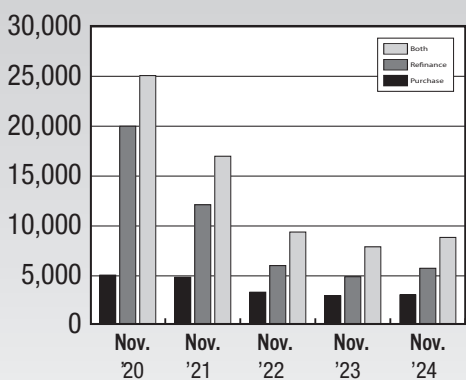
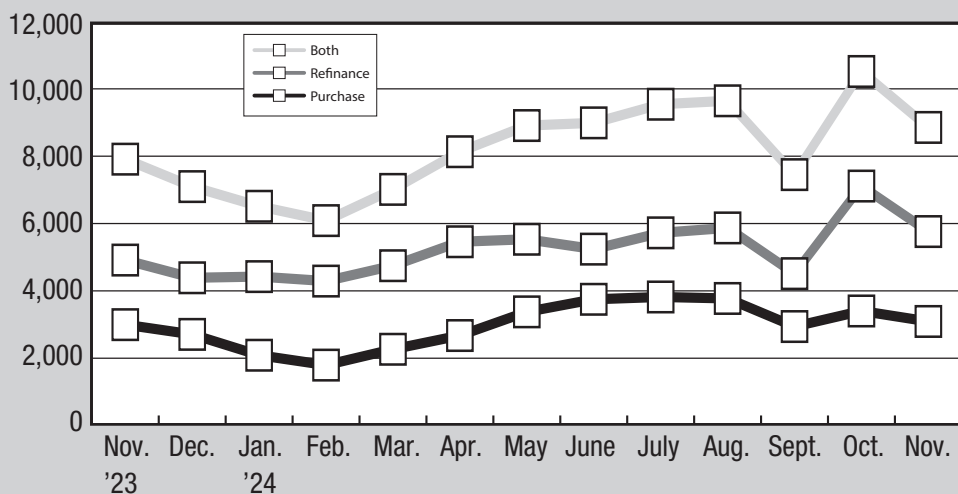


Official Records

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages for Single-Family Homes



Month	Purchase	Refinance	Both
Nov. 2020	5,076	19,998	25,074
Nov. 2021	4,864	12,127	16,991
Nov. 2022	3,364	6,029	9,393
Nov. 2023	2,997	4,915	7,912
Nov. 2024	3,092	5,762	8,854

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

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REAL ESTATE RECORDS

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B2	Suffolk	12/20/24	B13	Franklin	12/20/24
B5	Barnstable	12/20/24	B13	Hampden	12/20/24
B6	Berkshire Middle	12/20/24	B15	Hampshire	12/20/24
B7	Berkshire North	12/20/24	B16	Middlesex North	12/20/24
B7	Berkshire South	12/20/24	B17	Middlesex South	12/20/24
B7	Bristol Fall River	12/20/24	B21	Nantucket	12/20/24
B8	Bristol North	12/20/24	B21	Norfolk	12/20/24
B9	Bristol South	12/20/24	B23	Plymouth	12/20/24
B9	Dukes	12/20/24	B25	Worcester	12/20/24
B9	Essex North	12/20/24	B29	Worcester North	12/20/24
B10	Essex South	12/20/24			

CREDIT RECORDS

PAGE	CREDIT RECORDS	PAGE	CREDIT RECORDS
B30	Voluntary Bankruptcies	B30	State Tax Liens
B30	Chapter 13 Bankruptcies	B31	Attachments
B30	Chapter 11 Bankruptcies	B31	Petitions to Foreclose
B30	Federal Tax Liens	B32	Foreclosure Sales

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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

13 CLEVEMONT AVE **\$900,000**

B: Aijack LLC
 S: The Rosicrucian Amorc Tem
 Book/Page: 70907/235, Date: 12/16/24
 Mtg: Dedham Inst for Svgs \$675,000
 Use: Charity Property, Lot: 3433sf

42 N BEACON ST **\$21,000,000**

B: Kanden Rlty & Dev Boston
 S: 44 North Beacon LLC
 Book/Page: 70933/234, Date: 12/20/24

4 WADSWORTH ST **\$1,130,000**

B: Chaosheng Chen & Ming-Hwa Wu
 S: Xiaoyu Zhang
 Book/Page: 70907/50, Date: 12/16/24
 Mtg: Newrez LLC \$676,000
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 2930sf
 Prior Sale: \$490,000 (08/12)

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

30 APPLETON ST U:1 **\$1,315,000**

B: Lisa Rachlin
 S: Christopher J Joyce & Natalie Boyle
 Book/Page: 70917/136, Date: 12/18/24
 Mtg: Guaranteed Rate Inc \$1,052,000
 Term: 2055
 Use: 2 Bdrm Condo, Lot: 1011sf
 Prior Sale: \$1,130,000 (11/19)

28-32 ATLANTIC AVE U:415 **\$1,830,000**

B: Declan Coyne & Jacqueline Arakelian
 S: Cara Munnis & Sean Munnis
 Book/Page: 70911/341, Date: 12/17/24
 Use: 2 Bdrm Condo, Lot: 1650sf
 Prior Sale: \$1,710,000 (05/19)

70 BRIMMER ST U:335 **\$500,000**

B: Christian Equity Invs LLC
 S: V S Haseotes II RET & V S Haseotes 2nd
 Book/Page: 70909/189, Date: 12/16/24
 Use: Condo Parking-Residential, Lot: 171sf
 Prior Sale: \$500,000 (04/24)

78 CHARLES ST **\$1,025,000**

B: James G Fay Jr
 S: Kathryn O Porter, Tr for James Brks Porter 2018 T
 Doc#: 00000000957545, Date: 12/19/24
 Use: Mixed Use-Prim Comm & Resd, Lot: 1397sf
 Prior Sale: \$550,000 (05/93)

1 CHARLES ST S U:11A **\$3,295,000**

B: One Charles St S Unit 11a
 S: Barbara J Pados RET & Frank J Pados Jr
 Book/Page: 70906/225, Date: 12/16/24
 Use: 3 Bdrm Condo, Lot: 2479sf
 Prior Sale: \$3,650,000 (07/14)

4 CHARLES GATE E U:605 **\$1,500,000**

B: Eric A Dudek & Diana L Dudek
 S: Robert J Trone
 Book/Page: 70930/91, Date: 12/20/24
 Use: 2 Bdrm Condo, Lot: 1112sf
 Prior Sale: \$1,311,500 (08/24)

108-114 CHESTNUT ST U:335 **\$500,000**

B: Christian Equity Invs LLC
 S: V S Haseotes II RET & V S Haseotes 2nd
 Book/Page: 70909/189, Date: 12/16/24
 Use: Condo

290 COLUMBUS AVE U:3 **\$487,000**

B: Marina V Kudasova & Aman Karamlou
 S: Edward M Brandt-Minn, Tr for Edward M Brandt Minn RET
 Book/Page: 70933/128, Date: 12/20/24
 Mtg: Leader Bank NA \$340,900
 Term: 2055
 Use: 1 Bdrm Condo, Lot: 316sf
 Prior Sale: \$465,000 (06/17)

120 COMMERCIAL ST U:3-4 **\$696,000**

B: Comm120 LLC
 S: Berarducci Vilma Est & Lisa W Burns
 Book/Page: 70929/93, Date: 12/20/24
 Use: 2 Bdrm Condo, Lot: 753sf
 Prior Sale: \$599,000 (09/15)

300 COMMERCIAL ST U:801 **\$675,000**

B: Maryruth Ryan
 S: Duarte N Oliveira
 Book/Page: 70919/328, Date: 12/18/24
 Use: 1 Bdrm Condo, Lot: 599sf
 Prior Sale: \$615,000 (07/22)

327 COMMONWEALTH AVE U:4 **\$2,330,000**

B: Kaiser Larsen & Tara Larsen
 S: Jasbir Bhogal
 Book/Page: 70917/176, Date: 12/18/24
 Mtg: Leader Bank NA \$1,864,000
 Term: 2055 Rate: 5.8% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1370sf
 Prior Sale: \$1,570,000 (04/17)

28-30 COOPER ST **\$2,165,000**

B: Douglas Kuzoian Jr
 S: 169 O Street LLC
 Book/Page: 70919/41, Date: 12/18/24
 Mtg: M&T Bank NA \$1,612,500
 Term: 2055 Rate: 5.4% Type: Adj
 Use: 3-Family Semi Detachd, Lot: 673sf
 Prior Sale: \$2,275,000 (09/19)

1 DALTON ST U:3405 **\$5,300,000**

B: John Detweiler & Gail Detweiler
 S: 3405 Dalton Place LLC
 Book/Page: 70913/14, Date: 12/17/24
 Use: 2 Bdrm Condo

314 DARTMOUTH ST U:C **\$7,200,000**

B: Chaston Properties LLC
 S: Robert Porter, Tr for Robet Porter T
 Book/Page: 70928/83, Date: 12/20/24
 Use: 3 Bdrm Condo, Lot: 3440sf
 Prior Sale: \$4,600,000 (01/18)

87 E BROOKLINE ST U:3 **\$1,040,000**

B: Spencer N Crawford & Sydney L Kanjuparamban
 S: Albert J Kilchline
 Book/Page: 70920/26, Date: 12/18/24
 Mtg: Guaranteed Rate Inc \$832,000
 Term: 2055
 Use: 3 Bdrm Condo, Lot: 1330sf
 Prior Sale: \$593,000 (08/04)

85 E INDIA ROW U:25A **\$620,000**

B: Laura C Fay
 S: Wendy Brochetti
 Book/Page: 70922/298, Date: 12/19/24
 Mtg: Drew Mortgage Assn Inc \$490,000
 Term: 2055 Rate: 5.6% Type: Adj
 Use: 1 Bdrm Condo, Lot: 738sf
 Prior Sale: \$625,000 (03/16)

16 FOSTER ST U:9 **\$475,000**

B: Danielle Vassi & Robert Vassi
 S: Olivier R Brocard
 Book/Page: 70906/272, Date: 12/16/24
 Mtg: Leader Bank NA \$356,250
 Term: 2055
 Use: 1 Bdrm Condo, Lot: 408sf
 Prior Sale: \$290,000 (01/13)

1 FRANKLIN ST U:4105 **\$2,400,000**

B: Peter N Savy & Ainsley M Gill
 S: Albert J Robichaud & Bridget A Robichaud
 Book/Page: 70907/280, Date: 12/16/24
 Term: 2055 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Condo

1 FRANKLIN ST U:4105 **\$2,400,000**

B: Peter N Savy & Ainsley M Gill
 S: Albert J Robichaud & Bridget A Robichaud
 Book/Page: 70906/62, Date: 12/16/24
 Use: 3 Bdrm Condo

519 HARRISON AVE U:D316 **\$608,000**

B: Ryan Sewall
 S: Judith Klau
 Book/Page: 70924/173, Date: 12/19/24
 Mtg: Boston City of \$533,000
 Use: 2 Bdrm Condo, Lot: 1164sf

700 HARRISON AVE U:401 **\$808,500**

B: Mark J Doherty
 S: Rui Wang
 Book/Page: 70918/203, Date: 12/18/24
 Use: 2 Bdrm Condo, Lot: 1084sf
 Prior Sale: \$750,000 (11/21)

735 HARRISON AVE U:W108 **\$880,000**

B: Catherine M Ferry, Tr for David J Ferry 2012 lrt
 S: Joseph M Sweeney
 Book/Page: 70929/307, Date: 12/20/24
 Use: 1 Bdrm Condo, Lot: 1044sf
 Prior Sale: \$485,000 (09/11)

2 HAWTHORNE PL U:6M **\$792,000**

B: Rohit Garg
 S: Margaret Luccarelli
 Book/Page: 70912/172, Date: 12/17/24
 Mtg: Rocket Mortgage LLC \$633,600
 Term: 2055 Rate: 5.8% Type: Adj
 Use: 2 Bdrm Condo, Lot: 1197sf
 Prior Sale: \$700,000 (06/19)

88 HUDSON ST U:603 **\$217,012**

B: Adriana L Goicuria
 S: Elaine Tsang
 Book/Page: 70922/60, Date: 12/19/24
 Mtg: Boston City of \$198,565
 Use: 1 Bdrm Condo

107 JERSEY ST U:22C **\$470,000**

B: Jimmy D Humphrey
 S: Craig A Bunnell & Karen K Miller
 Book/Page: 70922/167, Date: 12/19/24
 Use: 1 Bdrm Condo, Lot: 530sf

55 LAGRANGE ST U:904 **\$1,349,000**

B: David Gilchrist & Sandra Gilchrist
 S: Fpg Lagrange Owner One LL
 Book/Page: 70918/211, Date: 12/18/24
 Use: Condo

45 LEWIS ST U:210 **\$1,580,000**

B: Debra J Chromy
 S: Anshu Mehra & Nivedita Mehra
 Book/Page: 70908/346, Date: 12/16/24
 Mtg: Guaranteed Rate Inc \$1,085,000
 Term: 2055
 Use: 2 Bdrm Condo

45 LEWIS ST U:215 **\$1,190,000**

B: Michael G Kauffman & Sharon Shacham
 S: Debra J Chromy
 Book/Page: 70908/63, Date: 12/16/24
 Use: 2 Bdrm Condo
 Prior Sale: \$1,200,000 (12/22)

39 LEXINGTON ST U:3 **\$705,000**

B: William Cruse
 S: David J Pia
 Doc#: 00000000957606, Date: 12/20/24
 Mtg: Salem Five Mtg Co \$599,250
 Term: 2055 Rate: 6.1% Type: Adj
 Use: 2 Bdrm Condo

53 LEXINGTON ST U:3 **\$547,000**

B: Andrea Kelleb & Terry Fox-Koor
 S: Shereen J Kajouee
 Book/Page: 70929/49, Date: 12/20/24
 Mtg: Movement Mtg LLC \$537,092
 Term: 2055
 Use: 2 Bdrm Condo

10 LIBERTY SQ **\$10,400,000**

B: 12 Post Office Square LLC
 S: Gre Liberty Square LLC
 Book/Page: 70913/327, Date: 12/17/24

100 LOVEJOY WHARF U:10A **\$795,000**

B: James Laussen
 S: Related Lovejoy Res LLC
 Book/Page: 70923/343, Date: 12/19/24
 Mtg: Leader Bank NA \$596,250
 Term: 2055
 Use: 1 Bdrm Condo

214 MARGINAL ST U:2 **\$1,077,500**

B: Timothy Duong & Kathrine Meeks
 S: Michael A Rusinak & Maria Sanchez-Rusinak
 Book/Page: 70912/228, Date: 12/17/24
 Mtg: Salem Five Mtg Co \$969,750
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Condo

105 MARLBOROUGH ST U:1 **\$3,850,000**

B: Robert D Bosco & Jill L Bosco
 S: Daniel C Hostetter Jr & Elizabeth C Hostetter
 Book/Page: 70922/122, Date: 12/19/24
 Mtg: Berkshire Bank \$2,887,500
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 4 Bdrm Condo, Lot: 2650sf
 Prior Sale: \$4,250,000 (08/19)

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

Cotuit Barnstable
 Cummington Hampshire
Dalton Berkshire Middle
 Danvers Essex South
 Dartmouth Bristol South
 Dedham Norfolk
 Deerfield Franklin
 Dennis Barnstable
 Dighton Bristol North
 Dorchester Suffolk
 Douglas Worcester
 Dover Norfolk
 Dracut Middlesex North
 Dudley Worcester
 Dunstable Middlesex North
 Duxbury Plymouth
East Boston Suffolk
 East Bridgewater Plymouth
 East Brookfield Worcester
 East Longmeadow Hampden
 Eastham Barnstable
 Easthampton Hampshire
 Easton Bristol North
 Egremont Berkshire South
 Erving Franklin
 Essex Essex South
 Everett Middlesex South
Fairhaven Bristol South
 Fall River Bristol Fall River
 Falmouth Barnstable
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 Lanesboro Berkshire North
 Lawrence Essex North
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 Montgomery Hampden
 Mt Washington Berkshire South
Nahant Essex South
 Nantucket Nantucket
 Natick Middlesex South
 Needham Norfolk
 New Ashford Berkshire North
 New Bedford Bristol South
 New Braintree Worcester
 New Marlboro Berkshire South
 New Salem Franklin
 Newbury Essex South
 Newburyport Essex South

Newton Middlesex South
 Norfolk Norfolk
 North Adams Berkshire North
 North Andover Essex North
 North Attleboro Bristol North
 North Brookfield Worcester
 North Reading Middlesex South
 Northampton Hampshire
 Northborough Worcester
 Northbridge Worcester
 Northfield Franklin
 Norton Bristol North
 Norwell Plymouth
 Norwood Norfolk
Oak Bluffs Dukes
 Oakham Worcester
 Orange Franklin
 Orleans Barnstable
 Osterville Barnstable
 Otis Berkshire Middle
 Oxford Worcester
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 Paxton Worcester
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 Pelham Hampshire
 Pembroke Plymouth
 Pepperell Middlesex South
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 Phillipston Worcester
 Pittsfield Berkshire Middle
 Plainfield Hampshire
 Plainville Norfolk
 Plymouth Plymouth
 Plympton Plymouth
 Princeton Worcester
 Provincetown Barnstable
Quincy Norfolk
Randolph Norfolk
 Raynham Bristol North
 Reading Middlesex South
 Rehoboth Bristol North
 Revere Suffolk
 Richmond Berkshire Middle
 Rochester Plymouth
 Rockland Plymouth
 Rockport Essex South
 Roslindale Suffolk
 Rowe Franklin
 Rowley Essex South
 Roxbury Suffolk
 Royalston Worcester
 Russell Hampden
 Rutland Worcester
Salem Essex South
 Salisbury Essex South
 Sandisfield Berkshire South
 Sandwich Barnstable
 Saugus Essex South
 Savoy Berkshire North
 Scituate Plymouth
 Seekonk Bristol North
 Sharon Norfolk
 Sheffield Berkshire South
 Shelburne Franklin
 Sherborn Middlesex South
 Shirley Middlesex South
 Shrewsbury Worcester
 Shutesbury Franklin
 Somerset Bristol Fall River
 Somerville Middlesex South
 South Boston Suffolk
 South Hadley Hampshire

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

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

How to Read The Real Estate Records

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

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

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

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

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

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

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

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

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

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

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

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

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

▶ FORECLOSURE DEEDS	
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!

