price	$455,000	$499,950

► REAL ESTATE SALES

152-B NEW BOSTON RD **$430,000**
B: Julia Kirk & Gregory Kleciak
S: Amber Hankis
Book/Page: 71403/163, Date: 12/11/24
Mtg: Cross Country Mtg Inc $340,500
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 34547sf
Prior Sale: $240,000 (07/16)

136 PODUNK RD **$40,000**
B: Bulbul Ahmed
S: Carol F Tremblay, Tr for Lariviere Kevin R Est
Book/Page: 71405/234, Date: 12/12/24
Use: 3 Bdrm Ranch, Lot: 39204sf
Prior Sale: $21,500 (09/96)

Sutton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	71
Median Price	$580,000	$639,900

► REAL ESTATE SALES

BURBANK RD **$235,000**
B: J & J Projects Team LLC
S: Sibley Reservoir LLC
Book/Page: 71418/9, Date: 12/13/24

22 GOLF RIDGE DR U:22 ..... **$770,000**
B: Robert E Pillsbury Jr & Debra L Pillsbury
S: Judith A Strassner, Tr for Judith A Strassner RET
Book/Page: 71407/4, Date: 12/12/24
Mtg: Cornerstone Bank $515,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $519,000 (11/17)

Templeton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	74
Median Price	$375,000	$400,000

► REAL ESTATE SALES

36 CIRCLE ST **$385,000**
B: Corey Koehler & Viviana Koehler
S: Christopher E Estes
Book/Page: 71418/138, Date: 12/13/24
Mtg: PeoplesBank (Holyoke) $365,750
Term: 2055 Rate: 6.1% Type: Adj
Use: 6 Bdrm Colonial, Lot: 8712sf
Prior Sale: $249,500 (12/19)

36 DEPOT RD **$435,000**
B: Christopher C Kinzer
S: Justin Sullivan & Rebecca Sullivan
Book/Page: 71401/298, Date: 12/11/24
Mtg: NFM Inc $427,121
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 10018sf
Prior Sale: $375,000 (05/22)

Upton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	46
Median Price	$657,750	$633,750

► REAL ESTATE SALES

12 CADEN CT U:12 ..... **$630,000**
B: John Hasler
S: Neil C Carfora, Tr for Neil Carfora Ft
Book/Page: 71395/302, Date: 12/10/24
Use: 2 Bdrm Condo, Lot: 2326975sf
Prior Sale: $463,145 (08/20)

CHESTNUT ST **$8,000**
B: David M Lunny
S: Peter A Albee
Book/Page: 71408/64, Date: 12/12/24

86 FOWLER ST **$592,450**
B: Mark Lawson & Kate Parsons
S: Brenda A Weiser
Book/Page: 71407/389, Date: 12/12/24
Mtg: Navy FCU $460,000
Term: 2055
Use: 3 Bdrm Antique, Lot: 130549sf

4 HARTFORD AVE S **$410,000**
B: Dylan Schofield & Chloe Schofield
S: Thomas C Wood, Tr for Brown Ft
Book/Page: 71403/208, Date: 12/11/24
Mtg: Stonewater Mtg Corp $328,000
Term: 2055
Use: 3 Bdrm Antique, Lot: 13504sf

244 NORTH ST **$755,000**
B: Daniel R Leal & Karen E Ruiz
S: Linda Byron & Stephen Byron
Book/Page: 71416/260, Date: 12/13/24
Mtg: Primelending $717,250
Term: 2055
Use: 4 Bdrm Colonial, Lot: 446054sf
Prior Sale: $275,000 (02/02)

Uxbridge

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	81
Median Price	$500,000	$535,000

► REAL ESTATE SALES

21 ACORN DR **$594,000**
B: Brian C Roth, Tr for Brian & Diane Roth Ft
S: John Germain & Cynthia M Germain
Book/Page: 71396/279, Date: 12/10/24
Mtg: Nationstar Mtg $475,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 87991sf
Prior Sale: $327,000 (10/10)

560 ALDRICH ST **$65,000**
B: Robert A Fantini Jr
S: Lori A House & Robert A Fantini Jr
Book/Page: 71398/215, Date: 12/10/24
Use: Residential Developable Land, Lot: 431244sf

83 BROOKSIDE DR **$749,000**
B: Emilia Braza & Geovannie Aguirre
S: Philip L Treide, Tr for Susan L Treide
Book/Page: 71392/24, Date: 12/09/24
Mtg: Guild Mortgage Co $427,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 123710sf

11 FAGAN ST **$470,000**
B: Augusto L Placido & Renatha M Placido
S: Mark J Mulligan, Tr for Ann F Hagl 2023 Irt
Book/Page: 71411/292, Date: 12/12/24
Mtg: United Wholesale Mtg $461,487
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10454sf

95 HIGH ST U:A **$362,000**
B: D J Fortin & Barbara J Fortin
S: Kenco Realty LLC
Book/Page: 71398/280, Date: 12/10/24
Mtg: UniBank for Savings $262,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $247,000 (08/24)

155 HIGH ST **$435,000**
B: Alberto R Romero
S: Kaymol Care Solutions LLC
Book/Page: 71416/194, Date: 12/13/24
Mtg: American Fin Network $435,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 16988sf
Prior Sale: $180,000 (07/22)

20 HITCHIN POST LN U:20 ..... **$400,000**
B: Brenda A Weiser
S: Cynthia L Wedekind, Tr for Cynthia L Wedekind RET
Book/Page: 71409/105, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $230,000 (07/16)

45 LEXINGTON LN U:45 ..... **$505,000**
B: Wendy D Wagner
S: Philip J Bennett, Tr for Bennett Ft
Book/Page: 71414/363, Date: 12/13/24
Mtg: Millbury National Bk $130,000
Term: 2054 Rate: 8.3% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $313,600 (01/08)

12 MCCAFFREY ST **$100,000**
B: Kjc Precast LLC
S: 85 South Main St Wscp LLC
Book/Page: 71398/250, Date: 12/10/24
Use: Residential Developable Land, Lot: 65340sf

Warren

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	38
Median Price	$319,950	$350,500

► REAL ESTATE SALES

743 MAIN ST **$255,000**
B: Raymond Hubert
S: Ashley E Gagne & Daniel A Gagne
Book/Page: 71417/43, Date: 12/13/24
Mtg: LendSure Mtg $195,075
Term: 2055
Use: 3 Bdrm Old Style, Lot: 6970sf
Prior Sale: $154,900 (08/18)

Webster

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	123
Median Price	$380,000	$399,900

► REAL ESTATE SALES

53 FREEMAN AVE **$375,000**
B: Georgiana Bloomfield
S: Alicia Reyes
Book/Page: 71398/186, Date: 12/10/24
Mtg: New American Funding $356,250
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 6699sf
Prior Sale: $226,000 (10/18)

27 HIGHCREST PARK U:27 ..... **$300,000**
B: Kanika A Gregoire
S: V&j LLC
Book/Page: 71418/369, Date: 12/13/24
Mtg: Bay State Savings Bk $220,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $188,000 (08/24)

3 LYNDALE AVE U:D **$275,000**
B: Eric Hannon
S: Mark Copithorne & Jennifer A Copithorne
Book/Page: 71415/258, Date: 12/13/24
Mtg: Cross Country Mtg Inc $284,075
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: $216,150 (12/05)

658 SCHOOL ST **$510,000**
B: Kinan Alhallak
S: Alberty Edmee Est & Claribel Alves
Book/Page: 71405/165, Date: 12/12/24
Mtg: United Wholesale Mtg $382,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 11697sf
Prior Sale: $184,000 (09/03)

9 SIBLEY AVE **$375,000**
B: Pawel Chojnowski & Kazimierz Chojnowski
S: James Paul, Tr for Paul FT
Book/Page: 71413/187, Date: 12/13/24
Mtg: Guild Mortgage Co $356,250
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf

4 WAKEFIELD AVE **$440,000**
B: Jennifer Cerand & Lee Cerand
S: Justin Tervo
Book/Page: 71411/45, Date: 12/12/24
Mtg: Rocket Mortgage LLC $330,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8572sf
Prior Sale: $242,000 (02/17)

58 WHITCOMB ST **$450,000**
B: Jaime D Gutierrez
S: Frank Sugrue & Teresa Sugrue
Book/Page: 71418/344, Date: 12/13/24
Mtg: Union Home Mortgage $427,500
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 12537sf
Prior Sale: $235,000 (06/21)

West Boylston

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	57
Median Price	$465,000	$490,000

► REAL ESTATE SALES

22 BROOKS XING **$799,000**
B: Kan Wu & Yuqian Guo
S: Christine Hamel & Richard Farrell
Book/Page: 71393/284, Date: 12/09/24
Mtg: Guaranteed Rate Inc $639,200
Term: 2055
Use: 4 Bdrm Colonial, Lot: 30669sf
Prior Sale: $600,000 (07/20)

34 PHEASANT HILL RUN **$590,000**
B: Corey Brown & Halley Brown
S: Francis M Maple & Judith B Maple
Book/Page: 71397/246, Date: 12/10/24
Mtg: M&T Bank NA $550,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 22966sf
Prior Sale: $175,000 (12/99)

33 PINE ARDEN DR **$775,000**
B: Gary Longo & Jennifer Longo
S: Catherine Kershaw, Tr for Catherine Kershaw RET
Book/Page: 71402/37, Date: 12/11/24
Use: 5 Bdrm Cape Cod, Lot: 28372sf

West Brookfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	34
Median Price	$350,000	$382,500

► REAL ESTATE SALES

38 FOREST DR **$6,000**
B: Glen Guerrette & Malanie Guerrette
S: Janet E Folk
Book/Page: 71397/293, Date: 12/10/24
Use: Res Potentially Dvlpble Land, Lot: 20909sf

Westborough

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	114
Median Price	$850,000	$765,000

► REAL ESTATE SALES

4 ASHLEY WAY U:4 ..... **$720,000**
B: Marion Tobin & Scott Tobin
S: Strouse Jr John F Est & Elizabeth S Ricci
Book/Page: 71402/111, Date: 12/11/24
Use: 2 Bdrm Condo
Prior Sale: $367,715 (05/00)

1206 CODMAN WAY U:1206 ..... **$636,470**
B: Bonnie S Campbell-Davis & Lin B Davis
S: Pulte Hm Of New Eng LLC
Book/Page: 71418/109, Date: 12/13/24
Use: Possible New Construction

1306 CODMAN WAY U:1306 ..... **$658,520**
B: John W Ray & Catherine Ray
S: Pulte Hm Of New Eng LLC
Book/Page: 71400/46, Date: 12/11/24
Use: Possible New Construction

1406 CODMAN WAY U:1406 ..... **$766,930**
B: Robert Morrison, Tr for Morrison Ft
S: Pulte Hm Of New Eng LLC
Book/Page: 71395/335, Date: 12/10/24
Use: Possible New Construction

19 MILL RD **$788,000**
B: Kathleen E Stukowski, Tr for Kathleen E Stukowski RET
S: Timothy P Bailey & Audra W Bailey
Book/Page: 71406/244, Date: 12/12/24
Mtg: Northpoint Mortgage $548,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 21876sf
Prior Sale: $455,000 (12/16)

21 SOUTH ST U:21 ..... **$265,000**
B: Chris Casey
S: Tirupathi Mangalarapu
Book/Page: 71415/188, Date: 12/13/24
Mtg: Mega Cap Funding Inc $212,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $157,000 (05/17)

Winchendon

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	101
Median Price	$350,000	$380,000

► REAL ESTATE SALES

10 CUMMINGS RD **$244,900**
B: My Three Sons Invs LLC
S: Robert G Haigh & Cecilia L Haigh
Book/Page: 71393/392, Date: 12/09/24
Mtg: Oaktree Funding Corp $312,975
Term: 2026
Use: 4 Bdrm Cape Cod, Lot: 94525sf
Prior Sale: $111,900 (08/09)

142 PLEASANT ST **$319,000**
B: Celina Natale
S: Flint Jr Theron A Est & Keith Barrows
Book/Page: 71398/225, Date: 12/10/24
Mtg: American Pacific Mtg $239,250
Term: 2055
Use: 2-Family Two Family, Lot: 10890sf

53 VAINE ST **$395,000**
B: Harald Stephens & Lisa Stephens
S: James H Smith & Vicki L Smith
Book/Page: 71409/32, Date: 12/12/24
Mtg: Navy FCU $395,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 43996sf
Prior Sale: $370,000 (07/22)

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Worcester

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	835	807
Median Price	$395,000	$420,000

► REAL ESTATE SALES

51 ALVARADO AVE U:101 ..... $175,000
B: Michael Marchese & Mary L Marchese
S: Bieberbach Charles G Est & Catherine L Bieberbach
Book/Page: 71397/60, Date: 12/10/24
Use: 1 Bdrm Condo
Prior Sale: $690,900 (09/88)

33 AMESBURY ST $370,000
B: Kevin E Contreras-Tobar & Mirian R Contreras
S: Christopher M Franke, Tr for Christopher M Franke RET
Book/Page: 71415/313, Date: 12/13/24
Mtg: Guaranteed Rate Inc $351,500
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 6175sf
Prior Sale: $128,500 (09/13)

12 BAYBERRY DR U:12 ..... $250,000
B: Anthony Sanchez
S: Impact First Invs LLC
Book/Page: 71418/54, Date: 12/13/24
Mtg: All One Credit Union $242,500
Term: 2055 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: $127,000 (11/21)

79 BIRCH ST $1,160,000
B: Easvell LLC
S: Hernandez Real Estate LLC
Book/Page: 71405/267, Date: 12/12/24
Mtg: GFA Federal Credit Un $880,000
Use: Apartment Bldg - 4-8 Units, Lot: 6600sf
Prior Sale: $769,900 (12/21)

7 BURNCOAT HTS $550,000
B: Florence Adutwumwaah & Frederick O Sarpong
S: Willie C Flowers Jr & Pamela M Lashus-Flowers
Book/Page: 71415/389, Date: 12/13/24
Mtg: Guaranteed Rate Inc $522,500
Term: 2055
Use: 3 Bdrm Duplex, Lot: 4077sf

26 CARPENTER AVE $380,000
B: Humberto M Gutierrez & Milena Perdomo
S: Kirk Bobkowski & Emily Bobkowski
Book/Page: 71392/233, Date: 12/09/24
Mtg: Cross Country Mtg Inc $373,117
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: $175,000 (10/17)

37 CIRCUIT AVE E $130,000
B: Mucio O Dasilva
S: Wendell P Butler 4th
Book/Page: 71395/352, Date: 12/10/24
Use: 2-Family Two Family, Lot: 16140sf
Prior Sale: $440,000 (09/21)

74 CIRCUIT AVE N $335,000
B: Susan Seay
S: Judith A Dandenault
Book/Page: 71392/61, Date: 12/09/24
Mtg: Digital FCU $268,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9375sf

8 CLAREMONT PL U:2A $156,000
B: John Oneil, Tr for Oneil Lt
S: Marc R Moran
Book/Page: 71398/110, Date: 12/10/24
Use: Condo

28 CLIVE ST $385,000
B: Billy Harris & Michelle Murray-Harris
S: Mustafa K Haraz
Book/Page: 71393/351, Date: 12/09/24
Mtg: TD Bank NA $308,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 6260sf
Prior Sale: $215,000 (01/18)

5 DELAVAL RD $405,000
B: Elsie A Annan
S: Richard M Webster
Book/Page: 71410/64, Date: 12/12/24
Mtg: Guaranteed Rate Inc $397,664
Term: 2055
Use: 3 Bdrm Conventional, Lot: 10531sf
Prior Sale: $211,000 (07/07)

3 DEVONSHIRE ST $570,000
B: Daniel Padilla & Laura Padilla
S: Raymond Kline
Book/Page: 71416/359, Date: 12/13/24
Mtg: UniBank for Savings $513,000
Term: 2055 Rate: 6.6% Type: Adj
Use: 3 Bdrm Colonial, Lot: 7000sf
Prior Sale: $327,000 (07/17)

6 DORCHESTER ST $755,000
B: Denise T Li & Matthias E Kersten
S: Phoenix Capital Group LLC
Book/Page: 71408/29, Date: 12/12/24
Mtg: Jeanne DArc CU $566,250
Term: 2055 Rate: 6.3% Type: Adj
Use: 3-Family Family Flat, Lot: 4424sf
Prior Sale: $249,900 (02/19)

19 EDLIN ST $335,000
B: Alexis K Stowell & John F Ledoux Jr
S: Brian Chviruk, Tr for Elizabeth A Chviruk Lt
Book/Page: 71392/141, Date: 12/09/24
Mtg: Winter Hill Fed SB $318,250
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Ranch, Lot: 5000sf
Prior Sale: $205,000 (08/06)

18 ETRE DR $415,000
B: Sean Erickson & Garifalia Erickson
S: John Vogiatzis & Anna Vogiatzis
Book/Page: 71391/116, Date: 12/09/24
Mtg: Ross Mortgage Co Inc $332,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10500sf
Prior Sale: $298,500 (09/03)

8 EUNICE AVE $320,000
B: David Apotheker & S K Apotheker-Nguyen
S: Edit Mello, Tr for Mello RET
Book/Page: 71401/351, Date: 12/11/24
Mtg: Mello Revocable T Of $288,000
Use: 3 Bdrm Cape Cod, Lot: 5458sf
Prior Sale: $370,000 (09/23)

84 FOREST ST $640,000
B: Haley M Loftus
S: Wesley H Hall & Margaret T Bolton
Book/Page: 71402/252, Date: 12/11/24
Mtg: Northpoint Mortgage $563,200
Term: 2055
Use: 4 Bdrm Colonial, Lot: 13651sf
Prior Sale: $510,000 (10/20)

160 FREMONT ST U:241 ..... $264,000
B: Timothy Duduch
S: Andrew B Chase
Book/Page: 71416/130, Date: 12/13/24
Mtg: Citizens Bank $234,025
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $241,000 (10/22)

13 GILMAN ST $700,000
B: Vanuza B Desouza
S: Eric M Figueiredo
Book/Page: 71391/235, Date: 12/09/24
Mtg: HomeXpress Mtg $490,000
Term: 2055
Use: 3-Family Family Flat, Lot: 6000sf
Prior Sale: $287,899 (10/16)

13 GORDON ST $400,000
B: Amanda M Barbour & Brianna M Mcmaster
S: Ellen Mclean & Jim Mclean
Book/Page: 71392/165, Date: 12/09/24
Mtg: Guaranteed Rate Inc $380,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: $315,000 (10/22)

9 HOLLYWOOD ST $599,000
B: Raulenne Duran
S: Hws New Construction LLC
Book/Page: 71418/254, Date: 12/13/24
Mtg: Newrez LLC $569,050
Term: 2055
Use: Residential Developable Land, Lot: 6710sf
Prior Sale: $55,900 (11/19)

10 HULBERT RD U:9 ..... $258,000
B: Edgar S Martinez
S: Irene Elliott
Book/Page: 71392/284, Date: 12/09/24
Mtg: NFM Inc $141,900
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: $86,000 (02/02)

31 HUNTHURST CIR $455,000
B: Rozana Balla & Alked Balla
S: Angel E Crockett
Book/Page: 71416/386, Date: 12/13/24
Mtg: MSA Mortgage LLC $405,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9850sf
Prior Sale: $209,900 (12/18)

40 HUNTINGTON AVE $429,000
B: Adam Mayer & Kelly Mayer
S: Elena Arranz-Alonso & Magena Blake
Book/Page: 71414/231, Date: 12/13/24
Mtg: Millbury CU $375,375
Term: 2055 Rate: 5.5% Type: Adj
Use: 2 Bdrm Bngl/Cottage, Lot: 5000sf
Prior Sale: $160,000 (04/16)

308 LAKE AVE $515,000
B: Hai Yen Vision LLC
S: Lauren Liadis & Alexander Liadis
Book/Page: 71398/75, Date: 12/10/24
Use: 3 Bdrm Bngl/Cottage, Lot: 5150sf
Prior Sale: $440,000 (11/21)

256 LOVELL ST $326,000
B: Xherildo Cemeri
S: Francis E Mosso
Book/Page: 71400/170, Date: 12/11/24
Mtg: Edmond Pela $230,000
Use: 2 Bdrm Bngl/Cottage, Lot: 7262sf
Prior Sale: $99,900 (07/97)

7 LYON ST $750,000
B: Irakli Nushi & Marjana Nushi
S: 7 Lyon LLC
Book/Page: 71417/254, Date: 12/13/24
Mtg: MSA Mortgage LLC $736,415
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 4595sf
Prior Sale: $595,000 (07/22)

5 MANOR ST $415,000
B: Alder A Lopez
S: Jaime K Sens & Ryan C Sens
Book/Page: 71410/322, Date: 12/12/24
Mtg: Primelending $373,500
Term: 2055
Use: 3 Bdrm Conventional, Lot: 4611sf
Prior Sale: $25,000 (03/05)

113 MAY ST $533,000
B: Eric T Nguyen
S: Dean M Hamdan
Book/Page: 71415/366, Date: 12/13/24
Mtg: PeoplesBank (Holyoke) $506,350
Term: 2055
Use: 2-Family Two Family, Lot: 6070sf
Prior Sale: $245,000 (06/17)

44 MODOC ST $590,000
B: Irene Elliott
S: St Anthony Realty LLC
Book/Page: 71395/175, Date: 12/10/24
Mtg: Total Mtg Svcs $440,000
Term: 2055
Use: Res Potentially Dvlpble Land, Lot: 4441sf

1-B OCKWAY ST $460,000
B: Susana N Odoi & Eugene Mensah
S: Ana P Dasilva & Juracy C Dasilva-Filho
Book/Page: 71402/203, Date: 12/11/24
Mtg: New American Funding $451,668
Term: 2055
Use: 3 Bdrm Duplex, Lot: 4414sf
Prior Sale: $200,000 (09/10)

7 PASADENA PKWY $375,000
B: Vijay S Karingula
S: Edgar M Santillan
Book/Page: 71393/60, Date: 12/09/24
Mtg: Total Mtg Svcs $300,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 10000sf
Prior Sale: $188,000 (10/03)

30 PLANTATION ST $790,000
B: Marie D Racine
S: Courtney Mcgloin & David Mcgloin
Book/Page: 71402/125, Date: 12/11/24
Mtg: Guaranteed Rate Inc $592,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 4739sf
Prior Sale: $282,000 (05/15)

6 PRIMMETT LN U:6 ..... $679,000
B: John Duggan & Mary E Duggan
S: Michael A Knopke, Tr for 6 Primmett Lane Nt
Book/Page: 71408/198, Date: 12/12/24
Mtg: UniBank for Savings $249,000
Term: 2055 Rate: 5.5% Type: Adj
Use: 3 Bdrm Condo
Prior Sale: $410,000 (11/14)

83 PROSPECT ST $725,000
B: Rodemir R Paulino
S: Peter W Dipadua & Brandy Dipadua
Book/Page: 71406/344, Date: 12/12/24
Mtg: Mtg Equity Partners $711,868
Term: 2055
Use: 3-Family Family Flat, Lot: 4293sf
Prior Sale: $405,000 (08/22)

74 RANDALL ST $375,000
B: Camden Hearn
S: Sharon A Welsh
Book/Page: 71407/328, Date: 12/12/24
Mtg: Leader Bank NA $345,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10968sf
Prior Sale: $50,000 (04/91)

10 RUTLEDGE ST U:2F $255,000
B: Jivan Khlghatyan & Lusine Bozoyan
S: Debra Mcrae
Book/Page: 71409/395, Date: 12/12/24
Mtg: Leader Bank NA $105,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: $97,423 (04/10)

12 SEARS ISLAND DR $310,000
B: Andre M Silva
S: Clancey Kenneth Est & Charles D Brunelle
Book/Page: 71414/149, Date: 12/13/24
Mtg: Rocket Mortgage LLC $248,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 2245sf

59 SYLVAN ST $393,500
B: William Morgan
S: Jennifer A Riendeau & Sean R Carey
Book/Page: 71406/189, Date: 12/12/24
Mtg: Fairway Ind Mtg $343,500
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 6021sf
Prior Sale: $85,000 (04/98)

15 THORNTON RD $345,000
B: Susan B Solis-Castaneda
S: Denise C Lecomte
Book/Page: 71417/378, Date: 12/13/24
Mtg: New American Funding $207,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10000sf
Prior Sale: $193,000 (07/09)

48 TOWER ST $650,000
B: Wassim Assaf
S: Viola LLC
Book/Page: 71393/89, Date: 12/09/24
Mtg: Total Mtg Svcs $487,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 10000sf
Prior Sale: $350,000 (11/22)

59 TROWBRIDGE CIRCUIT $483,000
B: Revathi Dragu & Radu Dragu
S: Jason R Pupecki
Book/Page: 71397/15, Date: 12/10/24
Mtg: Guild Mortgage Co $474,251
Term: 2055
Use: 3 Bdrm Conventional, Lot: 13250sf
Prior Sale: $227,500 (06/06)

15 UXBRIDGE ST $100,000
B: Huma Asif
S: Andy Bui
Book/Page: 71400/126, Date: 12/11/24
Use: Residential Developable Land, Lot: 6900sf
Prior Sale: $89,000 (10/24)

9 VARNEY ST $316,000
B: K&s Realty Investors Inc
S: Christopher G Harmon
Book/Page: 71398/128, Date: 12/10/24
Use: 3 Bdrm Conventional, Lot: 12500sf
Prior Sale: $95,000 (02/94)

42 VENUS DR $550,000
B: Shawn Johnson & Christy Mangiacotti
S: Maria Hopkins & Christopher Hopkins
Book/Page: 71415/222, Date: 12/13/24
Mtg: JPMorgan Chase Bank $415,000
Term: 2040
Use: 4 Bdrm Raised Ranch, Lot: 9978sf
Prior Sale: $408,000 (03/24)

169 W MOUNTAIN ST $330,000
B: Kara M Lordan & Evan L Fottler
S: Tetrault Diana C Est & Denise C Mckenney
Book/Page: 71415/121, Date: 12/13/24
Mtg: Digital FCU $320,100
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 11967sf

55-A WARNER AVE $330,000
B: Ginamarie Dumas
S: Kristin Crandall & Lynne Crandall
Book/Page: 71390/292, Date: 12/09/24
Mtg: Guild Mortgage Co $313,500
Term: 2055
Use: 2 Bdrm Duplex, Lot: 2490sf
Prior Sale: $165,000 (01/19)

80 WEATHERSTONE DR U:80 ..... $330,000
B: Mark Elkin & Lyubov Elkin
S: Joanne D Parker & Albert E Parker
Book/Page: 71406/55, Date: 12/12/24
Use: 2 Bdrm Condo
Prior Sale: $193,000 (05/08)

Worcester Registry

Northern District

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Ashburnham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	71
Median Price	$390,000	$384,900

► REAL ESTATE SALES

6 HOWES CT U:6 ..... $359,000
B: Gregory J Tjampiris & Dianne M Tjampiris
S: Donna M Slocum, Tr for Jeannette Slocum RET
Book/Page: 10901/249, Date: 12/13/24
Use: 2 Bdrm Condo
Prior Sale: $149,000 (11/13)

Fitchburg

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	269	275
Median Price	$360,000	$389,000

► REAL ESTATE SALES

132 BEECH ST $325,000
B: Maricela Villalobos
S: Jeovane H Rojas
Book/Page: 10899/207, Date: 12/10/24
Mtg: Guild Mortgage Co $260,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 10929sf
Prior Sale: $39,000 (02/15)

53-55 CASCADE ST $490,000
B: Luis Rosario & Julissa M Rosario
S: Teddy D Deleon & Jessica Deleon
Book/Page: 10898/290, Date: 12/09/24
Mtg: Mtg Equity Partners $481,124
Term: 2055
Use: 2-Family Two Family, Lot: 10655sf
Prior Sale: $370,000 (06/21)

557 CRAWFORD ST U:9 ..... $100,000
B: Gayle Sabol, Tr for Sabol Lt
S: Paula K Savard
Book/Page: 10900/5, Date: 12/11/24
Mtg: Paula K Savard $75,000
Use: Non-residential Condo
Prior Sale: $45,000 (08/14)

20 DUDLEY ST $329,900
B: Laura Pina-Shelton
S: Peter Gillies
Book/Page: 10899/75, Date: 12/10/24
Mtg: Mtg Equity Partners $320,886
Term: 2055
Use: 2 Bdrm Conventional, Lot: 4922sf
Prior Sale: $167,500 (12/17)

172 FAIRMOUNT ST $34,500
B: Rodrigo Ugarte
S: Ohr LLC
Book/Page: 10901/133, Date: 12/12/24
Use: Auto Repair, Lot: 5519sf
Prior Sale: $72,000 (06/98)

17 FRANKLIN ST $620,000
B: Raynor K Clarke
S: Jonnathan Reyes
Book/Page: 10898/265, Date: 12/09/24
Mtg: Guaranteed Rate Inc $608,770
Term: 2055
Use: 3-Family Family Flat, Lot: 8799sf
Prior Sale: $530,000 (07/23)

15 HAWES ST $355,000
B: Darnell Hardmon
S: Matthew A Smith & Jill A Krysil
Book/Page: 10900/138, Date: 12/11/24
Mtg: HarborOne Mortgage $348,570
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 7475sf
Prior Sale: $169,000 (05/17)

44 HIGHLAND AVE $250,000
B: Huechee Moua
S: Chong N Moua & Pa Z Xiong
Book/Page: 10901/60, Date: 12/12/24
Mtg: Workers Credit Union $235,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 9470sf
Prior Sale: $89,000 (08/98)

426 KIMBALL ST $515,000
B: Konstantine Titov
S: Drj Real Estate LLC
Book/Page: 10900/177, Date: 12/11/24
Use: 3-Family Mlti-Unt Blg, Lot: 24472sf
Prior Sale: $46,000 (05/97)