199 MARLBOROUGH ST U:701..... **\$1,830,000**
B: Juliana Ford & Robert Ford
S: Christina Kavanagh
Book/Page: 70919/6, Date: 12/18/24
Use: 3 Bdrm Condo, Lot: 1112sf
Prior Sale: \$1,700,000 (07/23)

1208 MILLER LN..... **\$41,000,000**
B: Baker Chocolate Apt-133 L
S: Chartwell Chocolate Facto
Book/Page: 70919/162, Date: 12/18/24

1220 MILLER LN..... **\$41,000,000**
B: Baker Chocolate Apt-133 L
S: Chartwell Chocolate Facto
Book/Page: 70919/162, Date: 12/18/24

5 MYRTLE ST U:2..... **\$1,210,000**
B: Michael T Lannan & Jennifer Lannan
S: Dmitry Yakimchuk
Book/Page: 70918/195, Date: 12/18/24
Use: 2 Bdrm Condo, Lot: 958sf
Prior Sale: \$308,000 (07/24)

12 POST OFFICE SQ..... **\$10,400,000**
B: 12 Post Office Square LLC
S: Gre Liberty Square LLC
Book/Page: 70913/327, Date: 12/17/24

37 REVERE ST U:8..... **\$885,000**
B: New Beacon Realty LLC
S: Leah Rogoff & Jacob Mingolla
Book/Page: 70926/106, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$663,750
Term: 2055

1531-1533 RIVER ST U:1531..... **\$671,500**
B: Tania Joseph
S: Timmae C Mungo
Book/Page: 70930/179, Date: 12/20/24
Use: 4 Bdrm Condo

133 SEAPORT BLVD U:917..... **\$1,599,000**
B: Edward Laird & Laura Clark
S: Yixin Li, Tr for Yixin Li Lt
Book/Page: 70916/258, Date: 12/18/24
Use: 2 Bdrm Condo

430 STUART ST U:25J..... **\$5,375,000**
B: Mark A Mccue, Tr for 25j Lightship T
S: Ts Residences Hld LLC
Book/Page: 70919/33, Date: 12/18/24
Use: Condo

430 STUART ST U:30C..... **\$7,700,000**
B: Andrew Cooper, Tr for Hootie Stuart RET
S: Jeffrey Hatfield & Janet Hatfield
Book/Page: 70920/121, Date: 12/18/24
Use: Condo

40 TRAVELER ST U:115..... **\$1,078,000**
B: Alfred Byun & Cerise Marcela
S: Ryan L Duff
Book/Page: 70911/47, Date: 12/17/24
Mtg: Prosperity Home Mtg \$862,400
Term: 2055 Rate: 6.1% Type: Adj

67-71 W CEDAR ST U:5..... **\$1,375,000**
B: Corey Borshoff & Karen Rodriguez
S: Cedar Mainsail LLC
Book/Page: 70906/316, Date: 12/16/24
Mtg: TD Bank NA \$1,100,000
Term: 2040
Use: Condo

61 WARREN AVE U:2..... **\$1,131,000**
B: Nicholas J Dreyer
S: Daniel Dibartolomeo
Book/Page: 70915/114, Date: 12/17/24
Mtg: TD Bank NA \$1,074,450
Term: 2055
Use: 1 Bdrm Condo, Lot: 1058sf
Prior Sale: \$630,000 (02/06)

6 WHITTIER PL U:7F..... **\$430,000**
B: Lace Padilla & Spencer Castro
S: Eduardo Artola & Julieta Artola
Book/Page: 70910/80, Date: 12/16/24
Mtg: Movement Mtg LLC \$264,000
Term: 2055
Use: Condo, Lot: 542sf
Prior Sale: \$435,000 (09/16)

1415 COMMONWEALTH AVE U:1-203..... **\$613,000**
B: Ramesh Kandukuri
S: Yung H Choi & Ji W Choi
Book/Page: 70924/288, Date: 12/19/24
Use: Condo

76-78 ELMIRA ST..... **\$1,200,000**
B: Mulan Zhang & Leo Meng
S: Real99 LLC
Book/Page: 70919/336, Date: 12/18/24
Mtg: TD Bank NA \$768,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 2-Family Conventional, Lot: 2972sf
Prior Sale: \$853,125 (05/15)

137 ENGLEWOOD AVE U:45..... **\$477,000**
B: Michael S Parnes
S: Daniel A Garcia & Aldo R Garcia
Doc#: 00000000957595, Date: 12/20/24
Use: 1 Bdrm Condo, Lot: 600sf
Prior Sale: \$477,500 (09/22)

17 FAIRBANKS ST U:2..... **\$685,000**
B: Jennifer A Kowieski
S: John Hession & Christina Hession
Book/Page: 70922/198, Date: 12/19/24
Mtg: Eastern Bank \$582,250
Term: 2055 Rate: 6.4% Type: Adj
Use: 2 Bdrm Condo, Lot: 1044sf
Prior Sale: \$500,000 (07/15)

110 LANARK RD U:12..... **\$385,000**
B: Fangchi Lin
S: Dita Mayer
Book/Page: 70917/83, Date: 12/18/24
Use: 1 Bdrm Condo, Lot: 536sf
Prior Sale: \$242,250 (06/05)

31 NEWTON ST..... **\$687,500**
B: Marc Resnick, Tr for Koda Rt
S: 31 Newton Street Rt & Mz Ritly Land TLLC Tr
Book/Page: 70909/145, Date: 12/16/24
Mtg: Walpole Coop Bank \$660,250
Use: 2-Family Semi Detachd, Lot: 2917sf

104 PARSONS ST..... **\$1,005,000**
B: Votjona Mile & Erin Kambo
S: Bushey Gary E Est & Steven J Bushey
Book/Page: 70925/265, Date: 12/19/24
Mtg: Nationwide Mtg Banker \$854,250
Term: 2055
Use: 2-Family Two Family, Lot: 6079sf

4 WALLINGFORD RD..... **\$1,425,000**
B: Laila Maalouf, Tr for Four Wallingford Road Rt
S: Alla Shargorodskaya, Tr for Hilltop T
Doc#: 00000000957616, Date: 12/20/24
Use: 2-Family Conventional, Lot: 2480sf
Prior Sale: \$503,000 (11/06)

649 WASHINGTON ST..... **\$2,278,000**
B: Kmg Washington Street LLC
S: Numex LLC
Book/Page: 70920/154, Date: 12/18/24
Mtg: Eastern Bank \$2,010,000
Use: Apartment Bldg - 9 + Units, Lot: 7074sf
Prior Sale: \$2,100,000 (11/15)

651 WASHINGTON ST..... **\$1,072,000**
B: Kmg Washington Street LLC
S: Ledro LLC
Book/Page: 70920/160, Date: 12/18/24
Mtg: Eastern Bank \$2,010,000
Use: 2-Family Two Family, Lot: 7314sf
Prior Sale: \$1,000,000 (11/15)

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

58 CHAPPIE ST U:2..... **\$899,000**
B: Rosemarie Galvin & Michael Ozog
S: Matthew Gamache & Kelsey Gamache
Book/Page: 70923/273, Date: 12/19/24
Mtg: M&T Bank NA \$719,200
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$815,000 (04/21)

27-37 CHESTNUT ST U:203..... **\$1,200,000**
B: Michelle V Duane & James J Duane 3rd
S: Robert P Smith
Book/Page: 70923/88, Date: 12/19/24
Use: 2 Bdrm Condo
Prior Sale: \$377,000 (08/00)

47 HARVARD ST U:A2..... **\$1,275,000**
B: Pamela Corrigan & William Corrigan
S: Scott G Moore, Tr for Srk Rt
Book/Page: 70907/211, Date: 12/16/24
Use: 2 Bdrm Condo

3 LEXINGTON AVE..... **\$825,000**
B: Jenna Rives
S: Sulivan 3 Lexington Renta
Book/Page: 70925/61, Date: 12/19/24
Mtg: Movement Mtg LLC \$536,000
Term: 2055
Use: 2 Bdrm Semi Detachd, Lot: 847sf
Prior Sale: \$660,000 (01/16)

36 WINTHROP ST..... **\$3,075,000**
B: Caroline Fitzgerald & Justin Garrison
S: Michael E Olson
Book/Page: 70913/112, Date: 12/17/24
Mtg: UBS Bank USA \$2,921,250
Term: 2056 Rate: 5.9% Type: Adj
Use: 7 Bdrm Row-Middle, Lot: 1555sf
Prior Sale: \$1,525,000 (11/18)

136 ADDISON ST U:1..... **\$400,000**
B: Moris M Maldonado
S: Grettel Gissel, Tr for 136 Addison St Condo T
Book/Page: 70037/236, Date: 04/03/24
Use: 2 Bdrm Condo

136 ADDISON ST U:2..... **\$629,000**
B: Thomas Lauterborn & Maxsirlan Dantas
S: Grettel Gissel, Tr for 136 Addiso St Condo T
Book/Page: 70034/218, Date: 04/02/24
Mtg: US Bank NA \$549,000
Term: 2054
Use: 3 Bdrm Condo

90 CLARK AVE U:1..... **\$588,000**
B: Nicole Breton-Green & Brendan R Baldonado
S: 90 Clark LLC
Book/Page: 70555/256, Date: 08/30/24
Mtg: Cambridge Svgs Bk \$555,600
Term: 2054
Use: 2 Bdrm Condo

90 CLARK AVE U:2..... **\$640,000**
B: Ashley Clark
S: 90 Clark LLC
Book/Page: 70493/280, Date: 08/13/24
Mtg: Pentucket Bank \$608,000
Term: 2054
Use: 2 Bdrm Condo

116-118 COTTAGE ST..... **\$1,525,000**
B: Joseph Giangregorio, Tr for Swan Avenue Rt
S: Antonio Colon Jr & Brenda Colon
Book/Page: 70926/152, Date: 12/19/24
Use: Apartment Bldg - 4-8 Units, Lot: 6000sf
Prior Sale: \$140,000 (01/97)

79 ELEANOR ST..... **\$749,000**
B: Kimberly Rizzolo & Long Nguyen
S: Perry Warren J Est & Madeleine Scammell
Book/Page: 70907/321, Date: 12/16/24
Mtg: Movement Mtg LLC \$599,200
Term: 2055
Use: 4 Bdrm Conventional, Lot: 2585sf
Prior Sale: \$450,000 (05/24)

100 EVERETT AVE U:4..... **\$725,000**
B: Aconcagua Corp
S: Steven G Clayman, Tr for Steven G Clayman Of Unit
Book/Page: 70925/242, Date: 12/19/24
Use: Office Condo Unit
Prior Sale: \$850,000 (11/92)

6 FERRY ST U:6..... **\$605,000**
B: Wyatt Dowd & Elizabeth Marino
S: Amin Tadjsoleiman & Sherwin Jamali
Book/Page: 70916/117, Date: 12/18/24
Mtg: Rockland Fed CU \$405,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$462,000 (09/18)

76 HARVARD ST..... **\$12,250,000**
B: Three 33 Two LLC
S: Harvard Apartments LLC
Book/Page: 70911/174, Date: 12/17/24
Mtg: CBRE Multifamily Cap \$7,817,000
Use: Apartment Bldg - 9 + Units, Lot: 12006sf
Prior Sale: \$7,100,000 (04/18)

86 HARVARD ST..... **\$12,250,000**
B: Three 33 Two LLC
S: Harvard Apartments LLC
Book/Page: 70911/174, Date: 12/17/24
Mtg: CBRE Multifamily Cap \$7,817,000
Use: Apartment Bldg - 9 + Units, Lot: 12129sf
Prior Sale: \$7,100,000 (04/18)

63 LIBRARY ST..... **\$900,000**
B: Francisco De Los Santos & Maria M De Los Santos
S: Library Assets LLC
Doc#: 00000000957565, Date: 12/19/24
Mtg: Rockland Tr Co \$883,698
Term: 2055
Use: 3-Family Family Flat, Lot: 2412sf
Prior Sale: \$355,000 (08/14)

172 SPENCER AVE..... **\$665,000**
B: Beacon Realty Group LLC
S: Juan Gallego, Tr for Gz Rt
Book/Page: 70933/168, Date: 12/20/24
Mtg: Unifas Funding Lic \$609,000
Use: 2-Family Two Family, Lot: 4000sf
Prior Sale: \$550,000 (11/24)

34 TREMONT ST U:16..... **\$599,000**
B: Vilma Lopez-Mejias
S: Darin Swimm
Book/Page: 70907/160, Date: 12/16/24
Mtg: JPMorgan Chase Bank \$399,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$360,000 (08/15)

80 WARREN AVE..... **\$1,470,150**
B: Amandeep S Dhanoa & Dilreet Kaur
S: Julio Tejada-Flores
Doc#: 00000000957611, Date: 12/20/24
Mtg: Jeanne DArc CU \$1,176,120
Term: 2055 Rate: 6.3% Type: Adj
Use: 2-Family Two Family, Lot: 15163sf
Prior Sale: \$365,000 (04/23)

123-125 WASHINGTON AVE..... **\$1,300,000**
B: 123 Washington Avenue LLC
S: Smith RT & Michael J Smith Jr
Book/Page: 70932/55, Date: 12/20/24
Mtg: Needham Bk \$675,000
Use: Mixed Use-Prim Res & Comm, Lot: 9854sf
Prior Sale: \$175,000 (11/92)

25-29 WILLIAMS ST U:2A..... **\$309,000**
B: Jonathan Maldonado
S: Alyssa M Zalvis
Book/Page: 70908/298, Date: 12/16/24
Mtg: Salem Five Mtg Co \$25,000
Term: 2040
Use: 2 Bdrm Condo
Prior Sale: \$165,000 (12/24)

25-29 WILLIAMS ST U:2A..... **\$165,000**
B: Alyssa M Paul
S: Fjm Williams LLC
Book/Page: 70908/293, Date: 12/16/24
Use: 2 Bdrm Condo
Prior Sale: \$165,000 (12/14)

1200 ADAMS ST..... **\$410,000**
B: Baker Chocolate Apt-133 L
S: Chartwell Chocolate Facto
Book/Page: 70919/162, Date: 12/18/24