263 MADISON ST $364,900
B: Sanchez Zepeda
S: Albert J Narbonne, Tr for Narbonne Ft
Book/Page: 10900/85, Date: 12/11/24
Mtg: First Natl Bk $291,920
Term: 2054
Use: 3 Bdrm Cape Cod, Lot: 9801sf

993 MAIN ST $353,000
B: Claudinei J De Souza & Vanuza B De Souza
S: John B Graham, Tr for 993 Main Street Rt
Book/Page: 10898/196, Date: 12/09/24
Use: Apartment Bldg - 4-8 Units, Lot: 10829sf
Prior Sale: $80,000 (04/16)

5-7 MOUNT VERNON ST $500,000
B: Landmark Ventures LLC
S: Matthew Riley, Tr for D Street T
Book/Page: 10901/354, Date: 12/13/24
Use: Apartment Bldg - 4-8 Units, Lot: 4430sf
Prior Sale: $600,000 (12/14)

20 NASHUA ST $650,000
B: Edgard P Zafack & Ornella K Zebaze
S: Fawkes Holdings LLC
Book/Page: 10899/235, Date: 12/10/24
Mtg: Neighborhood Assistan $650,000
Use: 2-Family Two Family, Lot: 8420sf
Prior Sale: $39,000 (08/12)

41 PARSON CIR $410,000
B: Justis Mcdonald
S: Dean P Osgood
Book/Page: 10900/352, Date: 12/12/24
Mtg: Homebridge Financial $402,573
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 7728sf

22 PLEASANT ST $205,000
B: North East Const Svcs Inc
S: Ryan P Mcnair
Book/Page: 10898/312, Date: 12/09/24
Mtg: Kiavi Funding Inc $311,000
Use: 3-Family Mlti-Unt Blg, Lot: 5489sf
Prior Sale: $65,000 (10/12)

Leominster

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	220	237
Median Price	$439,200	$464,000

► REAL ESTATE SALES

144 7TH ST $141,178
B: Raymond L Ford Jr
S: Raymond L Ford Jr & Holly K Ford
Book/Page: 10898/166, Date: 12/09/24
Mtg: Digital FCU $311,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7200sf
Prior Sale: $190,000 (05/09)

86 COTTAGE ST $800,000
B: Bryder LLC
S: Cottage St Exchange LLC
Book/Page: 10901/218, Date: 12/13/24
Mtg: Bryder Llc $600,000
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 23073sf
Prior Sale: $178,500 (09/01)

8 GLENWOOD DR $420,000
B: Ryan M Potvin & Haylee E Hebert
S: Robert A Lawrence, Tr for 8 Glenwood Drive Rt
Book/Page: 10901/257, Date: 12/13/24
Mtg: Digital FCU $206,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 17486sf

14 IMPERIAL AVE $500,000
B: Emily A Devaney & Brendan P Dickhaut
S: Michael Herrmann & Cheryl Devaney
Book/Page: 10898/23, Date: 12/09/24
Mtg: Keystone Funding $250,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 29399sf
Prior Sale: $45,000 (04/13)

65 LINDELL AVE $395,000
B: Bhakta Dev Group LLC
S: Ronald J Cordio Jr & Karen M Cordio
Book/Page: 10900/163, Date: 12/11/24
Use: 3 Bdrm Cape Cod, Lot: 13294sf
Prior Sale: $140,000 (10/01)

40 MALBURN TER U:40 ..... $336,000
B: Arianna E Reyes & Trevor G Mcwalters
S: Francis H Cormier
Book/Page: 10902/28, Date: 12/13/24
Mtg: Workers Credit Union $319,200
Term: 2055 Rate: 6.0% Type: Adj
Use: 2 Bdrm Condo

191 RIDGEWOOD DR $440,000
B: David C Ciarcia & Kerri L Ciarcia
S: Marcus Daniels & Kara Leclair
Book/Page: 10898/236, Date: 12/09/24
Mtg: Citizens Bank $432,030
Term: 2055
Use: 3 Bdrm Ranch, Lot: 23390sf
Prior Sale: $375,000 (05/21)

► FORECLOSURE DEEDS

525 LINDELL AVE $427,500
B: Farquar Ii Rt & Philip L Johnson
S: Lindell LLC & Turner Int
Book/Page: 10900/335, Date: 12/12/24
Use: 3 Bdrm Colonial, Lot: 17580sf

Lunenburg

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	118
Median Price	$485,000	$527,000

► REAL ESTATE SALES

79 COVE RD $350,000
B: Charles A Parillo
S: Norman B Dion
Book/Page: 10901/311, Date: 12/13/24
Mtg: Guild Mortgage Co $343,660
Term: 2055
Use: 3 Bdrm Ranch, Lot: 37679sf

136 HIGHLAND ST $515,000
B: Sara Solis & George R Strassburger
S: Patrick Hakey & Kathleen A Hakey
Book/Page: 10902/58, Date: 12/13/24
Mtg: Guild Mortgage Co $478,950
Term: 2055
Use: 3 Bdrm Ranch, Lot: 24394sf
Prior Sale: $369,900 (01/18)

323 NORTHFIELD RD $725,000
B: John T Kruep, Tr for Kruep Ft
S: Coates Enterprise LLC
Book/Page: 10901/97, Date: 12/12/24
Mtg: Newrez LLC $580,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 69696sf
Prior Sale: $285,000 (11/24)

43 W STREET TER $323,000
B: Turning Pt Hm Buyers LLC
S: Stacey A Rickheit
Book/Page: 10898/190, Date: 12/09/24
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: $220,000 (02/10)

Westminster

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	86
Median Price	$525,000	$492,500

► REAL ESTATE SALES

12 BACON ST $675,000
B: Gregory Fagan & Meredith L Fagan
S: Rebekah L Traylor, Tr for Brian D Traylor
Book/Page: 10901/36, Date: 12/12/24
Mtg: Ross Mortgage Co Inc $472,500
Term: 2055
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: $286,000 (10/15)

3 BETTY JOE WAY U:B $529,000
B: Daria Z Senatov & Sergey Senatov
S: Matson Homes Ii Inc
Book/Page: 10777/327, Date: 06/07/24
Use: 3 Bdrm Condo

244 DAVIS RD $1,336,000
B: Gary M Bardzak & Tricia L Bardzak
S: Greenstone Realty LLC
Book/Page: 10899/32, Date: 12/10/24
Mtg: Salem Five Mtg Co $1,068,800
Term: 2055

98 KNOWER RD $710,000
B: Ron Wu
S: Purposeful Realty LLC
Book/Page: 10744/126, Date: 04/12/24
Mtg: Amerisave Mtg Corp $639,000
Term: 2054
Use: 3 Bdrm Colonial, Lot: 126511sf
Prior Sale: $70,000 (03/23)

72 WORCESTER RD $800,000
B: Steven J Jackson & Jennifer A Jackson
S: Normandin Group LLC
Book/Page: 10812/186, Date: 08/02/24
Mtg: Salem Five Mtg Co $710,000
Term: 2054
Use: Residential Developable Land, Lot: 53943sf
Prior Sale: $30,000 (02/87)

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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

Orleans

DIAZ, Brenda Lee, 24 Namskaket Rd, Orleans, 02653 D:12/15/24 Case#: 24-12514

BRISTOL FALL RIVER

Somerset

CLARK, Anne M, 116 Shawomet Ave, Somerset, 02726-4338 D:12/18/24 Case#: 24-12543

Swansea

BRITLAND, Barbara A, 20 Mccallion St, Swansea, 02777-1915 D:12/20/24 Case#: 24-12565

BRISTOL NORTH

North Attleboro

CHABOT, Lynne G, 300 E Washington St U:20R, North Attleboro, 02760-2341 D:12/18/24 Case#: 24-12541

Taunton

DEBITENCOURTE, Carla, 4 Makepeace Ave, Taunton, 02780 D:12/19/24 Case#: 24-12554

BRISTOL SOUTH

New Bedford

BENSON, Patricia A, 129 Arlington St, New Bedford, 02745-5352 D:12/17/24 Case#: 24-12524

MACHADO, Rita A, 106 Hadley St U:1E, New Bedford, 02745-6001 D:12/17/24 Case#: 24-12534

PINA, Eileen, 137 Rockway St, New Bedford, 02740-1936 D:12/20/24 Case#: 24-12562

REYNOLDS, Melissa, 187-189 Durfee St, New Bedford, 02740-2923 D:12/16/24 Case#: 24-12517

REYNOLDS, Kaylee M, 187-189 Durfee St, New Bedford, 02740-2923 D:12/16/24 Case#: 24-12518

Westport

SOUSA, Stephen, 217-H Tickle Rd, Westport, 02790 D:12/18/24 Case#: 24-12535

ESSEX NORTH

Lawrence

MARTINEZ, Jonathan M, 82-84 Osgood St, Lawrence, 01843-1848 D:12/19/24 Case#: 24-41299

Methuen

KAHLA, Roujih, 6 Pond St, Methuen, 01844-2114 D:12/17/24 Case#: 24-41292

ESSEX SOUTH

Beverly

CAPPUCCIO, Michael Frank, 201 Elliott St, Beverly, 01915-3028 D:12/19/24 Case#: 24-12553

Haverhill

WHITE, Aimee Christine, 7 Outlook Dr, Haverhill, 01830 D:12/20/24 Case#: 24-41308

Peabody

WALSH, Sean P, 1000 Crane Brook Way U:1212, Peabody, 01960-8592 D:12/14/24 Case#: 24-12512

HAMPDEN

Palmer

ABEL, Elizabeth A, 26 South St U:1, Palmer, 01080-1220 D:12/16/24 Case#: 24-30681

Springfield

MURPHY, Peter M, 858 Armory St, Springfield, 01107-1347 D:12/16/24 Case#: 24-30680

MIDDLESEX NORTH

Chelmsford

LINDEMER, Charles J, 18 Carriage Dr, Chelmsford, 01824-4233 D:12/17/24 Case#: 24-41290

Lowell

GONZALEZ, Jose R, 36 Warnock St, Lowell, 01852 D:12/19/24 Case#: 24-41300

Tyngsboro

FULLER, David L, 22 Nevada Rd, Tyngsboro, 01879-2360 D:12/20/24 Case#: 24-41306

MIDDLESEX SOUTH

Acton

FOX, Sydney Rose, 7 Bayberry Rd U:J, Acton, 01720-5635 D:12/20/24 Case#: 24-41301

Everett

LEARY, David, 11 Ellsworth St, Everett, 02149-2805 D:12/20/24 Case#: 24-12558

Framingham

KELLY, Khyra L, 25-B Beaver Park Rd, Framingham, 01702-7101 D:12/19/24 Case#: 24-41298

Malden

AZOR, Carl Ritchy, 180 Summer St, Malden, 02148-2508 D:12/20/24 Case#: 24-12559

DICHIARA, Joseph, 109 Fairmont St, Malden, 02148-7846 D:12/18/24 Case#: 24-12546

North Reading

PHAUP, Kris Marie, 6 Greenbriar Dr U:103, North Reading, 01864 D:12/17/24 Case#: 24-12529

Somerville

LEMIRE, Amie M, 18 Day St, Somerville, 02144-2801 D:12/19/24 Case#: 24-12555

Stoneham

HODGE, Richard D, 200 Ledgewood Dr U:303, Stoneham, 02180 D:12/18/24 Case#: 24-12548

Waltham

CORAPI, Andrew, 246 Beal Rd, Waltham, 02453-6771 D:12/16/24 Case#: 24-12516

Woburn

PARKER, Marybeth D, 16 Felton St U:A, Woburn, 01801-3210 D:12/20/24 Case#: 24-12564

NORFOLK

Braintree

HOANG, Jeane, 486 West St, Braintree, 02184 D:12/19/24 Case#: 24-12551

Brookline

FERNANDEZ, Angel, 86 Dummer St, Brookline, 02446-3623 D:12/19/24 Case#: 24-12550

Quincy

CARRIGAN, Thomas Patrick, 15 Perry Rd, Quincy, 02170 D:12/16/24 Case#: 24-12523

Randolph

PIMENTEL, Aleissa, 3 Exeter St, Randolph, 02368 D:12/17/24 Case#: 24-12526

PLYMOUTH

Duxbury

KNIPPENBERG, Kevin, 48 Merry Ave, Duxbury, 02332 D:12/20/24 Case#: 24-12568

Kingston

COASTAL EXCAVATION CORP, 142 Pembroke St, Kingston, 02364-1152 D:12/20/24 Case#: 24-12566

Mattapoisett

BUSNENGO, Rosemarie, 91 Fairhaven Rd U:3, Mattapoisett, 02739-1405 D:12/19/24 Case#: 24-12549

Norwell

MAGUIRE, Charles D, 22 Till Rock Ln, Norwell, 02061 D:12/19/24 Case#: 24-12552

Plymouth

KIRBY, Nicole E, 20-T Algonquin Ter, Plymouth, 02360 D:12/17/24 Case#: 24-12525

MATTHEWS, Taryn L, 15 Savery Ln, Plymouth, 02360 D:12/17/24 Case#: 24-12530

Rockland

KELLER, Thomas M, 937 Union St, Rockland, 02370 D:12/17/24 Case#: 24-12527

SUFFOLK

Boston

PANKAM, Ratchanee, 31 Saint Albans Rd, Boston, 02115-6131 D:12/20/24 Case#: 24-12563

Chelsea

GARCIA, Litzania Y, 41 John St, Chelsea, 02150 D:12/16/24 Case#: 24-12515

Dorchester

RIVERA-RODRIGUEZ, Elba I, 67 Callender St U:3, Dorchester, 02124-3234 D:12/18/24 Case#: 24-12545

Revere

SAOUAB, Bouchra, 20 Hasey St, Revere, 02151 D:12/17/24 Case#: 24-12528

WORCESTER

Grafton

OUELLETTE, Nathan D, 11 Lordvale Blvd U:11, Grafton, 01536-1119 D:12/20/24 Case#: 24-41309

Shrewsbury

GIROUX, Sandra Jean, 11 Elizabeth St U:13, Shrewsbury, 01545-4204 D:12/19/24 Case#: 24-41296

Worcester

ILG, Amber Lynn, 18 Orono St, Worcester, 01606 D:12/17/24 Case#: 24-41294

KHANILIAN, Khosorof G, 16 Jonathan Cir, Worcester, 01604 D:12/19/24 Case#: 24-41295

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

Dennis

CARPENTER, John E, 81 Charles St, Dennis, 02660 D:12/18/24 Case#: 24-12544

BRISTOL NORTH

Berkley

WALKER, Jaime L, 30 Myricks St, Berkley, 02779-1809 D:12/18/24 Case#: 24-12547

BRISTOL SOUTH

Dartmouth

CANARIO, Jennifer J, 74 Emmett Ave, Dartmouth, 02747 D:12/18/24 Case#: 24-12540

ESSEX NORTH

Methuen

DEVALLON, David C, 106 Hampstead St, Methuen, 01844 D:12/16/24 Case#: 24-41288

ESSEX SOUTH

Nahant

DERKAZARIAN, D H Martin, 26 Ocean St, Nahant, 01908 D:12/16/24 Case#: 24-12520

Salisbury

KIMBALL, Michelle, 2 Lions Way, Salisbury, 01952 D:12/20/24 Case#: 24-12557

Wenham

ACCIAVATTI, John A, 207 Topsfield Rd, Wenham, 01984 D:12/18/24 Case#: 24-12539

HAMPDEN

Hampden

LAFOND, William, 71 Allen Crest St, Hampden, 01036 D:12/17/24 Case#: 24-30682

Holyoke

FLEMING, Thomas K 2nd , 76 Nonotuck St, Holyoke, 01040 D:12/16/24 Case#: 24-30679

HAMPSHIRE

Easthampton

ROURKE, Sally, 15 Davis St U:2, Easthampton, 01027-1622 D:12/17/24 Case#: 24-30683

MIDDLESEX NORTH

Billerica

MARTIN, Meghan Carrie, 16 Woodbury Rd, Billerica, 01821-1914 D:12/16/24 Case#: 24-41287

MIDDLESEX SOUTH

Cambridge

BLACKMER-HART, Adrienne P, 101 Fayerweather St, Cambridge, 02138 D:12/17/24 Case#: 24-12532

Medford

FABRIS, Ronnye S, 310 Malden St, Medford, 02155-2819 D:12/18/24 Case#: 24-12542

Shirley

LACRUZ, Marissa Marie, 4 Myles Ln, Shirley, 01464 D:12/20/24 Case#: 24-41302

NORFOLK

Quincy

CALLE, Rocio P, 165 Quincy Shore Dr, Quincy, 02171-2941 D:12/18/24 Case#: 24-12537

Randolph

DOWD, Magalie, 89 Lafayette St, Randolph, 02368 D:12/20/24 Case#: 24-12567

PLYMOUTH

Brockton

FRACCASTORO, Regina M, 301 Southfield Dr, Brockton, 02302 D:12/16/24 Case#: 24-12522

Carver

KELLER, Rose M, 15 Cornish St, Carver, 02330 D:12/17/24 Case#: 24-12531

Plymouth

DIXON, Deana M, 15 Peck Ave U:1, Plymouth, 02360-4103 D:12/20/24 Case#: 24-12561

HERRICK, Allen K, 105 South St, Plymouth, 02360-2944 D:12/16/24 Case#: 24-12519

MCDONNELL, John B, 67 Stone Gate Dr, Plymouth, 02360 D:12/19/24 Case#: 24-12556

SUFFOLK

Chelsea

TUMPSON, Hector, PO Box 6023, Chelsea, 02150 D:12/17/24 Case#: 24-12533

Jamaica Plain

ZIMMERMANN-WALLACH, S M, 1330 Boylston St, Jamaica Plain, 02467-2112 D:12/16/24 Case#: 24-12521

WORCESTER

Northbridge

NOVINGER, Dennis, 121 Border St U:121, Northbridge, 01588 D:12/17/24 Case#: 24-41291

Sturbridge

WRIGHT, Benjamin T, 8 Simpson St, Sturbridge, 01566 D:12/20/24 Case#: 24-41305

Sutton

RICE, Logan, 1 Depot St U:D, Sutton, 01590-3880 D:12/17/24 Case#: 24-41289

Uxbridge

WHISLER, Karrie B, 206 Rivulet St, Uxbridge, 01569-1140 D:12/20/24 Case#: 24-41307

Worcester

CARLSON, Michele J, 309 Wildwood Ave U:309, Worcester, 01602 D:12/17/24 Case#: 24-41293

Chapter 11 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are reorganizations usually used by a business (may be used by an individual) to rehabilitate rather than to liquidate. Debtors propose a plan to reorganize their financial affairs and satisfy their creditors. This plan must be accepted by the creditors and approved by the court.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

ESSEX SOUTH

Peabody

ONLINE LEARNING, PO Box 4003, Peabody, 01960 D:12/20/24 Case#: 24-12569

MIDDLESEX SOUTH

Waltham

PROTEC INSTRUMENT CORP, 38 Edge Hill Rd, Waltham, 02451-1716 D:12/18/24 Case#: 24-12536

PROTEC RE HOLDING INC, 38 Edge Hill Rd, Waltham, 02451-1716 D:12/20/24 Case#: 24-12560

PROTEC RE HOLDINGS INC, 38 Edge Hill Rd, Waltham, 02451-1716 D:12/18/24 Case#: 24-12538

NANTUCKET

Nantucket

14 16 SHEEPS POND LLC, 14 Sheep Pond Rd, Nantucket, 02554-2557 D:12/15/24 Case#: 24-12513

14 16 SHEEPS POND LLC, 16 Sheep Pond Rd, Nantucket, 02554-2557 D:12/15/24 Case#: 24-12513

NORFOLK

Franklin

EMS WAREHOUSING, 210 Grove St U:E100, Franklin, 02038-3119 D:12/19/24 Case#: 24-41297

WORCESTER

Worcester

ELITA 7 LLC, 16 Marble St, Worcester, 01603-2405 D:12/20/24 Case#: 24-41303

VICTORIA LIGHT LLC, 16 Marble St, Worcester, 01603-2405 D:12/20/24 Case#: 24-41304

Federal Tax Liens

Filed: Clerk's Office, US District Court, Boston.

Liens are placed by the Department of the Treasury, Internal Revenue Service, on the property, real or personal, of any taxpaying entity deemed to be in default on taxes. Releases are not published.

The name and address of the taxpayer and filing date (D) of the lien is listed; the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) follows. If more than one tax is owed, the amount shown is the total of all amounts assessed.

Types of tax include

941 FICA and Withholding Tax;
940 Federal Unemployment Tax;
1040 Individual Income Tax;
2290 Highway Use Tax;
1120 Corporate Tax;
720 Excise Tax.

BARNSTABLE

Brewster

ARMSTRONG, Lisa W, 197 Harwich Rd, Brewster, 02631-1837 D:12/10/24 Tax:1040 Amt: $45,176

Dennis

DAVIDSON, Brian W & DAVIDSON, Kerry A, 84 Hiram Pond Rd, Dennis, 02638-1313 D:12/10/24 Tax:1040 Amt: $933,170

DAVIDSON, Brian A, 84 Hiram Pond Rd, Dennis, 02638-1313 D:12/10/24 Tax:1040 Amt: $2,042,417

BRISTOL FALL RIVER

Fall River

RIBEIRO, Wesley T, 83 Barnaby St, Fall River, 02720-3505 D:12/10/24 Tax:1040 Amt: $62,566

Somerset

CREW ELECTIC LLC, 881 Wilbur Ave, Somerset, 02725-2032 D:12/10/24 Tax:941 Amt: $26,378

BRISTOL NORTH

Taunton

GRUHLER, Maria C, 313 Tremont St, Taunton, 02780-2107 D:12/10/24 Tax:1040 Amt: $8,263

BRISTOL SOUTH

Acushnet

CAMARA, Grazielle L, 34 Wood Duck Rd, Acushnet, 02743 D:12/10/24 Tax:1040 Amt: $67,365

New Bedford

T & J FRYE TRUCKING CO IN, PO Box 50391, New Bedford, 02740 D:12/10/24 Tax:941 Amt: $33,484

RIBEIRO, Peter & RIBEIRO, Isabel M, 347 Rivet St, New Bedford, 02744-1031 D:12/10/24 Tax:1040 Amt: $29,196

DUKES

Edgartown

NORTON, Charles & NORTON, Leisa, 67 Pembroke Rd, Edgartown, 02539 D:12/11/24 Tax:1040 Amt: $15,629

Tisbury

SILVA, Wesley M & PIRES, Rozana, PO Box 4121, Tisbury, 02575 D:12/11/24 Tax:1040 Amt: $66,760

ESSEX SOUTH

Danvers

AGUIAR, R, 8 Vista Dr, Danvers, 01923-3431 D:12/11/24 Tax:1040 Amt: $71,721

MILBURYS EXCEL PAVING COR, 67 High St, Danvers, 01923-3145 D:12/10/24 Tax:1120 Amt: $44,129

Gloucester

CAPE ANN COPPER CO INC, 68 Maplewood Ave, Gloucester, 01930-6229 D:12/10/24 Tax:941 Amt: $152,917

Haverhill

CONTEH, Sallieu H, 82 Morgan Dr, Haverhill, 01832-1248 D:12/10/24 Tax:1040 Amt: $60,923

Lynnfield

RUGATO, David C, PO Box 132, Lynnfield, 01940 D:12/10/24 Tax:941 Amt: $16,749

Newburyport

LAMB, Phyllis A, 26 Phillips Dr, Newburyport, 01950 D:12/11/24 Tax:1040 Amt: $11,508

Salem

PARKER, Susan, 72 Flint St, Salem, 01970-2228 D:12/10/24 Tax:1040 Amt: $70,161

FRANKLIN

Northfield

TIMOTHY, John & CROWLEY, Kelsey P, 80 S Mountain Rd, Northfield, 01360 D:12/09/24 Tax:1040 Amt: $201,839

HAMPDEN

Chicopee

KAIO, Matini I, 1575 Westover Rd, Chicopee, 01020-2816 D:12/10/24 Tax:1040 Amt: $594

Springfield

BLAKE, Beverley, 42 Daytona St, Springfield, 01108-2409 D:12/10/24 Tax:1040 Amt: $56,178

HAMPSHIRE

Hadley

BUDGET AUTO REPAIR LLC, PO Box 290, Hadley, 01035 D:12/10/24 Tax:940 Amt: $42,475

Williamsburg

WILLIAMSBURG SNACK BAR LL, 109 Main St, Williamsburg, 01038-9760 D:12/10/24 Tax:940 Amt: $23,449

MIDDLESEX NORTH

Lowell

CAMERON, Tony & CAMERON, Sacramento F, 620 Princeton Rd, Lowell, 01853 D:12/11/24 Tax:1040 Amt: $18,969

Tewksbury

WALMART ADVANCED SYSTEMS, 101 N Billerica Rd, Tewksbury, 01876-3511 D:12/11/24 Tax:1120 Amt: $28,415

MIDDLESEX SOUTH

Arlington

ESSENTIALS SALON INC, 20 Foxmeadow Ln, Arlington, 02474-1828 D:12/11/24 Tax:1120 Amt: $20,139

Cambridge

SIBBLE, George, 1 Leighton St, Cambridge, 02141-1875 D:12/11/24 Tax:1040 Amt: $81,773

FRANCANS, Eriks F, 29 Otis St, Cambridge, 02141-1811 D:12/11/24 Tax:1040 Amt: $51,839

NEVES, Tanisha, 151 Washington St, Cambridge, 02139-3569 D:12/10/24 Tax:1040 Amt: $36,462

DAVIS, Scott A, 160 Cambridgepark Dr, Cambridge, 02140-2324 D:12/10/24 Tax:1040 Amt: $68,619

Marlborough

RTEA INC, 91 Main St, Marlborough, 01752-3845 D:12/10/24 Tax:940 Amt: $6,504

Reading

CALANDRELLA, Stephen J, 7 Colburn Rd, Reading, 01867-1625 D:12/11/24 Tax:1040 Amt: $60,263

Townsend

BLACKWELL, Darren M, 2 Seaver Rd, Townsend, 01469 D:12/11/24 Tax:1040 Amt: $77,755

Waltham

WL CLEANING CORP, 20 Lexington Ter, Waltham, 02452-5636 D:12/10/24 Tax:941 Amt: $36,926

Watertown

CORTEZ, Carlos M Jr , 60 Howard St U:313, Watertown, 02472-2402 D:12/10/24 Tax:1040 Amt: $24,013

CORTEZ, Carlos M Jr , 60 Howard St, Watertown, 02472-2402 D:12/11/24 Tax:1040 Amt: $24,013

RIGHT TURN BIZ INC, 440 Arsenal St, Watertown, 02472-2805 D:12/11/24 Tax:940 Amt: $451

NORFOLK

Braintree

NGUYEN, Kenny, 361 Franklin St, Braintree, 02184-5513 D:12/09/24 Tax:1040 Amt: $53,389

T & T ICUISINE INC, 512 Elm St, Braintree, 02184 D:12/09/24 Tax:941 Amt: $7,922

THOMPSON, Peter & THOMPSON, Heather, 1599 Washington St, Braintree, 02184-8159 D:12/10/24 Tax:1040 Amt: $1,435,660

Brookline

FLAGLER, Sheri, 143 Beaconsfield Rd, Brookline, 02445-3300 D:12/09/24 Tax:1040 Amt: $3,664

Franklin

MARTINS, Marco A, 15 Ledge St, Franklin, 02038 D:12/09/24 Tax:1040 Amt: $16,816

Holbrook

MCLAUGHLIN, John P, 103 Roberts Ave, Holbrook, 02343 D:12/10/24 Tax:1040 Amt: $31,537

Weymouth

VO, Brandon L, 79 Donald St, Weymouth, 02188-3927 D:12/10/24 Tax:1040 Amt: $45,598

PLYMOUTH

Bridgewater

CARVALHO, Maria, 28 Beninati Farm Rd, Bridgewater, 02324 D:12/10/24 Tax:1040 Amt: $35,852

Brockton

FONTES TRNS SVCS INC, 62 Moraine St, Brockton, 02301 D:12/10/24 Tax:941 Amt: $80,530

Hanover

DAVIDSON, Kerry A, 32 Old Bridge Rd, Hanover, 02339 D:12/09/24 Tax:1040 Amt: $933,170

Rockland

RODRIGUES, S, 210 Myrtle St, Rockland, 02370 D:12/10/24 Tax:1040 Amt: $76,926

SUFFOLK

Dorchester

ROOSEVELT, Robriguez & ROOSEVELT, Peralta, 54 Edson St, Dorchester, 02124-4304 D:12/09/24 Tax:1040 Amt: $24,947

Roxbury

NICKOLAS, Dejarnette, 34 Fisher Ave U:2, Roxbury, 02120-3319 D:12/09/24 Tax:1040 Amt: $97,303

South Boston

SHORELIGHT-AUBURN GLOBAL, 2 Seaport Ln, South Boston, 02210-2001 D:12/09/24 Tax:941 Amt: $19,256

WORCESTER

Leicester

BEAUREGARD, Naomi A & BEAUREGARD, Matthew D, 1 Merrick St, Leicester, 01611 D:12/13/24 Tax:1040 Amt: $76,936

West Boylston

GRAY, John F Jr , PO Box 63, West Boylston, 01583 D:12/13/24 Tax:2290 Amt: $23,703

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

Centerville

GREENAN, Jessica, 116 Nottingham Dr, Centerville, 02632-2134 D:12/12/24 Amt:$121,932

Harwich

TERRY, Zachariah, 4 Skipper Shea Ln, Harwich, 02645-2859 D:12/12/24 Amt:$59,775

TERRYS TV & APPLIANCES IN, 181 Route 137, Harwich, 02645-1320 D:12/12/24 Amt:$5,149