1204 ADAMS ST..... **\$410,000**
B: Baker Chocolate Apt-133 L
S: Chartwell Chocolate Facto
Book/Page: 70919/162, Date: 12/18/24
Use: Mixed Use-Prim Res & Comm, Lot: 3204sf
Prior Sale: \$35,200,000 (12/17)

1241-1251 ADAMS ST U:B103..... **\$335,748**
B: Colin Barnes
S: Corey P Duggan
Book/Page: 70932/104, Date: 12/20/24
Mtg: Boston Redevelop Auth \$302,173
Use: 1 Bdrm Condo, Lot: 1045sf

1241-1251 ADAMS ST U:PM306..... **\$670,000**
B: Christine Wood
S: M R Ransford
Book/Page: 70916/209, Date: 12/18/24
Use: 2 Bdrm Condo, Lot: 1082sf
Prior Sale: \$656,000 (07/23)

22 ALLSTON ST..... **\$575,000**
B: Quinfield LLC
S: Downs Grace E Est & David W Downs
Book/Page: 70919/88, Date: 12/18/24
Mtg: Grace E Downs \$412,630
Use: 4 Bdrm Colonial, Lot: 4119sf

25 BRINSLEY ST U:2..... **\$475,000**
B: Darrell B Johnson Jr
S: Skybridge Properties LLC
Book/Page: 70908/6, Date: 12/16/24
Mtg: Bank of Canton \$425,000
Term: 2055
Use: Condo

10 CENTERVILLE PARK..... **\$1,002,000**
B: Mauricio Lopes & Tatiana Barros
S: Glenn Marshall
Book/Page: 70930/125, Date: 12/20/24
Mtg: Boston FireFighters CU \$801,000
Term: 2055
Use: 7 Bdrm Victorian, Lot: 5500sf
Prior Sale: \$590,000 (08/20)

8 COLONIAL AVE..... **\$890,000**
B: Jamie Murray & Thomas Mckenna
S: Nalida L Besson & Michael Besson
Doc#: 00000000957512, Date: 12/18/24
Mtg: New Fed Mtg Corp \$842,791
Term: 2055
Use: 3-Family Conventional, Lot: 3960sf
Prior Sale: \$415,000 (11/06)

31 EDSON ST..... **\$780,000**
B: 31 Edson LLC
S: Peter Lavin & Una T Lavin
Book/Page: 70924/27, Date: 12/19/24
Mtg: Ha Tran \$500,000
Term: 2027
Use: 3-Family Decker, Lot: 3400sf
Prior Sale: \$485,000 (05/13)

10 ELM LAWN ST..... **\$1,165,000**
B: Molly Ryan & Steven M Ayr
S: Margaret Bohara & Louis Bergelson
Book/Page: 70907/1, Date: 12/16/24
Mtg: JPMorgan Chase Bank \$990,250
Term: 2055
Use: 6 Bdrm Colonial, Lot: 5006sf
Prior Sale: \$770,000 (06/17)

60 ELMONT ST..... **\$810,000**
B: Hamza Abbas
S: Duane G Sullivan
Book/Page: 70929/193, Date: 12/20/24
Use: Residential Undvplble Land, Lot: 2080sf

64-66 ELMONT ST..... **\$810,000**
B: Hamza Abbas
S: Duane G Sullivan
Book/Page: 70929/193, Date: 12/20/24
Mtg: NFM Inc \$630,000
Term: 2055
Use: 2-Family Conventional, Lot: 3510sf

SUFFOLK REGISTRY continued

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

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

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

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

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

15 SLEEPER ST U:402	\$1,649,000
B: Kendra Carter & Wells Wakefield S: Christian Clifford & Caroline Humphrey Book/Page: 70931/256, Date: 12/20/24 Mtg: Guaranteed Rate Inc \$1,319,200 Term: 2055 Rate: 6.9% Type: Adj Use: 1 Bdrm Condo, Lot: 14455f Prior Sale: \$1,250,000 (03/18)	
401-407 W 1ST ST U:403-20	\$1,399,200
B: Chin H Fung & Carrie Kam S: Yusheng Chen Book/Page: 70921/272, Date: 12/19/24 Use: Condo	
9 W BROADWAY U:104	\$945,000
B: Clay Maeckel S: Sean A Duddy, Tr for Sean A Duddy T Book/Page: 70930/296, Date: 12/20/24 Use: 2 Bdrm Condo, Lot: 1226sf Prior Sale: \$600,000 (06/13)	
301 W BROADWAY U:8	\$1,944,000
B: Wayne J Villemez & Helen K Bottomly S: Gregory J Debor & Beth W Debor Book/Page: 70934/178, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$1,458,000 Term: 2055 Use: Condo	

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

92 COREY ST U:92	\$872,500
B: David Fink S: Michael A Severo & Anne M Severo Book/Page: 70933/242, Date: 12/20/24 Mtg: HarborOne Mortgage \$654,375 Term: 2055 Use: 4 Bdrm Condo, Lot: 2430sf Prior Sale: \$385,000 (09/01)	
23 HODGDON TER	\$900,000
B: Kimberly R Erdner & Matthew D Hanley S: Joshua Levine & Ellen D Levine Book/Page: 70933/90, Date: 12/20/24 Mtg: Guaranteed Rate Inc \$720,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 4054sf Prior Sale: \$660,000 (07/23)	
76 KEYSTONE ST	\$630,000
B: Theresa J Kelly & Joseph T Oconnell S: Marie A Kunerth Doc#: 00000000957409, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$567,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 4063sf Prior Sale: \$355,000 (12/04)	
156 LASELL ST	\$665,000
B: Wanwick Patterson & Eileen Patterson S: Michael F Lyons & Kathleen Lyons Book/Page: 70906/232, Date: 12/16/24 Mtg: NFM Inc \$425,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 4873sf	
PERHAM ST	\$855,000
B: Mitchell T Grenier & Erica A Lunn S: Pamela J Hadley Book/Page: 70907/123, Date: 12/16/24	
12 SCHORTMANN'S TER	\$775,000
B: Anthony N Dinezio S: Elisa M Disanzo & Domenic F Dinezio Book/Page: 70921/225, Date: 12/19/24 Use: 3 Bdrm Cape Cod, Lot: 10325sf	
5205 WASHINGTON ST U:402	\$600,000
B: Langston Kung S: S & F Development LLC Book/Page: 70930/149, Date: 12/20/24 Mtg: Leader Bank NA \$400,000 Term: 2055 Use: Condo	

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

158 CLIFF AVE	\$950,000
B: Nicole M Ferrara, Tr for Nicole M Ferrara Lt S: Richard A Brooks, Tr for Cliff Rt Book/Page: 70929/240, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$760,000 Term: 2055 Use: 4 Bdrm Old Style, Lot: 9933sf	
1100 GOVERNORS DR U:4	\$322,000
B: Marc Baldwin S: Lev A Neyman Book/Page: 70930/63, Date: 12/20/24 Use: 2 Bdrm Condo Prior Sale: \$250,000 (05/19)	
55 JOHNSON AVE U:1	\$385,000
B: Karla M Murphy & Nicholas D Murphy S: Monica M Neshat, Tr for Tobert J Guidi Ft Book/Page: 70919/115, Date: 12/18/24 Mtg: Rocket Mortgage LLC \$288,750 Term: 2055 Use: 3 Bdrm Condo	
3 SEAL HARBOR RD U:644	\$708,000
B: Francis Loth & Dorothy Loth S: Naresh Rao & Julianna Z Lukaesfy Book/Page: 70923/108, Date: 12/19/24 Mtg: US Bank NA \$400,001 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$498,000 (07/19)	
203 SHIRLEY ST	\$2,000,000
B: Srec Winthrop LLC S: Joseph J Dovidio, Tr for Shirley Rt Book/Page: 70932/1, Date: 12/20/24 Mtg: Eastern Bank \$14,900,000 Use: Accessory Land Improved, Lot: 14792sf	
91 VETERANS RD	\$8,750,000
B: Srec Winthrop LLC S: Executive House Rlty LLC Book/Page: 70931/342, Date: 12/20/24 Mtg: Eastern Bank \$14,900,000 Use: Apartment Bldg - 9 + Units, Lot: 57554sf Prior Sale: \$4,550,000 (11/99)	
249 WINTHROP SHORE DR U:1	\$450,000
B: Alma Hill S: Cassandra Seyedhassani & Hadi Seyedhassani Doc#: 00000000957583, Date: 12/20/24 Mtg: Cambridge Svgs Bk \$250,000 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$399,000 (07/20)	

Barnstable Registry

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P.O. Box 368, Barnstable, MA 02630
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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

127 CALVES PASTURE LN	\$4,450,000
B: Yet M Chiang & Yet-Ming Chiang S: Nicholas E Abramson Doc#: 000000001514984, Date: 12/16/24 Use: 3 Bdrm Ranch, Lot: 170320sf Prior Sale: \$4,300,000 (03/24)	
80 CHURCH ST	\$612,500
B: Whitney P Wright S: Davidson John Dexter Est & Deborah L Johnson Book/Page: 36732/346, Date: 12/17/24 Use: 2 Bdrm Ranch, Lot: 43560sf Prior Sale: \$30,000 (04/98)	
160 COMMUNICATION WAY	\$333,000
B: Communication Way Land Ow S: Gs Barnstable Land Owner Book/Page: 36734/15, Date: 12/18/24 Mtg: Equitable Fncl Life I \$43,300,000 Use: Industrial Devlpble Land, Lot: 535352sf Prior Sale: \$7,000,000 (06/17)	
265 COMMUNICATION WAY	\$62,917,000
B: Communication Way Apartme S: Gs Barnstable Aa Apt LLC Book/Page: 36734/11, Date: 12/18/24 Use: Apartment Bldg - 9 + Units, Lot: 406640sf Prior Sale: \$7,000,000 (06/17)	
2199 MAIN ST	\$5,550,000
B: Galley West LLC S: Ordway Properties LLC Book/Page: 36739/127, Date: 12/19/24 Use: Mixed Use-Prim Comm & Other, Lot: 660805sf Prior Sale: \$735,000 (06/18)	
2211 MAIN ST	\$5,550,000
B: Galley West LLC S: Ordway Properties LLC Book/Page: 36739/127, Date: 12/19/24 Use: 3 Bdrm Cape Cod, Lot: 43560sf Prior Sale: \$440,000 (06/18)	
73 NORRIS ST	\$887,500
B: Brian Rider S: Willoughby Dev LLC Book/Page: 36738/113, Date: 12/19/24	

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

12 HARBOR DR	\$1,275,000
B: Jonathan F Chute & Beth A Loring S: Matthew Adamo Book/Page: 36741/135, Date: 12/20/24 Mtg: Mutual Of Omaha Mtg \$800,000 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 42340sf Prior Sale: \$732,000 (06/21)	
2 HILLTOP DR	\$532,000
B: Liam Center & Elizabeth Center S: Jeffery A Center Book/Page: 36736/86, Date: 12/18/24 Mtg: Mortgage Research Ctr \$505,400 Term: 2055 Use: 3 Bdrm Colonial, Lot: 20778sf Prior Sale: \$320,000 (05/13)	
42 HOWARD AVE	\$550,000
B: Christopher R Basque S: Douglas E Shea & Suzanne E Shea Book/Page: 36741/193, Date: 12/20/24 Mtg: Cape Cod Five Cent Bk \$350,000 Term: 2055 Use: 2 Bdrm Ranch, Lot: 13416sf Prior Sale: \$179,900 (05/09)	
38 SACO AVE	\$1,150,000
B: Glenn J Stowers, Tr for Saco Realty Tti S: Glenn J Stowers, Tr for Hen Cove Rt Book/Page: 36738/42, Date: 12/19/24 Use: 4 Bdrm Conventional, Lot: 5009sf Prior Sale: \$400,000 (01/12)	
42 WASHBURN ST	\$900,000
B: Aaron Lewis & Samantha Lewis S: Shawn A Ring Book/Page: 36742/60, Date: 12/20/24 Mtg: Radius Financial Grp \$883,698 Term: 2055 Use: 2-Family Duplex, Lot: 13112sf Prior Sale: \$467,000 (07/17)	
29 WING RD	\$595,000
B: Stephen E Gage & Erin P Kelly S: Patrick J Conroy & Corinne M Conroy Book/Page: 36741/169, Date: 12/20/24 Mtg: Society Mortgage Corp \$584,223 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 14418sf Prior Sale: \$275,000 (12/13)	

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

185 EATON LN U:185	\$399,999
B: Lingling Shen S: William Vreeland & Anna David Book/Page: 36733/301, Date: 12/18/24 Use: 2 Bdrm Condo Prior Sale: \$237,000 (09/18)	

104 HIGHLAND MOORS DR	\$2,100,000
B: Joseph G Allen & Mary K Allen S: Robert H Rush, Tr for Joseph Petr Rush T Book/Page: 36741/300, Date: 12/20/24 Use: 4 Bdrm Cape Cod, Lot: 41881sf Prior Sale: \$95,000 (09/91)	
44 HOWLAND CIR U:44	\$515,000
B: Aaron Zadalis & Ruggiero Zadalis S: John H Deaver, Tr for Deaver 2011 RET Book/Page: 36742/184, Date: 12/20/24 Mtg: Nationstar Mtg \$386,250 Term: 2055 Use: 2 Bdrm Condo	
180 LOWER RD	\$575,000
B: Linda Cordner S: Kyle J Redmond, Tr for Country Way Rt Book/Page: 36740/253, Date: 12/20/24 Use: 2 Bdrm Contemporary, Lot: 29030sf	
3677 MAIN ST U:3677	\$364,500
B: Jeanne A Harrington-Lucas & Scott J Roosa S: Kara Hoar Book/Page: 36735/191, Date: 12/18/24 Mtg: Cape Cod Five Cent Bk \$270,000 Term: 2055 Use: 1 Bdrm Condo Prior Sale: \$275,000 (02/22)	
RUN HILL RD L:7	\$500,000
B: Pietro Dileonardo & Helen M Dileonardo S: Christopher Platts & Gillian Platts Book/Page: 36734/336, Date: 12/18/24 Mtg: Cape Cod Five Cent Bk \$363,750 Term: 2055 Rate: 8.0% Type: Adj Use: Residential Developable Land, Lot: 68000sf Prior Sale: \$435,000 (06/21)	

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

51 COVE HILL RD	\$5,875,625
B: 51 Cove Hill Road LLC S: Sherborn Dev Group LLC Doc#: 000000001514979, Date: 12/16/24 Use: Residential-Multiple Bldgs, Lot: 32197sf Prior Sale: \$980,000 (03/23)	
96 CRANBERRY LN	\$500,000
B: Nancy M Haegel & William W Davison S: Charles J Haegel & Nancy M Haegel Book/Page: 36734/223, Date: 12/18/24 Mtg: Amerant Mortgage \$300,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 35682sf	
CROWS POND RD	\$700,000
B: Sherborn Dev Group LLC S: David Brahms, Tr for Brahms Brothers RET Book/Page: 36735/176, Date: 12/18/24	
45 CROWS POND RD	\$1,250,000
B: Sherborn Dev Group LLC S: David Brahm, Tr for Loretta Brahm RET Book/Page: 36735/154, Date: 12/18/24 Use: 3 Bdrm Antique, Lot: 21687sf	
17 GERANIUM DR	\$1,700,000
B: J McLaughlin Prop LLC S: Paul P Johnston & Jehane C Johnston Book/Page: 36729/84, Date: 12/16/24 Mtg: RFL 4 LLC \$1,944,000 Term: 2026 Use: 1 Bdrm Ranch, Lot: 43700sf Prior Sale: \$1,195,000 (09/13)	
34 HORIZON DR	\$985,000
B: Dena S Imbergamo & William Imbergamo S: Richard M Perry & Lora E Perry Book/Page: 36740/223, Date: 12/20/24 Mtg: Cape Cod Five Cent Bk \$335,000 Term: 2055 Use: 3 Bdrm Contemporary, Lot: 21770sf Prior Sale: \$440,000 (07/17)	
480 MAIN ST U:480	\$3,300,000
B: Chatham 480 Main St LLC S: Michael W Tiernan Book/Page: 36741/269, Date: 12/20/24 Mtg: Eastern Bank \$2,640,000 Use: Office Condo Unit	
783 OLD QUEEN ANNE RD	\$1,975,000
B: John Battaglione & Deja Battaglione S: Michael S Geylin & Rosanne Geylin Doc#: 000000001515159, Date: 12/19/24 Use: 3 Bdrm Cape Cod, Lot: 41780sf Prior Sale: \$575,000 (05/08)	
1114 ORLEANS RD U:5	\$1,199,000
B: Elizabeth A Whitmor, Tr for Elizabeth Whitmore RET S: Sara C Stratman, Tr for Sarah C Stratman T Book/Page: 36736/28, Date: 12/18/24 Use: 2 Bdrm Condo Prior Sale: \$740,000 (12/15)	