Yarmouth

RICARDO, Carlos A, 503 Route 28, Yarmouth, 02673-4842 D:12/12/24 Amt:$4,243

BRISTOL FALL RIVER

Fall River

KING, George, 308 Linden St, Fall River, 02720-5217 D:12/12/24 Amt:$2,690

MEDEIROS Jr, John, 395 Grinnell St, Fall River, 02721-3701 D:12/12/24 Amt:$13,744

VYAS, Jatinbai, 326 Brayton Ave, Fall River, 02721-3614 D:12/12/24 Amt:$1,030,439

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Somerset

JOHNSTON, David, 326 Main St, Somerset, 02726-5730 D:12/12/24 Amt:$16,860

BRISTOL NORTH

Attleboro

OWENS, Kenneth, 101 South Ave, Attleboro, 02703-4593 D:12/12/24 Amt:$3,074

Berkley

AQUEOUS INFRASTRUCTRUE MG, 11 Ridge Hill Rd, Berkley, 02702-1667 D:12/12/24 Amt:$13,910

Easton

BENVISSUTO, David, 579 Washington St, Easton, 02375-1106 D:12/12/24 Amt:$8,865

HERNANDEZ, Damaso, 49 Robert Dr, Easton, 02375-1352 D:12/12/24 Amt:$26,866

Norton

RUIZ, Scott, 26 Morgan Ln, Norton, 02766-2816 D:12/12/24 Amt:$13,039

Raynham

DEPUY SYNTHES PRODUCTS IN, 325 Paramount Dr, Raynham, 02767-5199 D:12/12/24 Amt:$47,004

Seekonk

MOROCHO, Kleber M, 399 Miller St, Seekonk, 02771-1943 D:12/12/24 Amt:$12,664

Taunton

HUNT, Christopher, 18 E Britannia St, Taunton, 02780-1820 D:12/12/24 Amt:$32,023

LOURENCO, Jose, 161 Copley Dr, Taunton, 02780-7111 D:12/12/24 Amt:$3,211

BRISTOL SOUTH

Acushnet

PAUL NUENS & SON INC, 15 Dorothy St, Acushnet, 02743-2463 D:12/12/24 Amt:$14,949

Dartmouth

MEDEIROS, Andrew, 651 Russells Mills Rd, Dartmouth, 02748-1106 D:12/12/24 Amt:$11,665

ROSE, Michael, 40 Pembroke Dr, Dartmouth, 02747-1064 D:12/12/24 Amt:$4,249

New Bedford

NELSONS AUTO APECIALIST I, 1451 Cove Rd, New Bedford, 02740-1024 D:12/12/24 Amt:$5,838

Westport

CARDOSO, Domenic, 657 Horseneck Rd, Westport, 02790-1352 D:12/12/24 Amt:$43,907

DUKES

Oak Bluffs

SEATON, Kathryn, 22 Wing Rd, Oak Bluffs, 02568-3006 D:12/12/24 Amt:$17,993

SEATON, Robert, 22 Wing Rd, Oak Bluffs, 02568-3006 D:12/12/24 Amt:$17,993

Tisbury

MACIEL, Troy, 45 W Spring St, Tisbury, 02568-6313 D:12/12/24 Amt:$63,617

RORY ROKA LLC, 4 Main St, Tisbury, 02568-5409 D:12/12/24 Amt:$18,118

ESSEX NORTH

Andover

CAGGIANO, Donald, 22 Railroad St, Andover, 01810-3500 D:12/13/24 Amt:$10,681

Lawrence

DUARTE, Mercedes, 8 Crestshire Dr, Lawrence, 01843-3306 D:12/13/24 Amt:$11,024

KINGS TIRE SHOP SVCS INC, 357 Jackson St, Lawrence, 01841-1234 D:12/13/24 Amt:$8,312

LON, John, 12 Essex Ave, Lawrence, 01841-4645 D:12/13/24 Amt:$3,476

MUNIZ, Daniel, 77 S Union St, Lawrence, 01843-1642 D:12/13/24 Amt:$2,572

Methuen

BAILEY, Sharon, 12 Lowell St, Methuen, 01844-6825 D:12/13/24 Amt:$38,695

CASTILLO, Moises, 13 Center St, Methuen, 01844-4329 D:12/13/24 Amt:$20,381

ESSEX SOUTH

Beverly

CHAIT, Philip, 5 Elm Top Ln, Beverly, 01915-4665 D:12/12/24 Amt:$17,799

TOSTADA INC, 900 Cummings Ctr, Beverly, 01915-6198 D:12/12/24 Amt:$193,272

Danvers

KAFFMANDU LLC, 8 Maple St, Danvers, 01923-2812 D:12/12/24 Amt:$19,445

Georgetown

HEALTHY PHARMS INC, 401 E Main St, Georgetown, 01833-2513 D:12/12/24 Amt:$983,074

Gloucester

SOUZA, Jennifer, 80 Cherry St, Gloucester, 01930-1703 D:12/12/24 Amt:$19,514

Groveland

BIRCHWOOD RESTAURANT GRP, 14 Esty Way, Groveland, 01834-1063 D:12/12/24 Amt:$42,704

Hamilton

FIVE SONS PIZZA LLC, 275 Asbury St, Hamilton, 01982-1842 D:12/12/24 Amt:$33,711

Ipswich

OLD PLANTERS OF CAPE ANN, 7 Hewett Hill Dr, Ipswich, 01938 D:12/12/24 Amt:$47,466

Lynn

MARIANO, Miguel, 80 Newton Ave, Lynn, 01905-1832 D:12/12/24 Amt:$8,299

PEREZ, Alejandro, 429 Eastern Ave, Lynn, 01902-1631 D:12/12/24 Amt:$26,182

Peabody

MAYNARD, William, 6 Sanborn St, Peabody, 01960-5523 D:12/12/24 Amt:$22,652

Salem

HANSON, Jess P, 17 Belleview Ave, Salem, 01970-1143 D:12/12/24 Amt:$11,493

Saugus

SELMA CORP, 1277 Broadway, Saugus, 01906-4177 D:12/12/24 Amt:$10,035

Swampscott

MCCORMICK, Jennifer, 32 Ellis Rd, Swampscott, 01907-1931 D:12/12/24 Amt:$9,781

MCCORMICK, Michael, 32 Ellis Rd, Swampscott, 01907-1931 D:12/12/24 Amt:$15,084

Topsfield

CAPANO, Thomas, 371 Boston St, Topsfield, 01983-1541 D:12/12/24 Amt:$36,953

HAMPDEN

Agawam

CASSIDY, Daniel, 83 Kensington St, Agawam, 01030-2217 D:12/13/24 Amt:$2,885

Chicopee

DOSTIE, Kevin, 123 Old Farm Rd, Chicopee, 01020-3060 D:12/13/24 Amt:$6,575

SIGN TECHNIQUES INC, 361 Chicopee St, Chicopee, 01013-1746 D:12/13/24 Amt:$110,855

Holland

JOHNSON, Michael, 34 Vinton Rd, Holland, 01521-2452 D:12/13/24 Amt:$52,494

Longmeadow

GERBER, Christopher, 174 Converse St, Longmeadow, 01106-1702 D:12/13/24 Amt:$112,310

Springfield

BARINA, Joshua, 141 Westbrook Dr, Springfield, 01129-2027 D:12/13/24 Amt:$9,309

FILAMONTE, Michael, 88 Wayne St, Springfield, 01118-2036 D:12/13/24 Amt:$3,971

LUMPKIN, Kenneth, 24 Taylor St, Springfield, 01103-1206 D:12/13/24 Amt:$351,088

MOREHOUSE, Jessica, 660 Boston Rd, Springfield, 01119-1304 D:12/13/24 Amt:$64,041

West Springfield

BHARAT, Oza, 92 Squire Dr, West Springfield, 01089-4575 D:12/13/24 Amt:$60,934

Westfield

BELZOWSKI, Annette, 140 Union St, Westfield, 01085-2424 D:12/13/24 Amt:$3,405

HAMPSHIRE

Northampton

41 STRONG LLC, 41 Strong Ave, Northampton, 01060-3922 D:12/12/24 Amt:$22,315

MEDAUGH, Mark, 222 Audubon Rd, Northampton, 01053-9769 D:12/12/24 Amt:$16,236

MIDDLESEX NORTH

Dracut

FROTTON, Scott M, 70 Donohue Rd, Dracut, 01826-4504 D:12/12/24 Amt:$117,470

FROTTON, Tammy A, 70 Donohue Rd, Dracut, 01826-4504 D:12/12/24 Amt:$117,470

Lowell

ICH, Vidong, 75 Fort Hill Ave, Lowell, 01852-2708 D:12/12/24 Amt:$2,531

NUMBER TWO CHINA STAR LLC, 1733 Middlesex St, Lowell, 01851-1159 D:12/12/24 Amt:$33,477

OSORIO, Laura A, 347 Market St, Lowell, 01852-3840 D:12/12/24 Amt:$3,218

SHEKINAH CORP, 249 High St, Lowell, 01852-2324 D:12/12/24 Amt:$5,762

THE NEW OLYMPIA RESTAURAN, 453 Market St, Lowell, 01854-3803 D:12/12/24 Amt:$3,238

VARGAS, Jose, 64 3rd St, Lowell, 01850-2510 D:12/12/24 Amt:$26,131

Tyngsboro

BALL, Robert, 16 Patricia Dr, Tyngsboro, 01879-1524 D:12/12/24 Amt:$21,002

MIDDLESEX SOUTH

Arlington

SPARKS, Ralph, 66 Thorndike St, Arlington, 02474-8730 D:12/12/24 Amt:$30,901

Burlington

EVANS, Lawrence, 11 Skilton Ln, Burlington, 01803-2120 D:12/12/24 Amt:$29,803

EVANS, Lawrence, 11 Skilton Ln, Burlington, 01803-2120 D:12/12/24 Amt:$29,803

EVANS, Rosalie, 11 Skilton Ln, Burlington, 01803-2120 D:12/12/24 Amt:$29,803

EVANS, Rosalie, 11 Skilton Ln, Burlington, 01803-2120 D:12/12/24 Amt:$29,803

Cambridge

EMOTIONRX INC, 150 Erie St, Cambridge, 02139-4028 D:12/12/24 Amt:$13,853

ODENCE, Kim H, 147 Bishop Richard Allen Dr, Cambridge, 02139-2409 D:12/12/24 Amt:$14,460

Framingham

ARAJO, Josimar D, 89 Lockland Ave, Framingham, 01701-7927 D:12/12/24 Amt:$21,514

LOS PINOS MEXICAN GRILL I, 183 Concord St, Framingham, 01702-6701 D:12/12/24 Amt:$8,654

MATO, Sarah K, 753 Potter Rd, Framingham, 01701-3219 D:12/12/24 Amt:$19,533

SANTOS, Kellen P, 89 Lockland Ave, Framingham, 01701-7927 D:12/12/24 Amt:$21,514

Groton

BRAMBILA, Eric, 461 Boston Rd, Groton, 01450-2062 D:12/12/24 Amt:$83,200

Lexington

KIRPA BABBA DI INC, 32 Solomon Pierce Rd, Lexington, 02420-2533 D:12/12/24 Amt:$10,531

PABLA, Amrik, 32 Solomon Pierce Rd, Lexington, 02420-2533 D:12/12/24 Amt:$9,759

PABLA, Amrik, 32 Solomon Pierce Rd, Lexington, 02420-2533 D:12/12/24 Amt:$302,552

SHALIMAR INC, 32 Solomon Pierce Rd, Lexington, 02420-2533 D:12/12/24 Amt:$4,662

Lincoln

DONALDSON, Robert, 144 Weston Rd, Lincoln, 01773-4504 D:12/12/24 Amt:$45,330

Malden

SELVARAJU, Veeramani, 11 Mount Vernon St, Malden, 02148-2812 D:12/12/24 Amt:$31,083

VEERAMANI, Ana, 11 Mount Vernon St, Malden, 02148-2812 D:12/12/24 Amt:$31,083

Maynard

EHLERS, Gregory, 22 George Rd, Maynard, 01754-1039 D:12/12/24 Amt:$69,542

Medford

ANNIES PIZZERIA CORP, 213 Middlesex Ave, Medford, 02155-5033 D:12/12/24 Amt:$18,365

Melrose

THEODOROS LLC, 478 Main St, Melrose, 02176 D:12/12/24 Amt:$57,630

North Reading

MASI Jr, John, 18 Winter St, North Reading, 01864-2203 D:12/12/24 Amt:$16,112

Somerville

KOD COR, 16 Hill St, Somerville, 02144-1524 D:12/12/24 Amt:$2,504

WALLACEGOMES, Nathaniel, 59 Myrtle St, Somerville, 02145-4324 D:12/12/24 Amt:$19,442

Stoneham

OCONNORS AWARDS UNLTD INC, 74 Maple St, Stoneham, 02180-3144 D:12/12/24 Amt:$26,116

TIBERI, Massimo, 29 Bear Hill Rd, Stoneham, 02180-1074 D:12/12/24 Amt:$8,564

Sudbury

PAANI INDIAN CUISINE LLC, 530 Boston Post Rd, Sudbury, 01776-3377 D:12/12/24 Amt:$7,151

PATEL, Jogar, 24 Cudworth Ln, Sudbury, 01776-1386 D:12/12/24 Amt:$12,780

VERMA, Vimlesh, 20 Adams Rd, Sudbury, 01776-3315 D:12/12/24 Amt:$58,314

Wakefield

CPN GROUP LLC, 21 Princess St, Wakefield, 01880-3003 D:12/12/24 Amt:$12,475

Waltham

JME AUTO REPAIR LLC, 138 Prospect St, Waltham, 02453-3411 D:12/12/24 Amt:$312,566

Watertown

BURKES BREWING CO INC, 164 Galen St, Watertown, 02472-4511 D:12/12/24 Amt:$7,728

Winchester

FIRST HOUSE LLC, 528 Main St, Winchester, 01890-2913 D:12/12/24 Amt:$52,128

NORFOLK

Bellingham

A & N AUTOMOTIVE LLC, 437 Wrentham Rd, Bellingham, 02019-2652 D:12/13/24 Amt:$4,696

Braintree

BRAINTREE MOOSE LODGE NO, 175 Howard St, Braintree, 02184-1151 D:12/13/24 Amt:$14,198

TRUONG, Andy, 512 Elm St, Braintree, 02184-1532 D:12/13/24 Amt:$7,985

Brookline

REZA, Shahrokh, 25 Kesseler Way, Brookline, 02467-2659 D:12/13/24 Amt:$64,245

Holbrook

MEJIA, Leslie, 7 Gioioso Dr, Holbrook, 02343-1575 D:12/13/24 Amt:$66,636

Milton

HODGE, Geraldo, 207 Beacon St, Milton, 02186-1034 D:12/13/24 Amt:$24,113

Norfolk

CULLEN, Daniel, 18 Holbrook St, Norfolk, 02056-1026 D:12/13/24 Amt:$4,218

Norwood

DONOVAN, Jessimara, 1104 Washington St, Norwood, 02062-4417 D:12/13/24 Amt:$6,518