Cotuit

MARKET STATISTICS THROUGH NOVEMBER	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	49
Median Price	\$720,000	\$900,000

► REAL ESTATE SALES

61 BRAMBLES DR	\$980,000
B: Ridges Cape LLC S: Michael Preshman & Yuliya Tsaur Doc#: 000000001515050, Date: 12/17/24 Use: 3 Bdrm Contemporary, Lot: 51836sf Prior Sale: \$465,000 (11/16)	
562 POPONNETT RD	\$2,700,000
B: Qiong Wu & Xingqiu Chen S: Simons Road LLC Book/Page: 36740/335, Date: 12/20/24 Use: 4 Bdrm Colonial, Lot: 39640sf Prior Sale: \$1,317,500 (08/03)	
1350 SANTUIT NEWTOWN RD	\$980,000
B: Ridges Cape LLC S: Michael Preshman & Yuliya Tsaur Book/Page: 36733/191, Date: 12/17/24 Use: 3 Bdrm Cape Cod, Lot: 52272sf Prior Sale: \$361,250 (02/15)	

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

166 BAY VIEW RD U:D	\$1,680,000
B: Tracy G Durkin, Tr for Tracy Gene G Durkin T S: Patricia E Howard, Tr for Patricia E Howard 2014 T Doc#: 000000001515016, Date: 12/17/24 Use: 2 Bdrm Condo	

5 CAPTAIN JUD RD	\$725,000
B: Andrew Carver & Olivia Carver S: Thomas J Calderini, Tr for Calderini Ft Book/Page: 36737/275, Date: 12/19/24 Mtg: Washington Trust Mtg \$400,000 Term: 2055 Rate: 6.8% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 13939sf Prior Sale: \$535,000 (05/21)	
61 CHASE AVE U:416	\$49,803
B: Vacation Tlnc S: Bluegreen Vacations Unltd Book/Page: 36735/57, Date: 12/18/24 Use: Condo	
37 HOPE LN	\$975,000
B: Cape Cod Ctr For The Arts S: Marion Kuntz, Tr for Marion Kuntz 2015 T Book/Page: 36739/53, Date: 12/19/24 Mtg: Cape Cod Five Cent Bk \$780,000 Use: 3 Bdrm Cape Cod, Lot: 37462sf	
115 INDIAN POND RD	\$850,000
B: Linda Porterfield & James Porterfield S: Emily J Pessotti, Tr for Emily Jean Pessotti T Doc#: 000000001514970, Date: 12/16/24 Use: 2 Bdrm Ranch, Lot: 22651sf Prior Sale: \$100,000 (06/94)	
255 MAIN ST	\$380,000
B: David Fryxell & Diana R Madrigal S: Joseph W Masse, Tr for Dennis Conservation Land Doc#: 000000001515280, Date: 12/20/24 Mtg: Cape Cod Five Cent Bk \$341,620 Term: 2055 Use: 2 Bdrm Ranch, Lot: 10890sf	
26 NUTHATCH WAY U:C11	\$198,272
B: Nicholas M Mascoli 3rd & Gregory J Mascoli S: Jeffrey W Mascoli & Linda A Mascoli Book/Page: 36731/154, Date: 12/16/24 Use: Condo	
11 OCONNOR LN	\$680,000
B: Robert F Murphy 3rd & Barbara J Murphy S: Constitution Prop LLC Doc#: 000000001515228, Date: 12/19/24 Mtg: Fairway Ind Mtg \$270,400 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 11326sf Prior Sale: \$382,000 (05/24)	
432 OLD CHATHAM RD U:509	\$290,000
B: Alexey Lebedev S: Timothy Bunce & Theresa T Bunce Book/Page: 36730/192, Date: 12/16/24 Mtg: CMG Mortgage Inc \$197,500 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$164,000 (08/18)	
30 PLEASANT ST	\$1,020,075
B: Linda R Beal, Tr for Linda R Beal Lt S: Helen C MacIachlan Book/Page: 36739/324, Date: 12/20/24 Use: 3 Bdrm Ranch, Lot: 47916sf Prior Sale: \$76,000 (01/96)	

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

30 CAPTAIN PENNIMAN RD	\$799,000
B: Gary Rovner & Suzanne Rovner S: Lavonne F Nemmers, Tr for Lavonne F Nemmers RET Book/Page: 36732/297, Date: 12/17/24 Mtg: Cape Cod Five Cent Bk \$639,000 Term: 2055 Rate: 7.6% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 24829sf Prior Sale: \$169,000 (02/97)	
20 DEACON PAINE RD	\$150,000
B: Kathleen Fowler, Tr for Cole Road Rt S: Bette	

BARNSTABLE REGISTRY
continued

1010 OAK ST..... \$265,000
B: Matthew Chansignavong & Timothy J Lawson
S: Bruce C Bowden
Book/Page: 36730/150, Date: 12/16/24
Mtg: United Wholesale Mtg \$212,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 12300sf

212 ROUTE 28..... \$1,675,000
B: 212 Main LLC
S: West Harwich Holdings LLC
Book/Page: 36742/150, Date: 12/20/24
Use: Mixed Use-Prim Comm & Other, Lot: 37897sf
Prior Sale: \$1,700,000 (04/23)

231 ROUTE 28 U:1-3..... \$365,000
B: Robert S Walenta, Tr for Robert S Walenta Irt
S: Yury Goldberg, Tr for Goldberg FT
Book/Page: 36735/251, Date: 12/18/24
Use: Condo

741 ROUTE 28..... \$1,900,000
B: 741 Route 28 LLC
S: 39 Neel Road LLC
Doc#: 00000001515287, Date: 12/20/24
Use: Commercial Warehouse, Lot: 31799sf

1 SHELLEY PATH..... \$270,000
B: Shelley Path Estates LLC
S: Maksim V Melnikau
Book/Page: 36730/37, Date: 12/16/24
Use: Residential Developable Land, Lot: 40415sf

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

131 CASTLEWOOD CIR..... \$505,000
B: Yeny M Auqui & Elomina C Quispe
S: Roberta A Mcgrath
Book/Page: 36739/232, Date: 12/20/24
Mtg: United Wholesale Mtg \$479,750
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9583sf
Prior Sale: \$66,333 (12/94)

74 CIRCUIT AVE..... \$1,050,520
B: Robert C Delauder, Tr for Delauder Rt
S: Michael P Bedard & Patricia Y Thiebeau
Book/Page: 36742/11, Date: 12/20/24
Mtg: BankESB \$400,520
Term: 2055
Use: 4 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$800,000 (06/21)

96 CONNEMARA CIR..... \$459,000
B: Marlene Harvey
S: Karen Barter
Doc#: 00000001515213, Date: 12/19/24
Mtg: William Raveis Mtg Co \$429,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$235,000 (09/18)

230 IYANNOUGH RD..... \$450,000
B: Scott P Gladish, Tr for Cape Glass Rt
S: Goad 230 LLC
Book/Page: 36738/219, Date: 12/19/24
Mtg: Cape Cod Five Cent Bk \$337,500
Term: 2044
Use: Commercial Use, Lot: 16117sf
Prior Sale: \$225,000 (12/21)

89 MITCHELLS WAY..... \$560,000
B: Fitzroy K Williams & Kay D Williams
S: Sorem Marques, Tr for 89 Mitchells Way Nt
Book/Page: 36738/70, Date: 12/19/24
Mtg: Leader Bank NA \$532,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13504sf
Prior Sale: \$223,000 (05/12)

► FORECLOSURE DEEDS

91 BAXTER RD..... \$269,000
B: Wkc Realty LLC
S: Sarah J Aguiar & Mortgage Assets Mgmt LLC
Doc#: 00000001515150, Date: 12/19/24
Mtg: Inspnan LLC \$260,000
Use: 2 Bdrm Ranch, Lot: 8712sf

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

27 SHAMMAS WAY..... \$975,000
B: Bogdan Dumitrescu, Tr for Dumitres Cu-Bandeli Rt
S: Timothy D Barr & Joanna E Barr
Doc#: 00000001515200, Date: 12/19/24
Use: 5 Bdrm Cape Cod, Lot: 52272sf
Prior Sale: \$480,000 (02/15)

8 WREN LN..... \$675,000
B: Leslie Mcgrath
S: Andrew Grant
Book/Page: 36737/307, Date: 12/19/24
Use: 4 Bdrm Colonial, Lot: 20909sf

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

47 DRY HOLLOW LN..... \$695,000
B: Andrew J Boyd
S: Stephen Z Stein, Tr for Stein FT
Book/Page: 36740/12, Date: 12/20/24
Mtg: Cape Cod Five Cent Bk \$590,750
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 12284sf
Prior Sale: \$305,000 (10/13)

228 DUNROBIN RD U:228..... \$2,400,000
B: William M Haskel, Tr for Amy H Haskel 2024 RET
S: Robert J Whelan & Eileen C Coveney
Book/Page: 36737/71, Date: 12/19/24
Use: 3 Bdrm Condo
Prior Sale: \$1,025,000 (05/02)

38 GREY HAWK DR U:38..... \$640,000
B: Michael P Bingham, Tr for Bingham RET
S: Robert F Oconnell, Tr for 38 Grey Hawk Rt
Doc#: 00000001515316, Date: 12/20/24
Use: 2 Bdrm Condo

561 MAIN ST..... \$575,000
B: Wenderson F Silva & Izabela B Magalhaes
S: Henry P Desrosiers
Doc#: 00000001515310, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$460,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 52272sf
Prior Sale: \$100,000 (09/92)

47 ROSEWOOD CIR..... \$1,350,000
B: Gregg E Barnes, Tr for Gregg & Hayley Barnes Lt
S: Lynne D Cornell & Richard P Cornell
Doc#: 00000001515335, Date: 12/20/24
Mtg: Rocket Mortgage LLC \$999,999
Term: 2055 Rate: 5.6% Type: Adj
Use: 3 Bdrm Cottage, Lot: 4807sf
Prior Sale: \$768,774 (07/21)

64 SIMONS RD U:E..... \$1,400,000
B: David Hatem
S: Robert L Mccrensky & Susan M Mccrensky
Book/Page: 36730/175, Date: 12/16/24
Use: 2 Bdrm Condo
Prior Sale: \$745,000 (05/19)

92 TIMBERLANE DR..... \$508,000
B: Ellen Swanson & Harry Swanson
S: Julie C Condinho
Book/Page: 36730/341, Date: 12/16/24
Mtg: Guaranteed Rate Inc \$304,800
Term: 2055
Use: 1 Bdrm Ranch, Lot: 13591sf
Prior Sale: \$225,000 (09/03)

11 TUDAR TER..... \$1,100,000
B: Chelsea Gibbs & George F Obrien 4th
S: Michael Fratalia & Beth Fratalia
Book/Page: 36731/253, Date: 12/16/24
Mtg: William Raveis Mtg Co \$802,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 30000sf
Prior Sale: \$800,000 (03/22)

63 W WAY..... \$878,000
B: Richard Babikian & Colleen Sheridan
S: June M Bodily & Robin W Bodily
Doc#: 00000001515173, Date: 12/19/24
Mtg: 3 Bdrm Cape Cod, Lot: 31929sf
Prior Sale: \$779,900 (01/24)

7 WARWICK WAY..... \$585,000
B: Phoenix Luff & Sarah Mccaffrey
S: Gary Guidi
Book/Page: 36742/155, Date: 12/20/24
Mtg: Leader Bank NA \$430,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 12502sf
Prior Sale: \$315,000 (06/24)

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

87 CAPTAIN LINNELL RD..... \$824,000
B: Neil B Epstein, Tr for Neil B Epstein RET
S: Crucitti Jessica C Est & Laurie J Gengarely
Book/Page: 36738/56, Date: 12/19/24
Use: 4 Bdrm Ranch, Lot: 20473sf

136 MAIN ST..... \$889,500
B: Thaddeus F Harrick, Tr for 136 Main Street Nt
S: Jonathan G Nedeau & Kazmira C Nedeau
Book/Page: 36736/144, Date: 12/18/24
Use: 4 Bdrm Old Style, Lot: 23522sf
Prior Sale: \$425,000 (09/15)

210 MAIN ST U:4..... \$75,000
B: Richard J Smith, Tr for In Scoops We Tii Nt
S: Heather C Woodward
Doc#: 00000001515106, Date: 12/18/24
Use: Retail Condo
Prior Sale: \$474,100 (10/16)

24 OLD COLONY WAY U:11..... \$400,000
B: Phillip Grasso
S: Sandy Neck Properties LLC
Book/Page: 36738/194, Date: 12/19/24
Mtg: Cape Cod Cp Bk \$320,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$300,000 (12/23)

179 POCHET RD..... \$950,000
B: Martha Hahn Fournier, Tr for Martha Hahn Fournier Ft
S: William S Barnes & Sally B Bailey
Book/Page: 36733/244, Date: 12/17/24
Use: Residential Developable Land, Lot: 31363sf

188 ROCK HARBOR RD..... \$1,049,000
B: Barnan Group LLC
S: Timothy E Linkkila & Kathleen F Linkkila
Book/Page: 36740/330, Date: 12/20/24
Use: 3 Bdrm Old Style, Lot: 45302sf

57 ROUTE 6A U:5..... \$300,000
B: Hh Ventures LLC
S: David N Hartford, Tr for David Nhartford RET
Book/Page: 36730/96, Date: 12/16/24
Use: Retail Condo
Prior Sale: \$119,000 (12/00)

57 ROUTE 6A U:9..... \$300,000
B: Hh Ventures LLC
S: David N Hartford, Tr for David Nhartford RET
Book/Page: 36730/96, Date: 12/16/24
Use: Office Condo Unit

109 ROUTE 6A..... \$2,000,000
B: Global Montello Grp Corp
S: Besse Lp
Book/Page: 36733/212, Date: 12/17/24
Use: Gas Station, Lot: 24394sf

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

481 COMMERCIAL ST U:1..... \$1,210,000
B: Scott U Walls, Tr for Scott U Walls T
S: Edward H Walley
Book/Page: 36735/257, Date: 12/18/24
Mtg: Seamens Savings Bank \$968,000
Term: 2055 Rate: 5.6% Type: Adj
Use: 1 Bdrm Condo, Lot: 7860sf
Prior Sale: \$949,000 (10/21)

481 COMMERCIAL ST U:2..... \$883,000
B: Benjamin T Ginger
S: Geoffrey S Brown & Mark J Martins
Book/Page: 36729/190, Date: 12/16/24
Mtg: Cape Cod Five Cent Bk \$483,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 7860sf
Prior Sale: \$627,500 (09/14)

10 SNOWS LN U:1C..... \$1,575,000
B: Cheryl L Smith & Evan G Smith
S: Laurie C Probstein & Sidney C Probstein
Book/Page: 36730/317, Date: 12/16/24
Mtg: Evolve B&T \$1,000,000
Term: 2055
Use: 3 Bdrm Condo, Lot: 16920sf
Prior Sale: \$725,000 (07/16)

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

25 CHADWELL AVE..... \$800,000
B: John P Moylan & Susan Moylan
S: Zendara O Reine
Doc#: 00000001515179, Date: 12/19/24
Use: 4 Bdrm Cape Cod, Lot: 9583sf
Prior Sale: \$179,000 (01/96)

17 DEXTER AVE..... \$855,000
B: Daniel Sullivan & Luciana Sullivan
S: Justin O Burke & Sarina A Burke
Doc#: 00000001515263, Date: 12/20/24
Mtg: Fairway Ind Mtg \$598,500
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: \$435,000 (07/20)

5 EMILYS LN..... \$852,500
B: David M Summers & Joshua Fisher
S: Robert Dunkley, Tr for Fringe Tree Nt
Doc#: 00000001515196, Date: 12/19/24
Mtg: Cape Cod Five Cent Bk \$766,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 36155sf
Prior Sale: \$241,100 (04/99)