Quincy

HAWES, Mark, 38 Cliff St, Quincy, 02169-1420 D:12/13/24 Amt:$19,246

Randolph

WISSEKERKE, Carl, 19 Gerald Ave, Randolph, 02368-5124 D:12/13/24 Amt:$11,374

Stoughton

FONTES, Amancio, 55 Kevin Clancy Way, Stoughton, 02072-3888 D:12/13/24 Amt:$3,524

FONTES, Lucy, 55 Kevin Clancy Way, Stoughton, 02072-3888 D:12/13/24 Amt:$3,524

LODGE ALESSANDRO VOLTA NO, 548 Washington St, Stoughton, 02072-4206 D:12/13/24 Amt:$6,064

MORAN, James, 128 Ewing Dr, Stoughton, 02072-1813 D:12/13/24 Amt:$31,409

MORRELLS EVENTS & CATERIN, 45 Chase Run, Stoughton, 02072-3558 D:12/13/24 Amt:$2,618

ROSEME, Wildinio, 75 Lurie Cir, Stoughton, 02072-1120 D:12/13/24 Amt:$6,342

Weymouth

HATTER 18 LLC, 969 Washington St, Weymouth, 02189-1928 D:12/13/24 Amt:$27,429

INTERCONNECT COMPUTER CAB, 233 Libbey Industrial Pkwy, Weymouth, 02189-3101 D:12/13/24 Amt:$10,103

SCANLON, William, 20 Camelot Way, Weymouth, 02190-2331 D:12/13/24 Amt:$11,613

SMITH, Lincoln, 418 North St, Weymouth, 02191-1330 D:12/13/24 Amt:$12,808

SMITH, Lincoln, 418 North St, Weymouth, 02191-1330 D:12/13/24 Amt:$12,808

PLYMOUTH

Bridgewater

JOSEPH, Ruthava, 1131 Plymouth St, Bridgewater, 02324-7410 D:12/12/24 Amt:$11,084

Brockton

BROCKTON BEER COMPANY LLC, 121 Main St, Brockton, 02301-4047 D:12/12/24 Amt:$10,106

Duxbury

BURGOYNE, Donald, 1 Back River Way, Duxbury, 02332-3864 D:12/12/24 Amt:$27,871

Hingham

CHASE, Susan, 10 Bel Air Dr, Hingham, 02043-1209 D:12/12/24 Amt:$13,029

DORAN, Michelle, 5 Richard Rd, Hingham, 02043-3965 D:12/12/24 Amt:$55,014

Kingston

GARRETT, Glenn, 30 Round Hill Rd, Kingston, 02364-2189 D:12/12/24 Amt:$11,384

US DELIVERY GROUP NE LLC, 182 Summer St, Kingston, 02364-1271 D:12/12/24 Amt:$10,089

VAUTRINOT, Catherine, 14 Shirley Ave, Kingston, 02364-1915 D:12/12/24 Amt:$41,671

Marshfield

CRAWFORD, Robert, 56 Helena Rd, Marshfield, 02050-2821 D:12/12/24 Amt:$14,336

Mattapoisett

AQUEOUS INFRASTRUCTRUE MG, 4 Church St, Mattapoisett, 02739-2622 D:12/12/24 Amt:$13,910

Pembroke

PARCEL AND PALLET INC, 44 Riverpoint Dr, Pembroke, 02359-1873 D:12/12/24 Amt:$17,717

Scituate

AICARDI, Francis, 19 Park Ave, Scituate, 02066-3421 D:12/12/24 Amt:$7,894

West Bridgewater

TICE, Hannalore, 368 N Elm St, West Bridgewater, 02379-1104 D:12/12/24 Amt:$10,412

SUFFOLK

Allston

SHIN INC, 185 Harvard Ave, Allston, 02134-2801 D:12/12/24 Amt:$70,620

Boston

BILLIOURIS, Dianna, 200 Brookline Ave, Boston, 02215-3907 D:12/12/24 Amt:$64,245

FRENCH, Patrick, 800 Boylston St, Boston, 02467-2501 D:12/12/24 Amt:$29,194

MANA ESCONDIDO CORP, 68 Aguadilla St, Boston, 02118-1502 D:12/12/24 Amt:$2,926

MARKARIAN, Mark, 25 Northern Ave, Boston, 02210-1813 D:12/12/24 Amt:$295,657

THROUGH THE FOREST CONSEL, 100 Cambridge St, Boston, 02114-2509 D:12/12/24 Amt:$8,424

Brighton

DISHA CORP, 415 Washington St, Brighton, 02135-2731 D:12/12/24 Amt:$4,064

Dorchester

AOP SOLUTIONS LLC, 1250 Massachusetts Ave, Dorchester, 02125-1608 D:12/12/24 Amt:$11,065

HOLMES, Amy, 64 Saint Brendan Rd, Dorchester, 02124-5334 D:12/12/24 Amt:$19,175

LINDSEY, Eric, 350 Blue Hill Ave, Dorchester, 02121-4313 D:12/12/24 Amt:$114,741

MCCALL TRANSPORTATION LLC, 100 Gibson St, Dorchester, 02122-2638 D:12/12/24 Amt:$3,033

SMITH, Lincoln, 6 Willis St, Dorchester, 02125-1946 D:12/12/24 Amt:$12,782

SMITH, Lincoln, 6 Willis St, Dorchester, 02125-1946 D:12/12/24 Amt:$12,808

T AND T ICUISINE INC, 270 Adams St, Dorchester, 02122-1310 D:12/12/24 Amt:$32,806

East Boston

JENKINS, Dianna, 116 Brooks St, East Boston, 02128-1651 D:12/12/24 Amt:$23,681

MEJIA, Leslie, 5 Blackinton St, East Boston, 02128-2607 D:12/12/24 Amt:$6,813

Jamaica Plain

BARNES, Aaron, 14 Greenley Pl, Jamaica Plain, 02130-2610 D:12/12/24 Amt:$3,116

TRUONG, Andy, 2 Holbrook St, Jamaica Plain, 02130-2756 D:12/12/24 Amt:$235,280

Revere

CORREA, Felipe, 15 Lowell St, Revere, 02151-1415 D:12/12/24 Amt:$20,405

FIGUEIRA, Jamie, 86 Atwood St, Revere, 02151-4625 D:12/12/24 Amt:$52,269

GIANNETTI, Anthony, 121 Steeple St, Revere, 02151-2015 D:12/12/24 Amt:$20,202

Roslindale

JOSES AUTO REPAIR INC, 610 Hyde Park Ave, Roslindale, 02131-4307 D:12/12/24 Amt:$9,497

MURPHY, Breanna, 32 Sheffield Rd, Roslindale, 02131-1514 D:12/12/24 Amt:$11,016

Roxbury

GONSALVES, Joseph, 54 Marshfield St, Roxbury, 02119-3050 D:12/12/24 Amt:$48,354

PULLUM, James, 1850 Washington St, Roxbury, 02118-1716 D:12/12/24 Amt:$3,384

South Boston

AVEO PHARMACEUTICALS INC, 1 Marina Park Dr, South Boston, 02210-1832 D:12/12/24 Amt:$78,960

UPPER SPECTACLE LLC, 10 Fan Pier Blvd, South Boston, 02210-2145 D:12/12/24 Amt:$113,661

West Roxbury

PEREZ, Maribel T, 22 Dunwell St, West Roxbury, 02132-4307 D:12/12/24 Amt:$13,005

Winthrop

RUBIERA, Clairemise, 34 Franklin St, Winthrop, 02152-1635 D:12/12/24 Amt:$4,755

RUBIERA, Joel, 34 Franklin St, Winthrop, 02152-1635 D:12/12/24 Amt:$4,755

SCHETTINO, Joseph, 24 Maryland Ave, Winthrop, 02152-1415 D:12/12/24 Amt:$29,148

WORCESTER

Barre

HARTMANWOZNIAK, Carissa, 1082 Old Dana Rd, Barre, 01005-9445 D:12/12/24 Amt:$7,416

Blackstone

CORSA LP560 INC, 19 Handy Rd, Blackstone, 01504-1347 D:12/12/24 Amt:$8,866

Charlton

BERMUDEZ, Pedro, 187 Stafford St, Charlton, 01507-1204 D:12/12/24 Amt:$4,105

Clinton

GOMES, Milson, 11 John F Kennedy Ave, Clinton, 01510-1320 D:12/12/24 Amt:$55,529

Dudley

FRENCH RIVER AREA INC, 93 Center Rd, Dudley, 01571-6314 D:12/12/24 Amt:$27,566

Milford

FERNANDES, Rui, 24 Silver Hill Rd, Milford, 01757-1375 D:12/12/24 Amt:$2,337

KEARNEY, Sharon, 3 Alden St, Milford, 01757-3407 D:12/12/24 Amt:$9,280

Northborough

BRACAMONTES, Jose, 11 King St, Northborough, 01532-2107 D:12/12/24 Amt:$281,466

Shrewsbury

LAUBE, Zachary, 10212 Arbor Dr, Shrewsbury, 01545-6025 D:12/12/24 Amt:$5,721

Sutton

MLYNARSKI, Bogdan, 12 Hillside Dr, Sutton, 01590-3879 D:12/12/24 Amt:$11,670

Worcester

2 CHEFS ITALIAN RESTAURAN, 317 W Boylston St, Worcester, 01606-2326 D:12/12/24 Amt:$124,816

BETANCES, Jeffrey, 39 Dawson Rd, Worcester, 01602-1212 D:12/12/24 Amt:$14,516

BOSTON MARKET CORP, 14 Park Ave, Worcester, 01605-3911 D:12/12/24 Amt:$133,227

LAVALLIE, Mary, 50 June St, Worcester, 01602-2624 D:12/12/24 Amt:$954

WORCESTER NORTH

Fitchburg

CHAMPAGNE, Joshua, 17 3rd St, Fitchburg, 01420-5660 D:12/12/24 Amt:$16,781

FELIX, Nickson S, 15 Railroad St, Fitchburg, 01420-5613 D:12/12/24 Amt:$5,898

FITCHBURG MILL CITY PUB L, 19 Airport Rd, Fitchburg, 01420-8109 D:12/12/24 Amt:$15,998

HERNANDEZ, Jose, 106 Clarendon St, Fitchburg, 01420-4041 D:12/12/24 Amt:$8,305

Leominster

AFFORDABLE MOTOR GRP INC, 7 Prospect St, Leominster, 01453-3019 D:12/12/24 Amt:$11,641

LAVINIAS CORP, 813 Main St, Leominster, 01453-1941 D:12/12/24 Amt:$35,162

Lunenburg

DA LA CRUZ, Byron, 46 Page Hill Rd, Lunenburg, 01462-1223 D:12/12/24 Amt:$4,230

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.

MIDDLESEX SOUTH

Wayland

LAHEY, Timothy E, 6 Emerson Rd, Wayland Plaintiff: Keith M Roderick D:12/13/24 Amt:$250,000

SUFFOLK

Charlestown

VARGAS, Jorge, 283 Main St, Charlestown Plaintiff: Julio Vargas D:12/13/24 Amt:$988,000

Jamaica Plain

VARGAS, Jorge, 4 Robinhood Ave U:7, Jamaica Plain Plaintiff: Julio Vargas D:12/13/24 Amt:$988,000

VARGAS, Jorge, 4 Robinson Ave U:7, Jamaica Plain Plaintiff: Julio Vargas D:12/13/24 Amt:$988,000

Petitions to Foreclose

The information here has been abstracted from initial filings at the Massachusetts Land Court where a lender has asked the court for authority to foreclose the mortgage it holds on the property mentioned. The Land Court has the responsibility of notifying interested parties of the foreclosure proceedings through the publication of legal notices in newspapers throughout the state. Only parties who are protected under the Servicemembers Civil Relief Act of 2003 may register objections to the proceedings. If no legitimate objections are filed with the court, the lender is granted permission to proceed with the foreclosure sale of the property.

The property address appears on the first line. The current owner of the property is followed by the lender (L). The third line begins with the Massachusetts Land Court case number and is followed by the date that the foreclosure petition was filed with the court.

BERKSHIRE MIDDLE

Becket

273 Nottingham Ct
Owner:George R Conklin Jr L:Vrmtg Asset Tr
Case#:24 SM 004333 Filing Date:12/13/24

Lee

315 Stockbridge Rd
Owner:Shannon S Hughes L:Pnc Bk Na
Case#:24 SM 004327 Filing Date:12/12/24

Pittsfield

90 Turner Ave
Owner:Nicholas Barletta L:Rocket Mtg LLC
Case#:24 SM 004383 Filing Date:12/18/24

363 Elm St
Owner:Lindsay Lancto L:Nationstar Mtg LLC
Case#:24 SM 004364 Filing Date:12/17/24

BRISTOL NORTH

Norton

11 Allen Dr
Owner:Christopher D Mordas L:Newrez LLC
Case#:24 SM 004335 Filing Date:12/13/24

16 Sailors Ln
Owner:Kevin G Croce L:Carrington Mtg Ln Tr Seri
Case#:24 SM 004357 Filing Date:12/16/24

Taunton

30 General Cobb St
Owner:Gerald Tramitz L:United Wholesale Mtg LLC
Case#:24 SM 004344 Filing Date:12/16/24

BRISTOL SOUTH

New Bedford

135 Willis St
Owner:Janessa L Conceicao L:Freedom Mtg Corp
Case#:24 SM 004338 Filing Date:12/13/24

1023 Bowles St
Owner:Ana M Estrela L:Guild Mtg Company LLC
Case#:24 SM 004316 Filing Date:12/12/24

Westport

151 Division Rd
Owner:Michael C Spooner L:Santander Bk Na
Case#:24 SM 004355 Filing Date:12/16/24

DUKES

Tisbury

80 Moonstone Way
Owner:Risto H Nivala L:American Home Mtg Investm
Case#:24 SM 004382 Filing Date:12/18/24

ESSEX NORTH

Methuen

2 W Ayer St
Owner:Gerald J Dallaire Jr L:Mclp Asset Company Inc
Case#:24 SM 004318 Filing Date:12/12/24

ESSEX SOUTH

Beverly

24 Blaine Ave
Owner:Sandra Jacobs L:Cwabs Inc Series 2003-2
Case#:24 SM 004328 Filing Date:12/12/24

Lynn

12 Poplar St
Owner:Jean M Soper L:Citizens Bk Na
Case#:24 SM 004378 Filing Date:12/18/24

49 Munroe St U:306
Owner:Maria Popson L:Newrez LLC
Case#:24 SM 004313 Filing Date:12/12/24

Lynnfield

321 Summer St
Owner:Paul J Coleman L:Salem Five Cents Savings Bank
Case#:24 SM 004336 Filing Date:12/13/24

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Marblehead
3 Lookout Ct
Owner:Marianne Heffernan L:Finance Of America Revers
Case#:24 SM 004373 Filing Date:12/18/24

Newburyport
4 Anderson Ln
Owner:Christian Decristofaro L:Eastern Bank
Case#:24 SM 004331 Filing Date:12/12/24

7 Parsons St
Owner:Jerry A Mullins L:Arvest Bank
Case#:24 SM 004323 Filing Date:12/12/24

HAMPDEN

East Longmeadow
14 Bent Tree Dr
Owner:Kamyar Rahmani-Kia L:Th Msr Holdings LLC
Case#:24 SM 004347 Filing Date:12/16/24

Ludlow
21 Duke St
Owner:Shivonne Crowley L:Carrington Mtg Services L
Case#:24 SM 004367 Filing Date:12/17/24

Springfield
10 Sara Lynn Dr
Owner:Milta I Sostre L:Rmtp Tr Series 2021 Cotta
Case#:24 SM 004380 Filing Date:12/18/24

45 Wrona St
Owner:Alisa Troncoso L:Guild Mtg Company LLC
Case#:24 SM 004332 Filing Date:12/13/24

97 Bristol St
Owner:Duane Victory L:Freedom Mtg Corp
Case#:24 SM 004365 Filing Date:12/17/24

HAMPSHIRE

Northampton
35 New South St U:207
Owner:Roisin Quinn L:Rcf 2 Acquisition Tr
Case#:24 SM 004339 Filing Date:12/13/24

Southampton
178 Glendale Rd
Owner:David H Bernier Sr L:Bungalow Series Iv Tr
Case#:24 SM 004340 Filing Date:12/13/24

MIDDLESEX NORTH

Billerica
5 Day St
Owner:Catherine Allaby L:Freedom Mtg Corp
Case#:24 SM 004366 Filing Date:12/17/24

Dracut
28 Carrington Ave
Owner:Cesar D Torre L:Bk Of America Na
Case#:24 SM 004329 Filing Date:12/12/24

Lowell
23 Hillcrest Dr
Owner:Bernard K Njenga L:Pennymac Ln Services LLC
Case#:24 SM 004308 Filing Date:12/11/24

56 Read St
Owner:Jennifer B Souza L:Nationstar Mtg LLC
Case#:24 SM 004381 Filing Date:12/18/24

MIDDLESEX SOUTH

Everett
40 Woodward St
Owner:Kimberly A Auger L:Citizens Bk Na
Case#:24 SM 004372 Filing Date:12/18/24

Holliston
39 Taylor Rd
Owner:Tarasia D Schaller L:Nationstar Mtg LLC
Case#:24 SM 004351 Filing Date:12/16/24

Newton
33 Chandler St
Owner:Rosemaria G Altieri L:Merrill Lynch Mtg Investo
Case#:24 SM 004350 Filing Date:12/16/24

Pepperell
10 Bennett St
Owner:Armando M Herrera L:Vrmtg Asset Tr
Case#:24 SM 004359 Filing Date:12/16/24

Stoneham
159 Main St U:31A
Owner:Lisa M Verrocchi L:Nationstar Mtg LLC
Case#:24 SM 004360 Filing Date:12/16/24

Wayland
26 Red Barn Rd
Owner:Brian R Lee L:Nationstar Mtg LLC
Case#:24 SM 004368 Filing Date:12/17/24

Woburn
16 Derby Dr U:16
Owner:Kelly Ocallaghan L:Freedom Mtg Corp
Case#:24 SM 004376 Filing Date:12/18/24

NORFOLK

Braintree
45 Merritt Ave
Owner:Marie C Curtin L:Quincy Credit Union
Case#:24 SM 004371 Filing Date:12/17/24

72 Armstrong Cir
Owner:Paul P Lydon L:Newrez LLC
Case#:24 SM 004354 Filing Date:12/16/24

Brookline
84 Atherton Rd
Owner:Sandhya Goli L:Bk Of America Na
Case#:24 SM 004337 Filing Date:12/13/24

94 Jordan Rd
Owner:Michael J Tigar L:Jpmorgan Chase Bk Na
Case#:24 SM 004370 Filing Date:12/18/24

Canton
2061 Washington St
Owner:Daniel Mullin L:Dedham Institution for Savings
Case#:24 SM 004375 Filing Date:12/18/24

Foxboro
4 Highland Cir
Owner:Cyr Christopher Est L:Finance Of America Revers
Case#:24 SM 004353 Filing Date:12/16/24

Needham
51 Gilbert Rd
Owner:Julene E Schultz L:Newrez LLC
Case#:24 SM 004348 Filing Date:12/16/24

Quincy
48 Macy St
Owner:Peter M Ciampi Jr L:Rocket Mtg LLC
Case#:24 SM 004362 Filing Date:12/17/24

Randolph
19 Mill Hill St
Owner:Jack J Baptiste L:Newrez LLC
Case#:24 SM 004314 Filing Date:12/12/24

Stoughton
64 Drake Ave
Owner:Heriberto Tobias L:Lakeview Ln Servicing LLC
Case#:24 SM 004317 Filing Date:12/12/24

110 Water St
Owner:Sean P Cox L:Newrez LLC
Case#:24 SM 004334 Filing Date:12/13/24

Weymouth
141 Oak St
Owner:Suzana K Allen L:M&t Bk
Case#:24 SM 004312 Filing Date:12/12/24

PLYMOUTH

Bridgewater
140 Curve St
Owner:Maria L Brinkman L:Rcf2 Acquisition Tr
Case#:24 SM 004379 Filing Date:12/18/24

Brockton
16 Yuba Cir
Owner:Linda M Dutcher L:Rcf 2 Acquisition Tr
Case#:24 SM 004352 Filing Date:12/16/24

56 Baltic Ave
Owner:Jacqueline Halliday L:Citizens Bk Na
Case#:24 SM 004341 Filing Date:12/16/24

Duxbury
249 Chandler St
Owner:Spencer R Joseph L:Cwalt Inc Alternative Ln
Case#:24 SM 004321 Filing Date:12/12/24

East Bridgewater
52-A Cottage St
Owner:Christopher Glidden L:Jp Morgan Mtg Acquisition
Case#:24 SM 004315 Filing Date:12/12/24

252 Elm St
Owner:Matthew Monteiro L:Bluestone Bank
Case#:24 SM 004322 Filing Date:12/12/24

Hanover
207 Stonegate Ln
Owner:Brian L Danehy L:Newrez LLC
Case#:24 SM 004377 Filing Date:12/18/24

Hanson
48 Indian Path
Owner:Daniel W Sweeney L:Boston Cu City Of
Case#:24 SM 004324 Filing Date:12/12/24

111 Snow St
Owner:Keryn A Brundige L:Rcaf Acquisition Tr
Case#:24 SM 004369 Filing Date:12/17/24

Kingston
37 Bog View Rd
Owner:Ashley Eisner L:Eastern Bk
Case#:24 SM 004309 Filing Date:12/12/24

Wareham
20 Shaw St
Owner:Borges Dennis J Est L:Td Bk Na
Case#:24 SM 004384 Filing Date:12/18/24

32 Chestnut St
Owner:Robert W Besse L:Towd Point Mtg Tr 2022-3
Case#:24 SM 004320 Filing Date:12/12/24

SUFFOLK

Boston
140 Saint Botolph St U:2
Owner:Nathan E Ingram L:Cwalt Inc Alternative Ln
Case#:24 SM 004319 Filing Date:12/12/24

Dorchester
62-64 Church St U:2
Owner:Valerie P Woods L:Rcf 2 Acquisition Tr
Case#:24 SM 004330 Filing Date:12/12/24

East Boston
156 Porter St U:207
Owner:Ralph Aucella L:Jeanne Darc Cu
Case#:24 SM 004310 Filing Date:12/12/24

Hyde Park
5 Mariposa St
Owner:Gwendolyn Richardson L:Rcf 2 Acquisition Tr
Case#:24 SM 004325 Filing Date:12/12/24

Revere
539 Mountain Ave
Owner:Mathilde E Cadet L:Newrez LLC
Case#:24 SM 004345 Filing Date:12/16/24

Roslindale
461 Beech St
Owner:Samuel I Oriaku L:Boston Cu City Of
Case#:24 SM 004326 Filing Date:12/12/24

WORCESTER

Charlton
49 Harrington Rd
Owner:Sierra N Currie L:Crosscountry Mtg LLC
Case#:24 SM 004349 Filing Date:12/16/24

Clinton
173 Greeley St
Owner:Tracy A Mclaughlin L:Data Mtg Inc
Case#:24 SM 004346 Filing Date:12/16/24

Lancaster
2237 Main St
Owner:Roy W Manring L:Pnc Bk Na
Case#:24 SM 004374 Filing Date:12/18/24

Milford
38 Purchase St
Owner:David Mastroianni L:Select Portfolio Servicing Inc
Case#:24 SM 004311 Filing Date:12/12/24

North Brookfield
46 Barnes Rd
Owner:Christie Miller L:Mclp Asset Company Inc
Case#:24 SM 004343 Filing Date:12/16/24

Oxford
113 Old Webster Rd
Owner:Scot D Brooks L:Discover Bank
Case#:24 SM 004356 Filing Date:12/16/24

Worcester
61 Bjorklund Ave
Owner:Peter Mcginn L:Ace Securities Corp Home
Case#:24 SM 004342 Filing Date:12/16/24

330 Sunderland Rd U:14
Owner:Ranjith Vemula L:Loandepotcom LLC
Case#:24 SM 004363 Filing Date:12/17/24

WORCESTER NORTH

Westminster
23 W Hill Dr U:B
Owner:Nicola J Crowden L:Rbc Bk Georgia Na
Case#:24 SM 004358 Filing Date:12/16/24

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Centerville
01/09/25 10:00 AM 33 Lazrus Lovell Rd
Owner:Anne C Sukkungmee
Lender:First National Bank Deposit:$5,000
Doc#:*D:09/30/21
Source:Barnstable Patriot (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

Yarmouth
01/08/25 02:00 PM 481 Buck Island Rd U:19I
Owner:Ann M Dolan
Lender:Newrez LLC Deposit:$5,000
Doc#:*D:02/10/05
Source:Cape Cod Times (12/13/24)
Atty:Korde & Associates Pc 978-256-1500

BERKSHIRE MIDDLE

Otis
01/15/25 02:00 PM 122 Kibbe Point Rd
Owner:Donald J Belisle
Lender:M&T Bank NA Deposit:$10,000
Doc#:*D:12/08/10
Source:Berkshire Eagle (12/19/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL NORTH

Attleboro
01/06/25 02:00 PM 18 Cumberland St
Owner:Jessica L Medeiros & David M Medeiros
Lender:Wilmington Savings Fund Society FSB
Deposit:$10,000
Doc#:*D:09/24/03
Source:Sun Chronicle (the) (12/16/24)
Atty:Orlans Pc 781-790-7800

01/16/25 02:00 PM 440 N Main St
Owner:William J Wilkinson
Lender:Navy Federal Credit Union Deposit:$5,000
Doc#:*D:09/17/07
Source:Sun Chronicle (the) (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

01/16/25 04:00 PM 11 Steeple Chase Cir U:11
Owner:Gail A Balser
Lender:HSBC Bank USA Deposit:$5,000
Doc#:*D:10/06/06
Source:Sun Chronicle (the) (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

Dighton
01/14/25 12:00 PM 2496 Pleasant St
Owner:Brian W Mcmahon & Barbara Mcmahon
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:03/14/03
Source:Taunton Daily Gazette (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

Raynham
01/10/25 02:00 PM 11 Martin Dr
Owner:Maria G Depina
Lender:Carrington Mortgage Services LLC Deposit:$5,000
Doc#:*D:10/28/21
Source:Taunton Daily Gazette (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

Rehoboth
01/08/25 02:00 PM 26 Stagecoach Rd
Owner:Charles J Hillier & Haether M Hillier
Lender:Raymond C Green Funding LLC Deposit:$15,000
Doc#:*D:11/01/19
Source:Sun Chronicle (the) (12/17/24)
Atty:Ligris & Associates Pc 617-274-1500

Taunton
01/15/25 10:00 AM 30 Marvel St
Owner:Peter N Hasenfuss
Lender:Cross Country Mortgage Inc Deposit:$5,000
Doc#:*D:09/02/22
Source:Taunton Daily Gazette (12/19/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL SOUTH

Fairhaven
01/10/25 12:00 PM 5 Ridgecrest Ave
Owner:Carlos Cabral
Lender:Wells Fargo Bank NA Deposit:$5,000
Doc#:*D:11/18/05
Source:Standard Times (the) (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

New Bedford
01/09/25 11:00 AM 253 Mill St
Owner:Roca C LLC
Lender:Tailor Ridge Reit LLC Deposit:$10,000
Doc#:*D:08/04/23
Source:Standard Times (the) (12/19/24)
Atty:Doonan Graves & Longoria 978-921-2670

01/10/25 01:00 PM 35 Jouvette St
Owner:Hedler Alves
Lender:Carrington Mortgage Services LLC Deposit:$5,000
Doc#:*D:02/25/21
Source:Standard Times (the) (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

ESSEX NORTH

Methuen
01/06/25 02:00 PM 86 Comet Rd
Owner:Paul D Smith & Maryann Smith
Lender:Carrington Mortgage Services LLC Deposit:$10,000
Doc#:*D:08/13/18
Source:Lawrence Eagle Tribune (12/16/24)
Atty:Marinosci Law Group Pc 401-234-9200

North Andover
01/16/25 12:00 PM 134 Farnum St
Owner:Bruce A Scudder & Lisa K Scudder
Lender:Metro Credit Union Deposit:$10,000
Doc#:*D:08/05/04
Source:Lawrence Eagle Tribune (12/19/24)
Atty:Phillips & Angley 617-367-8787

ESSEX SOUTH

Haverhill
01/16/25 10:00 AM 40 Pinedale Ave
Owner:Rhoda Wolpert
Lender:AFL HECM LLC Deposit:$7,500
Doc#:*D:11/07/05
Source:Haverhill Gazette (12/19/24)
Atty:Barsh And Cohen PC 617-332-4700

Lynn
01/10/25 01:00 PM 41 Averill St
Owner:George Lamonica & Susan J Lamonica
Lender:Us Bank Na Deposit:$10,000
Doc#:*D:06/19/01
Source:Daily Item (12/13/24)
Atty:Cunningham Machanic Cetli 508-651-7524

01/14/25 01:00 PM 36 Bloomfield St
Owner:Mary F Thompson & Kenneth D Thompson
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:09/12/03
Source:Daily Item (12/17/24)
Atty:Brock & Scott Pllc 401-217-8701

Rockport
01/09/25 11:00 AM 33 Highview Rd
Owner:Allan S Hecht
Lender:Us Bank Na Deposit:$10,000
Doc#:*D:08/22/08
Source:Gloucester Daily Times (12/19/24)
Atty:Friedman Vartolo Llp

FRANKLIN

Greenfield
01/15/25 10:00 AM 58 Lincoln St
Owner:Shaun M Coughlin
Lender:JP MORGAN MTG ACQUISI Deposit:$5,000
Doc#:*D:12/01/14
Source:Greenfield Recorder (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