17 JUMPER HILL RD..... \$1,200,000
B: Donald J Mock & Rachele Mcginty-Mock
S: T V Corsini 3rd & Jennifer J Simons
Doc#: 00000001515076, Date: 12/18/24
Use: 5 Bdrm Cape Cod, Lot: 56628sf

11 PICKEREL WAY..... \$612,000
B: Lisa Holmes
S: Gayle Barricelli
Doc#: 00000001515040, Date: 12/17/24
Mtg: Leader Bank NA \$585,062
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 26136sf
Prior Sale: \$381,000 (06/18)

29 POWDERHORN WAY..... \$585,000
B: Jeffrey Williams & Christina Williams
S: Laura J Stiles
Book/Page: 36737/315, Date: 12/19/24
Mtg: Leader Bank NA \$525,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 24829sf
Prior Sale: \$325,000 (05/05)

8 RICHARDS WAY..... \$660,000
B: Lisa Hartman
S: George M Peterman & Elaine B Peterman
Book/Page: 36731/177, Date: 12/16/24
Use: 4 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$249,000 (10/09)

215 ROUTE 6A..... \$2,895,000
B: Geoffrey Cottrill & Allison Cottrill
S: Ellen Shapiro
Book/Page: 36732/79, Date: 12/17/24
Use: 6 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$1,632,000 (06/22)

25 SEBASTIAN WAY..... \$600,000
B: Mmaic Sandbox LLC
S: Baja Rt & Robert E Hoxie Jr
Book/Page: 36740/57, Date: 12/20/24
Mtg: Cape Cod Five Cent Bk \$480,000

49-G SOUTHPOINT DR U:G49..... \$484,000
B: Gayle Barricelli
S: Joan C Mckenzie, Tr for Mckenzie Rt Of 2022
Book/Page: 36733/346, Date: 12/18/24
Use: Condo

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

22 SHORE RD..... \$80,000
B: Douglas W Cox
S: Douglas W Cox, Tr for Joseph Ft
Book/Page: 36740/171, Date: 12/20/24
Use: Mixed Use-Prim Res & Comm, Lot: 33106sf

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

100 COVE VIEW RD..... \$575,000
B: Steven Kleinberg
S: Michael J Zavelle, Tr for M & Lucinda Zavelle Jlt
Book/Page: 36734/262, Date: 12/18/24
Use: 2 Bdrm Cape Cod, Lot: 20473sf
Prior Sale: \$148,225 (01/93)

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

35 BLUEBERRY PATH U:35..... \$700,000
B: Joyce Vecchione & Richard Vecchione
S: Matthew Whalen & Candace Boyle
Doc#: 00000001515125, Date: 12/18/24
Mtg: LendSure Mtg \$150,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$529,000 (01/21)

121 CAMP ST U:107..... \$455,000
B: Kathleen L Hammond
S: Marie T Sullivan
Book/Page: 36732/325, Date: 12/17/24
Use: 2 Bdrm Condo
Prior Sale: \$400,000 (12/21)

121 CAMP ST U:121..... \$415,000
B: Matthew R Tackels
S: Harold W Wyman
Book/Page: 36734/267, Date: 12/18/24
Mtg: Cape Cod Five Cent Bk \$394,250
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$261,000 (11/17)

43 ELTON RD..... \$520,000
B: David M Macary & Susana J Macary
S: Sarah R Silveira & Vital A Silveira Jr
Book/Page: 36733/26, Date: 12/17/24
Mtg: Cross Country Mtg Inc \$390,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$375,000 (08/20)

23 GASLIGHT DR..... \$1,087,500
B: Gregory W Blumstein & Anna E Stein
S: David E Cohen & Stephanie S Cohen
Book/Page: 36731/59, Date: 12/16/24
Mtg: Cape Cod Cp Bk \$712,500
Term: 2055
Use: 5 Bdrm Colonial, Lot: 15682sf
Prior Sale: \$690,000 (12/17)

7 HOOVER RD..... \$540,000
B: Alj Realty Corp
S: Fanny V Acosta
Doc#: 00000001515161, Date: 12/19/24
Use: 4 Bdrm Colonial, Lot: 143748sf
Term: 2055
Use: 2 Bdrm Ranch, Lot: 17424sf
Prior Sale: \$350,000 (01/24)

15 KNOLLWOOD DR..... \$686,800
B: Heather F Palmer
S: Dennis J Carpenter, Tr for Carpenter Nt Raily T
Book/Page: 36741/324, Date: 12/20/24
Mtg: Movement Mtg LLC \$236,800
Term: 2055
Use: 2 Bdrm Ranch, Lot: 12197sf
Prior Sale: \$275,000 (06/14)

36 LONGFELLOW DR..... \$610,000
B: Michael Polzer & Jennifer Polzer
S: Peter F Slovak, Tr for Loretta M Slovak 2023 RET
Book/Page: 36740/295, Date: 12/20/24
Mtg: Cape Cod Five Cent Bk \$360,000
Term: 2040
Use: 2 Bdrm Ranch, Lot: 19602sf
Prior Sale: \$275,000 (11/02)

246 OLD MAIN ST..... \$779,000
B: Rosemarie Dieffenbach & Marc A Schafer
S: David R Flink & Dolores E Flink
Book/Page: 36732/176, Date: 12/17/24
Use: 3 Bdrm Conventional, Lot: 10890sf
Prior Sale: \$342,000 (03/18)

183 S SHORE DR U:B2..... \$875,000
B: Patrick T Burke
S: Jason M Rawlins
Book/Page: 36734/312, Date: 12/18/24
Mtg: Rockland Tr Co \$300,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$284,900 (10/00)

192 S SHORE DR..... \$2,975,000
B: Bluebird Parker Hotel LLC
S: Horizon Engagement LLC
Book/Page: 36736/149, Date: 12/18/24
Mtg: Cape Cod Cp Bk \$2,925,000

295 WHITES PATH..... \$725,000
B: 295 Whites Path Hldg LLC
S: We Vsst Realty LLC
Book/Page: 36733/49, Date: 12/17/24
Mtg: Rockland Tr Co \$425,000
Use: Office Bldg-General, Lot: 15246sf
Prior Sale: \$450,000 (08/18)

18 WOOD RD U:18..... \$555,000
B: Brendan Donovan & Rebecca Donovan
S: Brendan P Niemisto
Book/Page: 36741/111, Date: 12/20/24
Mtg: Cape Cod Cp Bk \$440,000
Term: 2055
Use: 4 Bdrm Condo

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.berkshiremiddlededs.com

Becket

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	38
Median Price	\$389,000	\$386,000

► REAL ESTATE SALES

41 N LAKE WAY..... \$835,000
B: Huckleberry Hideaway LLC
S: James Hertz & Bronwyn J Casey
Book/Page: 7752/39, Date: 12/20/24
Use: 3 Bdrm Cape Cod, Lot: 36590sf

450 HINSDALE RD..... \$327,500
B: Paul Mikolaitis & Laura Mikolaitis
S: Jonathan Sutherland & Andrea Sutherland
Book/Page: 7750/150, Date: 12/19/24
Mtg: Guild Mortgage Co \$245,625
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 25596sf
Prior Sale: \$263,000 (02/21)

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

271 BRADLEY ST..... \$270,000
B: Stephanie Bennet
S: Berkshire Bradley LLC
Book/Page: 7751/305, Date: 12/20/24
Mtg: PeoplesBank (Holyoke) \$216,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 18295sf
Prior Sale: \$153,000 (12/17)

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

610 EAST ST..... \$915,000
B: Daniel J Mcintyre & Annette Mcintyre
S: Robin E Fleet
Book/Page: 7749/6, Date: 12/17/24
Use: 3 Bdrm Colonial, Lot: 143748sf
Prior Sale: \$523,750 (09/15)

260 PITTSFIELD RD U:F15..... \$230,000
B: Marie Paradise
S: Denis Kudriashov & Paula K Fields
Book/Page: 7749/300, Date: 12/18/24
Mtg: Adams Community Bk \$140,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (12/21)

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

381 DEER RUN..... \$689,500
B: David L Goldman, Tr for Goldman LT
S: Joshua N Beer, Tr for Beeramar Rt
Book/Page: 7752/29, Date: 12/20/24

NEW HOLLYWOOD BLVD L:13..... \$32,000
B: Robert C Fedor
S: John Wilson
Book/Page: 7751/327, Date: 12/20/24

Peru

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	7
Median Price	\$282,500	\$269,000

► REAL ESTATE SALES

20 HASKELL RD..... \$227,500
B: Brian Kopinto, Tr for 20 Haskell Rd Land T
S: Susan A Malone & Katharine A Malone-Smith
Book/Page: 7748/171, Date: 12/16/24

19 UPLAND RD	\$211,000
B: Jameel H Winters S: Evans Robert B Est & Nicholas J Evans Book/Page: 7749/122, Date: 12/17/24 Mtg: Guild Mortgage Co \$192,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 13460sf	
252 WAHCONAH ST	\$81,000
B: Sergio A Basilio & Maria J Viana S: Lakeview Loan Servicing L Book/Page: 7748/324, Date: 12/17/24 Use: 3-Family Mlti-Unt Blg, Lot: 8059sf Prior Sale: \$97,045 (03/23)	
32 WORTHINGTON ST	\$251,000
B: Billie Margheeeim & Jason Marvin S: Jeffrey P Lyon & Katherine N Lyon Book/Page: 7749/330, Date: 12/18/24 Mtg: Guild Mortgage Co \$234,025 Term: 2055 Use: 3 Bdrm Conventional, Lot: 3267sf Prior Sale: \$35,000 (01/05)	
54 WORTHINGTON ST	\$250,000
B: Marco A Pacheco S: Cavalier Holdings LLC Book/Page: 7751/247, Date: 12/20/24 Mtg: Cavalier Holdings Lic \$250,000 Use: 2-Family Duplex, Lot: 8494sf Prior Sale: \$65,000 (08/02)	

Berkshire Registry

Northern District

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

Adams

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	60
Median Price	\$210,000	\$232,500

► REAL ESTATE SALES

20 SIARA ST	\$225,000
B: James B Wheeler S: David F Stavaski & Mark J Stavaski Book/Page: 1875/746, Date: 12/20/24 Use: 3 Bdrm Colonial, Lot: 9583sf	

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

6 ARNOLD CT	\$230,500
B: Heather L Disanti S: Aeor Wave LLC Book/Page: 1875/759, Date: 12/20/24 Mtg: Greylock FCU \$184,400 Term: 2055 Rate: 6.6% Type: Adj Use: 2 Bdrm Ranch, Lot: 13504sf Prior Sale: \$148,100 (07/24)	
149 WILSHIRE DR	\$224,700
B: Ellices Holdings LLC S: Hud Book/Page: 1875/601, Date: 12/20/24 Mtg: Kiavi Funding Inc \$310,800 Use: 4 Bdrm Split Level, Lot: 43516sf Prior Sale: \$334,666 (06/23)	

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:433	\$137,500
B: Howard Greenspan S: Steven L Messick, Tr for Redhill-Tm T Book/Page: 1875/556, Date: 12/20/24 Use: 1 Bdrm Condo Prior Sale: \$95,000 (02/19)	
37 COREY RD U:516	\$138,000
B: Lisa Strack S: Robert A Flanagan & Diane M Ryan Book/Page: 1875/567, Date: 12/20/24 Use: 1 Bdrm Condo	

Lanesboro

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	26
Median Price	\$320,000	\$317,600

► REAL ESTATE SALES

410 OLD STATE RD	\$340,000
B: James T Odonnell S: Carman J Bourgeois Book/Page: 1875/575, Date: 12/20/24	

Savoy

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	\$179,900	\$265,000

► REAL ESTATE SALES

74 OLD MAIN RD	\$285,000
B: Abigail Grey S: Berian W Sayers & Stephanie B Sayers Book/Page: 1875/714, Date: 12/20/24 Mtg: New American Funding \$276,450 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 317901sf Prior Sale: \$250,000 (08/22)	

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

HENDERSON RD L:1-8	\$5,000
B: Gerard J Smith S: Berkshire Properties Inc Book/Page: 1875/544, Date: 12/19/24	
1072 N HOOSAC RD	\$342,900
B: Robert S Slifkin & Amanda T Durant S: Judith A Alden, Tr for Aldern Nt Book/Page: 1875/473, Date: 12/19/24 Use: 3 Bdrm Bi-Level, Lot: 18295sf	
160 WATER ST U:311	\$375,000
B: Barbara G Potash & Andrew S Potash S: 160 Water LLC Book/Page: 1875/786, Date: 12/20/24 Use: 1 Bdrm Condo	

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

130 HIGH STREET HILL RD	\$460,000
B: Jonathan Sutherland & Andrea Sutherland S: Ricky J Barnes Book/Page: 1875/479, Date: 12/19/24 Mtg: Greylock FCU \$368,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 228821sf Prior Sale: \$36,000 (07/04)	
331 SHAW RD	\$17,000
B: John Fitzgerald & Leann Fitzgerald S: Jackie L Wood Book/Page: 1875/385, Date: 12/17/24 Use: Res Potentially Dvlplble Land, Lot: 94525sf	

Berkshire Registry

Southern District

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

Alford

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$665,000	\$1,200,000

► REAL ESTATE SALES

297 EAST RD	\$890,000
B: Jonathan M Perloe & Malaine R Miller S: William J Ryan, Tr for Ryan Oppert Rt Book/Page: 2930/176, Date: 12/20/24 Use: 3 Bdrm Contemporary, Lot: 244372sf Prior Sale: \$200,000 (11/95)	
30 EDGEMONT RD N	\$10,000,000
B: Robert Rominger & Eileen Rominger S: Daniel E Aks & Michaelanne C Discepolo Book/Page: 2930/135, Date: 12/20/24	
27 WHITES HILL RD	\$462,500
B: Jessica S Curtis & Todd A Curtis S: Gregory Schneider & Cynthia Schneider Book/Page: 2929/338, Date: 12/17/24	

Egremont

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	16
Median Price	\$640,000	\$763,750

► REAL ESTATE SALES

12 MEARNS WAY	\$535,000
B: Thomas Gray & Jodie A Abbatangelo S: Courtney K Wanosky, Tr for Fk Nt Reattity T Book/Page: 2930/233, Date: 12/20/24 Mtg: PNC Bank \$300,000 Term: 2055 Rate: 6.3% Type: Adj Use: 2 Bdrm Ranch, Lot: 165528sf Prior Sale: \$62,532 (03/95)	
27 WHITES HILL RD	\$462,500
B: Jessica S Curtis & Todd A Curtis S: Gregory Schneider & Cynthia Schneider Book/Page: 2929/338, Date: 12/17/24 Mtg: Adams Community Bk \$346,875 Term: 2040 Use: Res Potentially Dvlplble Land, Lot: 640332sf Prior Sale: \$375,000 (12/20)	

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

28 MANVILLE ST	\$550,000
B: Lauren Driscoll & Bryan Cerenzo S: Christopher R Thomas Book/Page: 2930/193, Date: 12/20/24 Mtg: Adams Community Bk \$305,000 Term: 2055 Use: 2 Bdrm Cape Cod, Lot: 25352sf Prior Sale: \$435,000 (02/21)	
410 PARK ST N	\$3,970,000
B: Berkshire Pules Inc S: Studio One LLC Book/Page: 2930/145, Date: 12/20/24 Use: 2 Bdrm Conventional, Lot: 18905sf Prior Sale: \$725,000 (07/12)	

2 RAMSEY AVE	\$400,000
B: Laird C Townsend & Heidi E Roots S: Bruce Mccarter & Kim Kayfman Book/Page: 2929/218, Date: 12/16/24 Mtg: Pittsfield Cp Bk \$150,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 16117sf Prior Sale: \$207,000 (07/15)	
53 RIVER ST	\$595,000
B: Benjamin Strassfeld & Joanna Barlow S: Mary K Mcteigue Book/Page: 2929/270, Date: 12/16/24 Mtg: Lee Bank \$395,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 4792sf Prior Sale: \$275,000 (07/07)	

Monterey

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	18
Median Price	\$856,250	\$516,250

► REAL ESTATE SALES

17 CRONK RD	\$2,150,000
B: Sarah A Keeyes, Tr for Sarag A Lesley Ft S: Karen J Allen Book/Page: 2929/308, Date: 12/16/24 Use: 5 Bdrm Colonial, Lot: 1218665sf	