Montague
01/16/25 11:00 AM 18 Franklin St
Owner:Charon A Hill-Natle & Cassaundra R Lopez
Lender:Freedom Credit Union Deposit:$10,000
Doc#:*D:04/22/16
Source:Greenfield Recorder (12/19/24)
Atty:Lyon & Fitzpatrick LLP 413-420-4086

HAMPDEN

Agawam
01/16/25 12:00 PM 146 Riviera Dr U:146
Owner:Diana G Eggleston
Lender:Massachusetts Housing Finance Agency
Deposit:$10,000
Doc#:*D:04/05/07
Source:Republican (the) (12/18/24)
Atty:Doonan Graves & Longoria 978-921-2670

Holyoke
01/03/25 10:00 AM 33 Maple Crest Cir U:D
Owner:Maurice A Jason
Lender:CMG Mortgage Inc Deposit:$10,000
Doc#:*D:07/02/21
Source:Republican (the) (12/13/24)
Atty:Marinosci Law Group Pc 401-234-9200

01/16/25 02:30 PM 9 Washington Ave
Owner:Gladys M Torres & Carlos M Mantilla
Lender:Lakeview Loan Servicing LLC Deposit:$10,000
Doc#:*D:08/05/16
Source:Boston Herald (12/18/24)
Atty:Doonan Graves & Longoria 978-921-2670

Ludlow
01/03/25 01:00 PM 33 Morse St U:1
Owner:Kertasea Booth
Lender:Lakeview Loan Servicing LLC Deposit:$10,000
Doc#:*D:12/02/22
Source:Republican (the) (12/13/24)
Atty:Marinosci Law Group Pc 401-234-9200

01/16/25 03:30 PM 106 Erin Ln
Owner:Diane P Adams & Thomas P Adams
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:08/16/06
Source:Boston Herald (12/18/24)
Atty:Doonan Graves & Longoria 978-921-2670

Springfield
01/10/25 12:00 PM 184 Thompson St
Owner:Lorraine A Crump
Lender:Wilmington Savings Fund Society FSB
Deposit:$5,000
Doc#:*D:04/19/06
Source:Republican (the) (12/13/24)
Atty:Korde & Associates Pc 978-256-1500

01/10/25 01:00 PM 154 Kimberly Ave
Owner:Bobby J Coleman
Lender:Rocket Mortgage Deposit:$5,000
Doc#:*D:11/05/21
Source:Republican (the) (12/13/24)
Atty:Korde & Associates Pc 978-256-1500

01/14/25 01:00 PM 34-36 Carlisle St
Owner:Mark A Wedderburn
Lender:BSI Financial Services Inc Deposit:$5,000
Doc#:*D:06/24/16
Source:Republican (the) (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

West Springfield
01/16/25 11:00 AM 16 Pine St
Owner:Steven Sands Jr
Lender:Massachusetts Housing Finance Agency
Deposit:$10,000
Doc#:*D:02/12/15
Source:Republican (the) (12/18/24)
Atty:Doonan Graves & Longoria 978-921-2670

HAMPSHIRE

Ware
01/13/25 12:00 PM 207 Monson Turnpike Rd
Owner:Richard A Zelinski & Ramoth Rickson
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:07/27/22
Source:Daily Hampshire Gazette (12/16/24)
Atty:Guaetta And Benson Llc

MIDDLESEX NORTH

Dracut
01/07/25 12:00 PM 675 Robbins Ave U:1
Owner:Christopher F Livingston & Brenda J Livingston
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:02/05/10
Source:Sun (the) (12/16/24)
Atty:Demerle & Associates Pc 617-337-4444

Tewksbury
01/14/25 03:00 PM 123 Heritage Dr U:123
Owner:Maryann Nappi
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:12/06/12
Source:Sun (the) (12/17/24)
Atty:Brock & Scott Pllc 401-217-8701

01/14/25 04:00 PM 13 Babicz Rd
Owner:Jonathan W Kuipers
Lender:United Wholesale Mortgage Deposit:$5,000
Doc#:*D:03/04/22
Source:Sun (the) (12/17/24)
Atty:Brock & Scott Pllc 401-217-8701

MIDDLESEX SOUTH

Cambridge
01/08/25 10:00 AM 101 Fayerweather St
Owner:Adrienne P Hart
Lender:MTG ASSETS MGMT LLC Deposit:$10,000
Doc#:*D:07/26/10
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

01/14/25 11:00 AM 20 Mcternan St U:103
Owner:Paulina Mauras
Lender:Eastern Bank Deposit:$10,000
Doc#:*D:12/08/08
Source:Cambridge Chronicle (12/19/24)
Atty:Braucher & Associates Pll 603-486-1530

01/14/25 12:00 PM 988 Memorial Dr U:287
Owner:Benjamin B Bolger & Brunilda Dajlani
Lender:Eastern Bank Deposit:$10,000
Doc#:*D:12/23/11
Source:Cambridge Chronicle (12/19/24)
Atty:Braucher & Associates Pll 603-486-1530

01/15/25 12:00 PM 43 Wendell St
Owner:74 Oxford Street LLC
Lender:Ccg Fund Ii LLC Deposit:$15,000
Doc#:*D:10/07/22
Source:Cambridge Chronicle (12/19/24)
Atty:Barsh And Cohen PC 617-332-4700

Everett
01/08/25 03:00 PM 43 Charlton St U:B108
Owner:David P Connolly
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:02/25/10
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

01/08/25 04:00 PM 40 Woodward St
Owner:Kimberly A Auger
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:08/03/05
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

Framingham
01/07/25 12:00 PM 27 Vaillencourt Dr
Owner:Jose Souza
Lender:Lakeview Loan Servicing LLC Deposit:$10,000
Doc#:*D:01/30/17
Source:Metro West (12/17/24)
Atty:Marinosci Law Group Pc 401-234-9200

Hudson
01/07/25 12:00 PM 20 Alberta Dr
Owner:Steven H Rothberg
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:11/01/04
Source:Boston Herald (12/17/24)
Atty:Guaetta And Benson Llc

Medford
01/14/25 11:00 AM 26 Rockwell Ave
Owner:Ronald Oreto
Lender:Us Bank Na Deposit:$10,000
Doc#:*D:02/28/05
Source:Medford Transcript (12/19/24)
Atty:Doonan Graves & Longoria 978-921-2670

Reading
01/14/25 02:00 PM 179 Green St
Owner:Alan L Upton
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:12/23/02
Source:Publication Unknown (12/17/24)
Atty:Brock & Scott Pllc 401-217-8701

Somerville
01/15/25 10:00 AM 99 Pearson Ave
Owner:Arthur Leblanc & Paula M Leblanc
Lender:Eastern Bank Deposit:$7,500
Doc#:*D:03/14/20
Source:Medford Transcript (12/19/24)
Atty:Barsh And Cohen PC 617-332-4700

Weston
01/03/25 11:00 AM 121 Montvale Rd
Owner:Benjamin M Faucett & Sarah N Faucett
Lender:Bank Of America NA Deposit:$15,000
Doc#:*D:05/15/03
Source:Boston Globe (12/17/24)
Atty:Orlans Pc 781-790-7800

NORFOLK

Bellingham
01/13/25 03:00 PM 79 Plymouth Rd
Owner:Sahan C Sahin & Audra Sahin
Lender:Deutsche Bank Deposit:$5,000
Doc#:*D:08/18/06
Source:Metro West (12/16/24)
Atty:Korde & Associates Pc 978-256-1500

Franklin
01/13/25 02:00 PM 233 Union St
Owner:Suzanne C Dowd
Lender:USA Alliance Federal Credit Union Deposit:$5,000
Doc#:*D:03/04/16
Source:Metro West (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

01/16/25 11:00 AM 1006 Franklin Crossing Rd U:1006
Owner:Josephine A Purcell
Lender:MTG ASSETS MGMT LLC Deposit:$5,000
Doc#:*D:11/01/05
Source:Metro West (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

Randolph
01/10/25 01:00 PM 11 Emily Jeffers Rd U:11
Owner:Joseph Louis & Elvia Louis
Lender:Bank Of New York Mellon Deposit:$5,000
Doc#:*D:05/10/06
Source:Brockton Enterprise (12/13/24)
Atty:Korde & Associates Pc 978-256-1500

01/10/25 02:00 PM 38 Isabel Cir
Owner:Royce Porter
Lender:Seattle Savings Bank Deposit:$5,000
Doc#:*D:08/15/06
Source:Brockton Enterprise (12/13/24)
Atty:Korde & Associates Pc 978-256-1500

Stoughton
01/06/25 02:00 PM 69 Laarhoven Ter
Owner:Daniel E Haslam & Eileen Haslam
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:07/13/98
Source:Brockton Enterprise (12/16/24)
Atty:Demerle & Associates Pc 617-337-4444

01/15/25 03:00 PM 81 Patricks Run
Owner:Frances Pearce
Lender:Us Bank Na Deposit:$15,000
Doc#:*D:06/24/02
Source:Brockton Enterprise (12/19/24)
Atty:Harmon Law Offices Pc 617-558-0500

PLYMOUTH

Brockton
01/10/25 04:00 PM 39 Prospect St
Owner:Theresa Thompson
Lender:Bank Of New York Mellon Deposit:$5,000
Doc#:*D:07/22/05
Source:Brockton Enterprise (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

01/15/25 12:00 PM 42 Olde Farm Ln
Owner:Robert A Delano
Lender:North Easton Savings Bank Deposit:$10,000
Doc#:*D:06/08/18
Source:Brockton Enterprise (12/19/24)
Atty:Cunningham Machanic Cetli 508-651-7524

Hingham
01/16/25 09:00 AM 59 Cross St
Owner:Michael Salerno
Lender:Citizens Bank Deposit:$5,000
Doc#:*D:12/08/16
Source:Hingham Journal (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

01/17/25 04:00 PM 225 Prospect St
Owner:William T Barry & Laura J Barry
Lender:Bank Of New York Mellon Deposit:$20,000
Doc#:*D:10/31/05
Source:Hingham Journal (12/19/24)
Atty:Harmon Law Offices Pc 617-558-0500

Marshfield
01/10/25 03:00 PM 848 Plain St U:39
Owner:Kathleen V Macdonald
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:04/14/06
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

SUFFOLK

Boston
01/07/25 02:00 PM 2 Hawthorne Pl U:11F
Owner:Billie J Daskowski
Lender:Nationstar Mortgage Deposit:$10,000
Doc#:*D:04/14/15
Source:Boston Herald (12/17/24)
Atty:Marinosci Law Group Pc 401-234-9200

01/08/25 01:00 PM 3 Avery St U:901
Owner:Pan 3 Avery LLC
Lender:Berkshire Bank Deposit:$20,000
Doc#:*D:07/29/22
Source:Boston Globe (12/17/24)
Atty:Martin Law Offices Pc 413-347-8962

Dorchester
01/06/25 11:00 AM 199 Brunswick St
Owner:Frances Skinner
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:12/18/03
Source:Boston Globe (12/17/24)
Atty:Demerle & Associates Pc 617-337-4444

01/09/25 12:00 PM 91 Mora St
Owner:Cory Tang
Lender:Truist Bank Deposit:$5,000
Doc#:*D:12/20/17
Source:Boston Globe (12/17/24)
Atty:Brock & Scott Pllc 401-217-8701

Hyde Park
01/10/25 11:00 AM 40-42 Arlington St
Owner:Liliaime Faustin
Lender:Bank Of New York Mellon Deposit:$5,000
Doc#:*D:07/26/05
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

Jamaica Plain
01/10/25 10:00 AM 22 Sigourney St U:F
Owner:Dora Aja
Lender:Wells Fargo Bank NA Deposit:$10,000
Doc#:*D:12/20/04
Source:Boston Globe (12/17/24)
Atty:Korde & Associates Pc 978-256-1500

Roxbury
01/14/25 11:00 AM 4 Sargent St
Owner:Pryme Development LLC
Lender:Steven A Ross Deposit:$100,000
Doc#:*D:05/02/22
Source:Boston Herald (12/19/24)
Atty:Baker Braverman & Barbado

WORCESTER

Athol
01/06/25 12:30 PM 0 Sanders St U:314
Owner:73 Willard Road LLC
Lender:ABL Residential Credit Acquisitions LLC
Deposit:$25,000
Doc#:*D:03/29/22
Source:Telegram Gazette (12/14/24)
Atty:Philip L Eiker PLLC 520-730-6034

Douglas
01/07/25 11:00 AM 0 Wildflower Dr
Owner:Orbison Corp
Lender:TWO NINE ONE INC Deposit:$10,000
Doc#:*D:12/30/09
Source:Telegram Gazette (12/16/24)
Atty:Partridge Snow & Hahn LLP 401-861-8254

Hubbardston
01/10/25 10:00 AM 174 Gardner Rd
Owner:Joseph A Boudreau 2nd
Lender:Carrington Mortgage Services LLC Deposit:$5,000
Doc#:*D:01/22/21
Source:Gardner News (12/13/24)
Atty:Brock & Scott Pllc 401-217-8701

Southbridge
01/16/25 10:00 AM 82 Hartwell St
Owner:Doris S Melendez-Lara
Lender:Lakeview Loan Servicing LLC Deposit:$5,000
Doc#:*D:09/30/22
Source:Southbridge Evening News (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

Spencer
01/03/25 01:00 PM 4 Lambs Grv
Owner:Shane A Bayer
Lender:Newrez LLC Deposit:$5,000
Doc#:*D:04/27/18
Source:New Leader (12/13/24)
Atty:Harmon Law Offices Pc 617-558-0500

Winchendon
01/15/25 11:00 AM 159 Glenallen St
Owner:Barry G Mikels & Susan Mikels
Lender:Deutsche Bank Deposit:$5,000
Doc#:*D:11/30/06
Source:Telegram Gazette (12/19/24)
Atty:Korde & Associates Pc 978-256-1500

Worcester
01/07/25 10:00 AM 10 Goucher Ave
Owner:Brian J Gervais & Erin M Guittar
Lender:NWL COMPANY LLC Deposit:$10,000
Doc#:*D:06/07/07
Source:Telegram Gazette (12/17/24)
Atty:Friedman Vartolo Llp

01/16/25 11:00 AM 102 Loxwood St
Owner:Joanna Korzenko
Lender:Us Bank Na Deposit:$5,000
Doc#:*D:09/23/11
Source:Telegram Gazette (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

WORCESTER NORTH

Fitchburg
01/16/25 12:00 PM 59 Mallard Dr U:59
Owner:Mark Mchugh
Lender:Citimortgage Inc Deposit:$5,000
Doc#:*D:03/27/20
Source:Sentinel & Enterprise (12/19/24)
Atty:Brock & Scott Pllc 401-217-8701

Leominster
02/07/25 11:00 AM 1416 Main St
Owner:Jennifer S Chick
Lender:Freedom Mortgage Corp Deposit:$5,000
Doc#:*D:06/30/17
Source:Sentinel & Enterprise (12/17/24)
Atty:Orlans Pc 781-790-7800

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