Sandisfield

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	\$439,950	\$375,000

► REAL ESTATE SALES

381 DEER RUN	\$689,500
B: David L Goldman, Tr for Goldman LT S: Joshua N Beer, Tr for Beeramar Rt Book/Page: 2930/274, Date: 12/20/24 Use: 4 Bdrm Contemporary, Lot: 87556sf Prior Sale: \$30,000 (08/00)	
OTIS WOOD LAND	\$689,500
B: David L Goldman, Tr for Goldman LT S: Joshua N Beer, Tr for Beeramar Rt Book/Page: 7752/29, Date: 12/20/24	

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

COOPER HILL RD	\$1,200,000
B: Trustees Of Reservations S: Curtis G Rand & Susan S Rand Book/Page: 2930/221, Date: 12/20/24 Mtg: Curtis G Rand \$680,000	
345 MILLER AVE	\$569,500
B: Berkshire School Inc S: Marcia E Brolli, Tr for Brolli Lt Book/Page: 2930/300, Date: 12/20/24 Use: 3 Bdrm Cape Cod, Lot: 43560sf Prior Sale: \$240,000 (03/00)	

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

258 GREAT BARRINGTON RD	\$1,070,000
B: David Ott & Isabelle Foster S: Stephen Glick Book/Page: 2930/104, Date: 12/19/24 Mtg: Cross Country Mtg Inc \$802,500 Term: 2055 Use: 3 Bdrm Contemporary, Lot: 218236sf Prior Sale: \$285,000 (10/93)	
20 STATE LINE RD	\$559,000
B: Barbara J Churchill S: Alan English & Janice Rowley Book/Page: 2930/215, Date: 12/20/24 Use: 2 Bdrm Ranch, Lot: 17424sf Prior Sale: \$298,000 (03/17)	

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

118 BRIARWOOD LN	\$609,900
B: S Amorruttanbongkot & Kanyaphom Kataporniri S: Ais Re Development Corp Book/Page: 11672/314, Date: 12/17/24 Mtg: Wells Fargo Bank \$548,910 Term: 2055 Use: Residential Developable Land, Lot: 12101sf	
122 BROADWAY	\$349,000
B: Kamran Anjum & Nida Kanwal S: Shane J Paiva Book/Page: 11671/216, Date: 12/16/24 Mtg: United Wholesale Mtg \$320,000 Term: 2055 Use: 3 Bdrm Row House, Lot: 3001sf Prior Sale: \$239,000 (11/20)	
23 BRYAN ST	\$211,000
B: Azylor Build & Design LLC S: Gabbour Anna H Est & Demetri Marsden Book/Page: 11676/136, Date: 12/20/24 Mtg: Resmini Cap Inv \$320,000 Use: 2-Family Two Family, Lot: 3829sf	

127 CAMBRIDGE ST	\$415,000
B: James L Simanski S: Michael D Rapoza Book/Page: 11672/123, Date: 12/17/24 Mtg: Fall River Five Cents \$373,500 Term: 2055 Use: 2-Family Two Family, Lot: 4347sf Prior Sale: \$185,000 (06/05)	
156 CAMBRIDGE ST	\$265,000
B: Equity Plus LLC S: Parisee Jr Leo A Est & Ronald Whitcomb Book/Page: 11674/92, Date: 12/18/24 Mtg: Cc Reit Sub Ii Llc \$375,375 Use: 2-Family Two Family, Lot: 5336sf	

225 CHAVENSON ST	\$390,000
B: Cassie A Conroy S: Ronald Oliveira Book/Page: 11674/302, Date: 12/19/24 Mtg: Milestone Mtg Solutio \$390,000 Term: 2055 Use: 2 Bdrm Conventional, Lot: 5001sf Prior Sale: \$165,000 (03/24)	

639 DWELLY ST	\$400,000
B: Carlos Teixeira S: Matthew Copp & Nicole Aldemida Book/Page: 11675/339, Date: 12/20/24 Mtg: Guild Mortgage Co \$386,650 Term: 2055 Use: 3 Bdrm Conventional, Lot: 8830sf Prior Sale: \$210,000 (09/16)	
261 EMMETT ST	\$445,000
B: Netsy T Delva S: Lisa Laing & Karen Walsh Book/Page: 11675/116, Date: 12/20/24 Mtg: United Wholesale Mtg \$430,148 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 9892sf	

208 FLORENCE ST	\$604,532
B: Luis Sousa & Cidalia Sousa S: T&a Realty Tlnc Book/Page: 11675/28, Date: 12/19/24 Mtg: T&a Realty Trust Inc \$617,830 Use: 4 Bdrm Colonial, Lot: 18199sf Prior Sale: \$318,751 (07/18)	

239 GLASGOW ST U:4	\$239,900
B: Michelle L Proulx & Kerry M Amaral S: Edward J Higginson Book/Page: 11671/93, Date: 12/16/24 Mtg: LoanDepot.Com \$219,900 Term: 2055 Use: 3 Bdrm Condo Prior Sale: \$115,000 (11/07)	

7 HYACINTH ST	\$514,800
B: Ivan C Desouza & Gilmar M De Souza S: Maria F Galvao & Maximino Galvao Book/Page: 11674/252, Date: 12/19/24 Mtg: Milestone Mtg Solutio \$411,840 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 23753sf Prior Sale: \$330,000 (08/19)	

146 MIDDLESEX ST	\$780,000
B: Gregory Telusma & Rosemene Buissereth S: Denises R Tavares & Nrmard E Tetreault Jr Book/Page: 11675/303, Date: 12/20/24 Mtg: Rocket Mortgage LLC \$684,000 Term: 2055 Use: 3-Family Mlti-Unt Blg, Lot: 9174sf	

83 MULBERRY ST	\$219,000
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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

- 37 BYRON ST..... \$525,000**
B: Vaneza Zuleta-Goldberg & Nicholas R Goldberg
S: Sharon E Poirier
Book/Page: 29158/152, Date: 12/20/24
Mtg: Navy FCU \$492,275
Term: 2055
Use: 3 Bdrm Ranch, Lot: 25663sf
- 3 DAILEY ST U:B..... \$273,000**
B: Mei Y Chen
S: Giovanna Spadaro
Book/Page: 29158/53, Date: 12/20/24
Mtg: New American Funding \$204,750
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$138,000 (09/17)
- 41 DORRANCE ST..... \$475,000**
B: Jose J Rodriguez
S: Nancy M Authier, Tr for Brander Ft
Book/Page: 29159/142, Date: 12/20/24
Mtg: NFM Inc \$447,700
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 17000sf
- 26 GEORGIA RAE WAY..... \$950,000**
B: Nicholas S Brown
S: John S Travers
Book/Page: 29158/183, Date: 12/20/24
Mtg: Toyota Fncl Svgs Bank \$450,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 31326sf
Prior Sale: \$925,000 (10/23)
- 2 HAYWARD ST..... \$650,000**
B: Islamic Ctr Of Greater At
S: Galen Corp
Book/Page: 29149/341, Date: 12/16/24
Mtg: Galen Corp \$300,000
Use: Commercial Building, Lot: 8640sf
Prior Sale: \$410,000 (10/23)
- 16 HAYWARD ST..... \$650,000**
B: Islamic Ctr Of Greater At
S: Galen Corp
Book/Page: 29149/341, Date: 12/16/24
Mtg: Galen Corp \$300,000
Use: Commercial Pointl Dvlp Land, Lot: 12495sf
Prior Sale: \$410,000 (10/23)
- 393 HIGHLAND AVE..... \$640,000**
B: Pamela M Mason & Mark N Springer
S: Michael K Beaudette
Book/Page: 29155/300, Date: 12/19/24
Mtg: Mtg Equity Partners \$620,675
Term: 2055
Use: 2 Bdrm Split Level, Lot: 16050sf
Prior Sale: \$295,000 (05/02)
- 401 NEWPORT AVE..... \$220,000**
B: Tavares Painting Inc
S: Wayne F Pendleton Jr
Book/Page: 29158/246, Date: 12/20/24
Use: 4 Bdrm Conventional, Lot: 12550sf
- 180 OAKHILL AVE..... \$340,000**
B: Nila Mendes
S: Julie T Fernandes & Anthony J Fernandes
Book/Page: 29158/336, Date: 12/20/24
Mtg: HarborOne Mortgage \$255,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 44829sf
- 63 SAVEENA DR..... \$845,000**
B: Kamila Osypjuk & Ryan Chauvin
S: Michael K Moran & Christine R Moran
Book/Page: 29159/22, Date: 12/20/24
Mtg: Citizens Bank \$760,500
Term: 2040
Use: 3 Bdrm Colonial, Lot: 20535sf
Prior Sale: \$546,350 (10/20)
- 9 SCHOOL ST..... \$705,000**
B: Jean J Jules
S: Emanuel D Barreira & Michael A Silva
Book/Page: 29155/132, Date: 12/19/24
Mtg: Primary Residentl Mtg \$692,230
Term: 2055
Use: 2-Family Family Flat, Lot: 8417sf
Prior Sale: \$115,000 (06/87)
- 110 SCOTT ST..... \$670,000**
B: Sophieal Tum & Chanraksmei Chey
S: Jay S Loring & Michelle McLaughlin
Book/Page: 29149/174, Date: 12/16/24
Mtg: Cibm Bank \$636,500
Term: 2055
Use: 2-Family Colonial, Lot: 10000sf
Prior Sale: \$325,000 (07/19)
- 66 TURNER ST..... \$375,000**
B: Trevor Sommers
S: Mark T Riendeau
Doc#: 00000000120802, Date: 12/18/24
Use: 2 Bdrm Ranch, Lot: 7489sf
Prior Sale: \$162,000 (12/14)

Berkley

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	40
Median Price	\$525,000	\$607,500

► REAL ESTATE SALES

- 35 SIMPSON LN..... \$460,000**
B: Luke T Senechal & Kayla M Senechal
S: Thomas A Rouseil, Tr for Virginia S Rouseil IRT
Book/Page: 11672/188, Date: 12/17/24
Mtg: Baycoast Mortgage Co \$460,000
Term: 2055

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

- 257 PEARL ST..... \$450,000**
B: Paul E Reynolds 3rd & Laura D Reynolds
S: Kim Falconero-Wheeler & Vasyil Svayka
Book/Page: 29149/201, Date: 12/16/24
Mtg: Dianne Fleming \$450,000
Use: 4 Bdrm Conventional, Lot: 21780sf
Prior Sale: \$265,000 (12/15)
- 1315 SOMERSET AVE..... \$549,900**
B: Jeffrey Richard & Michelle Richard
S: Keith A Estey & Sheryl L Estey
Book/Page: 29158/76, Date: 12/20/24
Mtg: Fall River Five Cents \$439,920
Term: 2055
Use: 2 Bdrm Conventional, Lot: 21780sf
Prior Sale: \$245,000 (07/10)

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

- 14 BRISTOL DR U:A..... \$1,160,000**
B: Belmont Bristol LLC
S: Aina Realty LLC
Book/Page: 29151/112, Date: 12/17/24
Use: Industrial Condominium
Prior Sale: \$710,000 (09/07)
- 48 CENTER ST..... \$150,000**
B: Jonathan S Kay
S: Jonathan S Kay & Kristin S Kay
Book/Page: 29153/88, Date: 12/18/24
Mtg: LoanUnited Com LLC \$530,625
Term: 2055
Use: 4 Bdrm Conventional, Lot: 10147sf
Prior Sale: \$405,000 (02/17)
- 178 CENTER ST..... \$545,000**
B: Elyse Oreilly
S: Matthew W Howard & Samantha A Howard
Book/Page: 29153/342, Date: 12/18/24
Mtg: Guild Mortgage Co \$440,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 12500sf
Prior Sale: \$324,999 (07/18)
- 75 FOUNDRY ST U:30..... \$405,000**
B: Michael J Cawlina, Tr for Cawlina Ft
S: Nicholas Todisco & Rebecca Todisco
Book/Page: 29149/229, Date: 12/16/24
Mtg: BankESB \$260,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$285,000 (09/19)
- 3 JOSIES WAY..... \$1,183,000**
B: Brandon T Curtin
S: Michael C Sanpietro & Stephanie D Sanpietro
Book/Page: 29157/149, Date: 12/20/24
Mtg: Bank of Canton \$828,100
Term: 2055 Rate: 6.6% Type: Adj
Use: 4 Bdrm Colonial, Lot: 61420sf
Prior Sale: \$839,800 (02/08)
- 24 LINDEN ST..... \$730,000**
B: Falyrn Gatongole
S: 24 Linden Easton LLC
Book/Page: 29154/28, Date: 12/18/24
Mtg: Cross Country Mtg Inc \$705,636
Term: 2055
Use: 2-Family Family Flat, Lot: 9374sf
Prior Sale: \$450,000 (10/21)
- 16 PARTRIDGE WAY..... \$819,900**
B: Matthew W Howard & Samantha A Howard
S: Daniel J Cottler & Brigitte V Weiss
Book/Page: 29154/88, Date: 12/18/24
Mtg: CMG Mortgage Inc \$570,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$500,000 (07/03)
- 17 RAMBLEWOOD DR..... \$889,000**
B: Johanne Cazeau
S: Rosanna T Musselman
Book/Page: 29158/31, Date: 12/20/24
Mtg: HarborOne Mortgage \$711,200
Term: 2055
Use: 4 Bdrm Colonial, Lot: 30000sf
Prior Sale: \$250,000 (08/90)
- 7 TYSON RD..... \$750,000**
B: Sandra C Depina & Ricardo N Johnson
S: Daniel Oreilly & Elyse Oreilly
Book/Page: 29153/36, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$712,500
Term: 2055
Use: 4 Bdrm Colonial, Lot: 15032sf
Prior Sale: \$660,000 (11/22)
- 20 WELCH RD U:20..... \$357,500**
B: Andrea R Pacheco
S: Damien Chu
Book/Page: 29157/199, Date: 12/20/24
Mtg: Webster Bank \$277,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$271,000 (10/18)
- 10 WESTERN AVE..... \$540,000**
B: Cameron P Coburn & Amelia A Foley
S: Shaun E Condon Jr & Maureen E Abramson
Book/Page: 29154/163, Date: 12/18/24
Mtg: Stoughton Ck Bk \$476,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10500sf
- 4 WINTHROP ST..... \$660,000**
B: Stephen B Arcese & Kathym A Arcese
S: Eric D Kneifer, Tr for 4 Winthrop St Rt
Book/Page: 29157/326, Date: 12/20/24
Mtg: United Wholesale Mtg \$225,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 9350sf
Prior Sale: \$419,900 (06/08)
- FORECLOSURE DEEDS**
- 35-37 POQUANTICUT AVE..... \$368,000**
B: Ja & Jp Rlty Of Stoughton
S: Mtg From Integrated Re So & Willard St Capital LLC
Book/Page: 29156/58, Date: 12/19/24
Use: Accessory Land Improved, Lot: 25800sf
Prior Sale: \$265,000 (10/21)

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

- 33 NEWTON ST..... \$665,000**
B: John Hird & Gina Hird
S: Brandon Hewitt & Nicole Scott-Hewitt
Book/Page: 29153/2, Date: 12/18/24
Mtg: Leader Bank NA \$565,250
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9000sf
Prior Sale: \$157,700 (09/93)
- 256 PRATT ST..... \$575,000**
B: Kevin Hart & Kasey Hart
S: Shannen N Loll & Benjamin T Loll
Book/Page: 29157/109, Date: 12/20/24
Mtg: Mortgage Research Ctr \$587,362
Term: 2055
Use: 3 Bdrm Conventional, Lot: 8400sf
Prior Sale: \$365,000 (06/18)
- 54 UNION ST..... \$665,000**
B: Douglas Brown
S: William A Moore & Denise E Moore
Book/Page: 29152/312, Date: 12/18/24
Mtg: Envoy Mtg LTD \$531,200
Term: 2055
Use: 4 Bdrm Conventional, Lot: 11645sf
Prior Sale: \$175,000 (07/90)

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

- 110 BROADWAY..... \$350,000**
B: Shawn A Jorde
S: Thomas Catalano, Tr for P&t Catalano Nt
Book/Page: 29158/299, Date: 12/20/24
Use: Industrial Building, Lot: 21531sf
Prior Sale: \$135,700 (04/07)
- 164 EAST ST..... \$450,000**
B: Mark Dwinells & Lindsay Dwinells
S: J C Chaves-McClelland & Leonard Chaves-McClelland
Book/Page: 29159/111, Date: 12/20/24
Mtg: LoanDepot.Com \$360,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5620sf
Prior Sale: \$242,500 (08/17)
- 26 EDMUND CORRIGAN RD..... \$450,000**
B: Bree E Mcdermott
S: Denis J Giroux & Gisele M Giroux
Book/Page: 29159/197, Date: 12/20/24
Mtg: Mtg Equity Partners \$360,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
- 249 ELMWOOD ST..... \$485,000**
B: Christine Belsky
S: Leslie J Haney
Book/Page: 29155/252, Date: 12/19/24
Mtg: Guild Mortgage Co \$363,750
Term: 2055
Use: 2 Bdrm Ranch, Lot: 32500sf
Prior Sale: \$310,000 (06/19)
- 33 GRANT ST..... \$560,000**
B: Orrin Powell & Leonel Duffault
S: James Bussiere & Paul Bussiere
Book/Page: 29152/29, Date: 12/17/24
Mtg: Movement Mtg LLC \$541,310
Term: 2050
Use: 2-Family Two Family, Lot: 7950sf
Prior Sale: \$470,000 (05/22)
- 417 HIGH ST..... \$556,000**
B: Jeremy Crowder & Jessica Hanley
S: Emily Higgins
Book/Page: 29157/50, Date: 12/20/24
Mtg: Envoy Mtg LTD \$528,200
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 15000sf
Prior Sale: \$480,000 (08/21)
- 24 LYMAN ST..... \$550,000**
B: John S Brogan & Debra A Brogan
S: John T Brogan & Paula M Brogan
Doc#: 00000000120811, Date: 12/19/24
Mtg: Embrace Home Loans \$416,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 25800sf
- 324 MENDON RD..... \$85,000**
B: Nicole M Bolvin & David Bolvin
S: John P Brady, Tr for Irene M Omalley RET
Book/Page: 29156/96, Date: 12/19/24
Use: 3 Bdrm Cape Cod, Lot: 19550sf
Prior Sale: \$419,900 (01/19)
- 343 MENDON RD..... \$343,000**
B: Kevin Brandt & Oanh Nguyen
S: Arlene M Fournier
Book/Page: 29155/337, Date: 12/19/24
Mtg: Guaranteed Rate Affin \$274,400
Term: 2055
Use: 3 Bdrm Ranch, Lot: 15000sf
- 28 RANCH ST..... \$345,000**
B: Colin McMullen
S: Philip M McMullen & Christine Ross
Book/Page: 29154/112, Date: 12/18/24
Mtg: New American Funding \$251,648
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 8914sf
Prior Sale: \$235,000 (08/02)
- 7 RAYMOND HALL DR..... \$555,000**
B: Thomas Merrick & Rachael Degidio
S: Glen J Bauer Jr & Stephanie Bauer
Book/Page: 29149/84, Date: 12/16/24
Mtg: Pennymac Loan Service \$544,947
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 14771sf
Prior Sale: \$325,000 (12/19)
- REAL ESTATE SALES**
- 3 HASKELL ST..... \$656,500**
B: Michael J Virgona & Elizabeth A Golden
S: Steven C Weiner & Susan P Weiner
Book/Page: 29156/218, Date: 12/20/24
Mtg: CMG Mortgage Inc \$456,500
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 18061sf
Prior Sale: \$372,000 (08/03)

68 PLAIN ST..... \$1,165,000

- B: Farmarie LLC
S: Gail Deminico, Tr for Gail D Deminico RET
Book/Page: 29148/290, Date: 12/16/24
Mtg: Leader Bank NA \$815,500
Use: Mixed Use-Prim Res & Comm, Lot: 205801sf
Prior Sale: \$95,000 (11/97)
- 19 ROCK LN..... \$650,000**
B: North Town Properties LLC
S: Adam G Pickering
Book/Page: 29152/55, Date: 12/17/24
Use: 2 Bdrm Cape Cod, Lot: 348480sf
Prior Sale: \$390,000 (10/19)
- 4 SPRUCE TREE LN U:37..... \$380,000**
B: Callahan Omalley
S: Elizabeth Costa
Book/Page: 29155/75, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$304,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$126,000 (01/11)
- 1 WILBUR TER U:3..... \$239,900**
B: Yair Areli & Gal Areli
S: Godwin A Ujjialele
Book/Page: 29153/270, Date: 12/18/24
Mtg: NJ Lenders Corp \$143,940
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$230,000 (01/23)
- REAL ESTATE SALES**
- 34 CODY LN..... \$1,020,000**
B: Mehul Patel & Sonali M Patel
S: Craig A Randall & Michelle A Randall
Book/Page: 29154/61, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$740,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 79118sf
- 255 NEW STATE HWY..... \$2,242,519**
B: Pizza Town Holdco LLC
S: Raynham Four Assoc LLC
Book/Page: 29153/145, Date: 12/18/24
Use: Auto Repair, Lot: 117612sf
Prior Sale: \$550,000 (12/99)
- REAL ESTATE SALES**
- 112 CARPENTER ST..... \$715,000**
B: Jay S Loring & Michaelle McLaughlin
S: Eric W Hamel & Geraldine M Hamel
Book/Page: 29152/287, Date: 12/18/24
Mtg: Guaranteed Rate Affin \$365,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 116628sf
Prior Sale: \$200,000 (10/95)
- 267 CHESTNUT ST..... \$235,000**
B: Family Homes Const Co Inc
S: Carolyn A Doraz & Walter Doraz
Book/Page: 29158/320, Date: 12/20/24
Use: Residential Developable Land, Lot: 63049sf
- 15 DAVIS ST..... \$418,800**
B: Tenay Martinez
S: Kathleen Slater, Tr for Dorothy S Ancone RET
Book/Page: 29159/223, Date: 12/20/24
Mtg: Baycoast Mortgage Co \$372,100
Term: 2055
Use: 3 Bdrm Ranch, Lot: 30056sf
- MURIEL WAY L:2..... \$200,000**
B: Tuscan Homes LLC
S: Ralph Zuckerberg, Tr for R Zuckerberg Lifetime T
Book/Page: 29155/212, Date: 12/19/24
- 78 NEW ST..... \$575,000**
B: Daniel P Keeler
S: Patricia A Abrahamson & Roger A Abrahamson
Book/Page: 29159/81, Date: 12/20/24
Mtg: Navy FCU \$546,250
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 81344sf
- 20 SCHOOL ST..... \$480,000**
B: Morabeza Health Ctr LLC
S: Khan Capital LLC
Book/Page: 29151/36, Date: 12/17/24
Use: Residential-Multiple Bldgs, Lot: 144942sf
Prior Sale: \$400,000 (12/23)
- 47 YVONNE LN..... \$699,007**
B: Mark M Morris & Cody M Sequino
S: Sh End Phase LLC
Book/Page: 29154/237, Date: 12/19/24
Mtg: Baycoast Mortgage Co \$516,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 8563sf
- 61 YVONNE LN..... \$611,182**
B: Dianne L Wilkin
S: Sh End Phase LLC
Book/Page: 29149/161, Date: 12/16/24
Use: Residential Developable Land, Lot: 10161sf
- REAL ESTATE SALES**
- 10 FALL RIVER AVE..... \$550,000**
B: Rossana Sitterson, Tr for 10 Fall River Ave Rt
S: Howard W Weaver Jr & Leo F Wrona
Book/Page: 29159/69, Date: 12/20/24
Use: 2-Family Conventional, Lot: 28750sf
- LYNN ST L:101..... \$10,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29159/163, Date: 12/20/24
- LYNN ST L:102..... \$10,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29159/163, Date: 12/20/24
- LYNN ST L:103..... \$10,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29159/163, Date: 12/20/24
- LYNN ST L:104..... \$8,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29158/282, Date: 12/20/24
- LYNN ST L:105..... \$8,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29158/282, Date: 12/20/24

20 MELANIE CIR..... \$108,000

- B: Michael Kitchen
S: Amber Brackett
Book/Page: 29151/160, Date: 12/17/24
Use: 3 Bdrm Cape Cod, Lot: 19297sf
Prior Sale: \$370,000 (11/20)
- MORRIS ST L:81..... \$9,000**
B: Alice Guan
S: Esther R Kalajian & Jonn A Kevorkian
Book/Page: 29156/100, Date: 12/19/24
- MORRIS ST L:82..... \$9,000**
B: Alice Guan
S: Esther R Kalajian & Jonn A Kevorkian
Book/Page: 29156/100, Date: 12/19/24
- MORRIS ST L:83..... \$9,000**
B: Alice Guan
S: Esther R Kalajian & Jonn A Kevorkian
Book/Page: 29156/100, Date: 12/19/24
- MORRIS ST L:84..... \$5,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29159/78, Date: 12/20/24
- MORRIS ST L:85..... \$5,000**
B: Alice Guan
S: Linda L Atamian & Sherral A Atamian
Book/Page: 29159/78, Date: 12/20/24
- 31 PLAINFIELD ST..... \$566,000**
B: Ana Bednarz & Andrew Roy
S: Sandra A Vaz & Joao Depina
Book/Page: 29157/231, Date: 12/20/24
Mtg: HarborOne Mortgage \$496,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 10019sf
Prior Sale: \$515,000 (05/23)
- 26 TALLWOOD DR..... \$625,000**
B: Michelle A Weber & Mark E Weber
S: Kim Carrera & Lisa Carrera
Book/Page: 29155/67, Date: 12/19/24
Use: 3 Bdrm Ranch, Lot: 22521sf
Prior Sale: \$610,000 (11/22)
- 141 WILLIS AVE..... \$450,000**
B: Marissa Pigeon
S: Michele L Danforth
Book/Page: 29156/138, Date: 12/19/24
Mtg: Leader Bank NA \$360,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11021sf
Prior Sale: \$235,000 (03/16)
- REAL ESTATE SALES**
- 126 ALFRED LORD BLVD..... \$435,000**
B: Brianne Loubier
S: Michael Nepini
Book/Page: 29149/49, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$413,250
Term: 2055
Use: 2 Bdrm Ranch, Lot: 13504sf
Prior Sale: \$192,610 (10/07)
- 1601 BAY ST U:701..... \$620,000**
B: Daniel Riley & Nancy Riley
S: Janet M Antonopoulos, Tr for Janet M Antonopoulos Rt
Book/Page: 29153/110, Date: 12/18/24
Use: 3 Bdrm Condo
Prior Sale: \$485,000 (10/19)
- 8 BENEFIT ST..... \$433,000**
B: Michaelle Pascal & Ginold Pascal
S: Maria Corrado-Santoro & Robert F Santoro
Book/Page: 29157/70, Date: 12/20/24
Mtg: Guild Mortgage Co \$411,350
Term: 2055
Use: 4 Bdrm Old Style, Lot: 6534sf
Prior Sale: \$248,900 (09/04)
- 100 BLACK POND LN..... \$735,000**
B: Frank S Cardile 3rd & Erica L Gattozzi
S: Bonnie J Wallace
Book/Page: 29158/129, Date: 12/20/24
Mtg: Fairway Ind Mtg \$588,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 51401sf
Prior Sale: \$140,550 (04/94)
- 305 CARRIAGE LN U:305..... \$315,000**
B: Andrew J Odea & Jean T Connolly
S: Christopher Thomas
Book/Page: 29159/169, Date: 12/20/24
Use: 2 Bdrm Condo
Prior Sale: \$64,000 (06/96)
- 382 CASWELL ST..... \$525,000**
B: Carlos Rodriguez & Adelaida Rodriguez
S: Denise M Shea
Doc#: 00000000120795, Date: 12/16/24
Use: 3 Bdrm Ranch, Lot: 18295sf
- 10 DANIEL DR..... \$589,900**
B: Stephanie D Sanpietro
S: Bree E Mcdermott
Book/Page: 29158/275, Date: 12/20/24
Use: 3 Bdrm Colonial, Lot: 21780sf
Prior Sale: \$320,000 (11/15)
- 44 GRACE MEADOWS DR..... \$515,000**
B: Michael F Misite
S: Stephen Rodriguez & Jackeline Rodriguez
Book/Page: 29155/28, Date: 12/19/24
Mtg: United Wholesale Mtg \$430,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 16553sf
Prior Sale: \$340,100 (01/20)
- 173 HIGHLAND ST U:103..... \$100,000**
B: Borges Realty Dev LLC
S: Antonette M Malfa, Tr for Malfa RET
Book/Page: 29151/130, Date: 12/17/24
Use: 1 Bdrm Condo
- 59 MIDDLEBORO AVE..... \$259,261**
B: Robert

2 SEAVER ST	\$420,000
B: Dionlen P Monteiro & Ana C Good S: T&a Realty Tlnc Book/Page: 29156/314, Date: 12/20/24 Mtg: Kma Realty Trust Inc \$380,000 Use: 3 Bdrm Ranch, Lot: 19166sf Prior Sale: \$292,000 (10/23)	
454 TREMONT ST	\$720,000
B: Joseph C Scapino S: Malloch Const Co Inc Book/Page: 29148/340, Date: 12/16/24 Mtg: Digital FCU \$360,000 Term: 2040	
492-R TREMONT ST	\$495,000
B: Matthew J Shea & Mackenzie R Dinapoli S: William P Toth & Kimberly J Duffy-Toth Book/Page: 29149/267, Date: 12/16/24 Use: 3 Bdrm Cape Cod, Lot: 50530sf Prior Sale: \$132,000 (03/96)	
224 WASHINGTON ST	\$330,000
B: Joe Z Construction Inc S: Connors Gloria M Est & Francis J Connors Book/Page: 29151/282, Date: 12/17/24 Mtg: Kiavi Funding Inc \$390,600 Use: 5 Bdrm Old Style, Lot: 10019sf Prior Sale: \$205,425 (11/16)	
44 WHITTENTON ST	\$495,000
B: Nicole H Sylvester & Tyler M Sylvester S: Nicholas J Desena Book/Page: 29152/261, Date: 12/18/24 Mtg: Mortgage Corp Eastlll \$480,150 Term: 2055 Use: 2 Bdrm Ranch, Lot: 8276sf Prior Sale: \$175,000 (02/11)	
35 WINTER ST	\$433,500
B: Brittany Hall & Luls Medina S: Antonio Soares & Jessica Soares Book/Page: 29156/167, Date: 12/19/24 Mtg: Rockland Tr Co \$425,647 Term: 2055 Use: 3 Bdrm Bngl/Cottage, Lot: 4792sf Prior Sale: \$190,000 (03/17)	
701 WINTHROP ST U:216	\$495,000
B: Michael G Homer & Barbara J Mccllellan S: Daniel J Riley & Nancy A Riley Book/Page: 29152/60, Date: 12/17/24 Mtg: Mutual Of Omaha Mtg \$742,500 Term: 2105 Type: Adj Use: 2 Bdrm Condo Prior Sale: \$139,000 (08/98)	

Bristol Registry

Southern District

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

Acushnet

MARKET STATISTICS THROUGH NOVEMBER	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	70
Median Price	\$452,000	\$484,500

► REAL ESTATE SALES

1479 MAIN ST	\$785,000
B: Jennifer L Feldman & Kyle J Feldman S: Oliveira Investment LLC Book/Page: 14958/122, Date: 04/11/24 Mtg: Pennymac Loan Service \$706,500 Term: 2054 Use: 4 Bdrm Colonial, Lot: 60000sf	
19 MATTAPOISETT RD	\$240,000
B: Maria L Pedro S: Jonathan Pacheco & Elizabeth Pedro Book/Page: 15189/228, Date: 12/20/24 Mtg: St Anne's Credit Unio \$115,000 Term: 2055 Rate: 5.4% Type: Adj Use: 1-Family Ranch, Lot: 18670sf Prior Sale: \$283,750 (12/16)	
5 OLIVEIRA AVE	\$250,000
B: Lori T Vitorino & Tino Vitorino S: Taylor Christopher P Est & Linda M Taylor Book/Page: 15183/265, Date: 12/16/24 Use: 3 Bdrm Cape Cod, Lot: 12402sf Prior Sale: \$95,000 (01/02)	
142 PECKHAM RD	\$201,000
B: Austin Desousa S: Ethan Opozda & Rebecca L Opozda Book/Page: 15186/242, Date: 12/18/24 Use: Mobile Home, Lot: 43560sf Prior Sale: \$100,000 (08/17)	
24 PONDVIEW RD	\$710,000
B: Paulo A Vieira & Ana Vieira S: Kurt A Kroninger Jr Book/Page: 15186/29, Date: 12/18/24 Term: 2055 Use: 1-Family Colonial, Lot: 39483sf Prior Sale: \$515,000 (10/20)	
18 SLOCOM ST	\$300,000
B: Kevin Almeida S: Antone Almeida & Lurdes M Almeida Book/Page: 15188/320, Date: 12/20/24 Mtg: Rocket Mortgage LLC \$223,251 Term: 2055 Use: 2-Family Mlti-Unt Blg, Lot: 8716sf Prior Sale: \$190,000 (02/19)	

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

165 ARNOLD ST	\$435,000
B: Alex Rodriguez Jr & Erin Gallagher S: James P Orourke & Laurie O Rourke-Accousti Book/Page: 15184/18, Date: 12/17/24 Mtg: United Wholesale Mtg \$413,250 Term: 2055 Use: 2 Bdrm Ranch, Lot: 13068sf Prior Sale: \$175,000 (09/22)	

443 BARNEYS JOY RD	\$725,000
B: Tucker Manley & Bethanie Costa S: Buzzards Bay Coalition In Book/Page: 15185/42, Date: 12/18/24 Mtg: Buzzards Bay Coalitio \$700,000 Term: 2027 Use: Residential-Multiple Bldgs, Lot: 958320sf Prior Sale: \$2,800,000 (03/23)	
10 BUTTERFLY TRL	\$660,000
B: Joshua A Carter & Alexandria A Carter S: Jose O Correia & Lucilia C Correia Book/Page: 15187/241, Date: 12/19/24 Mtg: Baycoast Mortgage Co \$528,000 Term: 2055 Rate: 6.3% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 43560sf	
20 FLAGSHIP DR	\$110,000
B: Nathaniel Lau & Di Lau S: Clarie M Olivier, Tr for 20 Flagship Dr Rt Book/Page: 15183/147, Date: 12/16/24 Use: 3 Bdrm Colonial, Lot: 21780sf Prior Sale: \$580,000 (01/17)	
23 LASCA ST	\$150,000
B: Mega Developers LLC S: Brenda Kendall Book/Page: 15187/305, Date: 12/19/24 Use: Mobile Home, Lot: 12197sf	
111 PROSPECT ST	\$753,835
B: Carlos Urel & Sandy Urel S: South Coast Invs Inc Book/Page: 15187/191, Date: 12/19/24 Mtg: Guild Mortgage Co \$716,143 Term: 2055 Use: 2 Bdrm Bngl/Cottage, Lot: 6970sf Prior Sale: \$200,000 (11/22)	

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

15 BIRCHFIELD ST	\$547,000
B: Shawn Davis & Alexander Dias S: Armando L Palhota, Tr for Palhota T Book/Page: 15189/145, Date: 12/20/24 Mtg: Guild Mortgage Co \$537,092 Term: 2055 Use: 3 Bdrm Ranch, Lot: 10772sf	
9 MORTON ST	\$435,000
B: John Nolan S: Jdc Property Mgmt LLC Book/Page: 15189/284, Date: 12/20/24 Mtg: Bristol Cnty Svgs Bk \$413,250 Term: 2055 Rate: 6.3% Type: Adj Use: 3 Bdrm Conventional, Lot: 4169sf Prior Sale: \$275,000 (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

299 ACHUSHNET AVE U:13	\$247,900
B: Manuel A Arruda S: Tyler Arruda & Madison L Nunes Doc#: 000000000137482, Date: 12/19/24 Use: Condo	
46 AQUIDNECK ST	\$400,000
B: Fabio P Bicho, Tr for Bicho Ft S: Darlene Pereira Doc#: 000000000137495, Date: 12/20/24 Use: 3 Bdrm Ranch, Lot: 6560sf	
49 ARLINGTON ST	\$280,000
B: Olimenda Homes LLC S: Antonio C Ramos & Rita J Ramos Book/Page: 15189/257, Date: 12/20/24 Mtg: Tailor Rdg REIT LLC \$313,000 Use: 3 Bdrm Colonial, Lot: 2452sf Prior Sale: \$83,000 (09/96)	
BELLEVILLE AVE	\$990,000
B: Ajm 621 LLC S: Robet J Bertrand & Lisa M Bertrand Book/Page: 15186/114, Date: 12/18/24 Mtg: Eastern Bank \$505,000	
18 BRIGHTMAN CT	\$335,000
B: Rebecca Pacheco & Dennis Pacheco S: Wellington West Homes LLC Book/Page: 15182/160, Date: 12/16/24 Mtg: United Wholesale Mtg \$328,932 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 2757sf Prior Sale: \$165,000 (01/24)	
229 BROOK ST	\$147,220
B: Tania Louira S: Jorge L Arias Book/Page: 15187/222, Date: 12/19/24 Use: 3-Family Mlti-Unt Blg, Lot: 4177sf Prior Sale: \$185,000 (06/15)	
27 CALUMET ST	\$370,000
B: Brenda L Obrian S: Debra Ponte Book/Page: 15189/313, Date: 12/20/24 Mtg: Baycoast Mortgage Co \$333,000 Term: 2055 Use: 4 Bdrm Bngl/Cottage, Lot: 4055sf Prior Sale: \$338,500 (07/22)	
184 COURT ST	\$305,000
B: Jdc Property Mgmts LLC S: Leonard T Fontaine Book/Page: 15183/73, Date: 12/16/24 Mtg: Alpha Real Est Lndg \$350,000 Use: 4 Bdrm Colonial, Lot: 3611sf Prior Sale: \$57,800 (12/94)	
190 ESSEX ST	\$450,000
B: Guilmer A Bonila S: George N Correia & Kathleen Correia Doc#: 000000000137487, Date: 12/20/24 Mtg: Rocket Mortgage LLC \$441,849 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 13382sf Prior Sale: \$199,900 (07/02)	
25 FAIRMOUNT ST	\$110,000
B: New Bedford 02740 Rt & Birches House LLC Tr S: Lidia C Martins Book/Page: 15186/285, Date: 12/18/24 Use: 3 Bdrm Cape Cod, Lot: 3554sf	
99 FLORENCE ST	\$420,000
B: Lalass&lllass LLC S: Janice Mcfadden Book/Page: 15185/1, Date: 12/18/24 Mtg: Signature Lending LLC \$420,000 Use: 2-Family Two Family, Lot: 9997sf	
220 HASKELL ST	\$407,000
B: Belinda Bulgar S: Andrade Robert Est & Jeffrey R Andrade Book/Page: 15182/244, Date: 12/16/24 Mtg: Fall River Five Cents \$380,992 Term: 2055 Use: 3 Bdrm Ranch, Lot: 10189sf	

28 JAMES ST	\$460,000
B: Beatrice B Alder & Elaine B Alder S: Fior M Mota Book/Page: 15185/303, Date: 12/18/24 Use: 3 Bdrm Colonial, Lot: 4426sf Prior Sale: \$330,000 (08/21)	
62 LEXINGTON ST	\$515,000
B: Phillip Tetreault & Katelynn Daponte S: Jessica L Lassey & Nathaniel Cabral Book/Page: 15189/80, Date: 12/20/24 Mtg: First Citizens Cr Un \$412,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 10001sf Prior Sale: \$272,500 (02/17)	
37 MARYLAND ST	\$498,025
B: Jacqueline Pimentel S: Four Generations Prop LLC Book/Page: 15189/203, Date: 12/20/24 Use: 2 Bdrm Cape Cod, Lot: 13042sf Prior Sale: \$306,000 (12/23)	
35 ORIOLE ST	\$50,000
B: Julie Howerton S: Carlos M Cardoso & Maria G Cardoso Book/Page: 15189/253, Date: 12/20/24 Use: 3 Bdrm Ranch, Lot: 6399sf Prior Sale: \$105,000 (05/00)	
254 PARK AVE	\$484,000
B: Alexys N Arruda S: Donna M Ponte Doc#: 000000000137500, Date: 12/20/24 Use: 3 Bdrm Raised Ranch, Lot: 5532sf	
223 RIVER RD	\$599,000
B: Hitesh Saini & Pardeep Saini S: Rivera Dev Group LLC Book/Page: 15183/162, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$548,534 Term: 2055 Use: 5 Bdrm Colonial, Lot: 15808sf Prior Sale: \$210,000 (03/23)	
535 RIVET ST	\$370,000
B: Dave Alexis & Caitlin N Yip S: John J Carvalho Jr Book/Page: 15188/239, Date: 12/20/24 Mtg: Fairway Ind Mtg \$296,000 Term: 2055 Use: 3 Bdrm Cottage, Lot: 3267sf Prior Sale: \$204,000 (11/17)	
51 RYDER ST	\$340,000
B: Oliviera Investments Inc S: Wood Mary A A Est & Michelle D Beneski Book/Page: 15188/39, Date: 12/20/24	
41 TARKILN HILL RD	\$990,000
B: Ajm 621 LLC S: Robet J Bertrand & Lisa M Bertrand Book/Page: 15186/114, Date: 12/18/24 Mtg: Eastern Bank \$505,000 Use: Car Wash Facility, Lot: 10685sf Prior Sale: \$86,000 (11/93)	
58 WILLARD ST	\$550,000
B: Adriano S Vicente S: Carlos Mendoza LLC Book/Page: 15187/68, Date: 12/19/24 Use: 3 Bdrm Bngl/Cottage, Lot: 4317sf Prior Sale: \$150,000 (11/22)	
383 WOOD ST	\$489,900
B: Brian S Farrington S: JSKA LLC Book/Page: 15189/173, Date: 12/20/24 Mtg: Milestone Mtg Solutio \$439,900 Term: 2040 Use: 3 Bdrm Colonial, Lot: 4400sf Prior Sale: \$274,000 (05/24)	

5 KATAMA DR	\$2,500,000
B: Jason M Kicza & Desiree R Kicza S: Robert J Sheehan & Katherine M Sheehan Book/Page: 1698/147, Date: 12/20/24 Mtg: Greenfield Svgs \$1,100,000 Use: 3 Bdrm Cape Cod, Lot: 20000sf Prior Sale: \$900,000 (11/04)	
8 MARSH HAWK CIR	\$1,750,000
B: Andrew Bayliss & Kimberly Bayliss S: T&c Ft & Thomas C Austin Jr Doc#: 00000000095509, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$1,312,500 Term: 2055 Rate: 5.9% Type: Adj Use: 4 Bdrm Colonial, Lot: 22216sf Prior Sale: \$190,000 (09/97)	
2 MATTAKESET BAY RD U:A	\$1,550,000
B: Jason S Andrews & Melissa B Andrews S: Elizabeth A Mangiameli, Tr for Charlton Ft Doc#: 00000000095472, Date: 12/18/24 Use: 3 Bdrm Condo, Lot: 1sf	
15 MILL ST U:30	\$410,000
B: Melissa M Burke, Tr for Melissa M Burke RET S: Anthony J Burke, Tr for Burke FT Book/Page: 1697/468, Date: 12/16/24 Use: Condominium/Motel, Lot: 1sf Prior Sale: \$163,000 (04/20)	
30 PEASES POINT WAY N U:16	\$485,000
B: Edward Gilmartin S: Margaret A Sweeney & Michael W Sweeney Book/Page: 1697/905, Date: 12/19/24 Use: Condominium/Motel, Lot: 1sf Prior Sale: \$415,000 (11/22)	
53 PINEHURST RD	\$3,589,000
B: Ethel G Vandecruze, Tr for Gsm 2024 Wealth Legacy T S: John Hayes & Jennifer Hayes Book/Page: 1697/598, Date: 12/16/24 Mtg: JPMorgan Chase Bank \$3,000,000 Term: 2055 Rate: 6.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 10052sf Prior Sale: \$1,680,000 (08/18)	
144 PLANTINGFIELD WAY	\$14,625,000
B: Mimis House LLC S: Charles W Bitzer, Tr for C W Bitzer Separate T Doc#: 00000000095493, Date: 12/18/24 Mtg: Charles W Bitzer \$4,415,000 Use: 5 Bdrm Conventional, Lot: 65340sf	
S WATER ST U:356	\$12,000
B: Kelsey Craveiro S: Ronald Oliveira Book/Page: 15184/303, Date: 12/18/24 Use: Residential Developable Land, Lot: 60072sf Prior Sale: \$232,500 (02/24)	
30 DAISY LN	\$150,000
B: Derek V Picard S: Jessica A Smith Book/Page: 15187/237, Date: 12/19/24 Use: 3 Bdrm Cape Cod, Lot: 60984sf	
HIGHLAND AVE	\$350,000
B: Railroad Park Rt S: Betty A Sirois, Tr for Claire Messier 2023 RET Book/Page: 15188/19, Date: 12/19/24	
1 KAILAS WAY	\$830,000
B: Daniel P Sweeney Jr & Dana R Marshall S: Jay M Raposa & Nancy C Raposa Book/Page: 15189/49, Date: 12/20/24 Mtg: St Anne's Credit Unio \$664,000 Term: 2055 Rate: 5.4% Type: Adj Use: 4 Bdrm Colonial, Lot: 85378sf	
MAPLE ST	\$350,000
B: Railroad Park Rt S: Betty A Sirois, Tr for Claire Messier 2023 RET Book/Page: 15188/19, Date: 12/19/24	
18 OLD FARM RD	\$842,800
B: Derek Etkorn & Allison Etkorn S: Kevin Murray & Nicole Murray Book/Page: 15187/310, Date: 12/19/24 Mtg: Primelending \$660,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 86558sf Prior Sale: \$371,440 (04/02)	
6 PEQUAW HONK DR	\$900,000
B: Anne M Kinnane & Christopher Rockett S: Mario F Cipollini, Tr for Rayna A Cipollini RET Book/Page: 15186/1, Date: 12/18/24 Mtg: Baycoast Mortgage Co \$675,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 117612sf	
RAILROAD PARK	\$350,000
B: Railroad Park Rt S: Betty A Sirois, Tr for Claire Messier 2023 RET Book/Page: 15188/19, Date: 12/19/24	
ROUTE 195 N	\$350,000
B: Railroad Park Rt S: Betty A Sirois, Tr for Claire Messier 2023 RET Book/Page: 15188/19, Date: 12/19/24	

Dukes Registry

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

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

2 DUNCAN CLOSE	\$1,860,000
B: Russell F Turk & Michele P Turk S: Jill B Studley Book/Page: 1697/522, Date: 12/16/24	
245 EDGARTOWN VINEYARD HVN U:1	\$2,200,000
B: Stop & Shop Supermarket C S: Ncn LLC & Carol S Reck Book/Page: 1697/728, Date: 12/17/24 Use: Retail Condo, Lot: 21867sf Prior Sale: \$565,000 (06/02)	
16 FISHERMANS KNOT RD	\$2,000,000
B: Sean J Finnerty & Melinda D Finnerty S: Hassan Minor & Linda C Minor Book/Page: 1697/480, Date: 12/16/24 Mtg: JPMorgan Chase Bank \$800,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 40310sf Prior Sale: \$472,500 (03/10)	
5 KATAMA DR	\$2,500,000
B: Jason M Kicza & Desiree R Kicza S: Robert J Sheehan & Katherine M Sheehan Book/Page: 1698/147, Date: 12/20/24 Mtg: Greenfield Svgs \$1,100,000 Use: 3 Bdrm Cape Cod, Lot: 20000sf Prior Sale: \$900,000 (11/04)	
8 MARSH HAWK CIR	\$1,750,000
B: Andrew Bayliss & Kimberly Bayliss S: T&c Ft & Thomas C Austin Jr Doc#: 00000000095509, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$1,312,500 Term: 2055 Rate: 5.9% Type: Adj Use: 4 Bdrm Colonial, Lot: 22216sf Prior Sale: \$190,000 (09/97)	
2 MATTAKESET BAY RD U:A	\$1,550,000
B: Jason S Andrews & Melissa B Andrews S: Elizabeth A Mangiameli, Tr for Charlton Ft Doc#: 00000000095472, Date: 12/18/24 Use: 3 Bdrm Condo, Lot: 1sf	
15 MILL ST U:30	\$410,000
B: Melissa M Burke, Tr for Melissa M Burke RET S: Anthony J Burke, Tr for Burke FT Book/Page: 1697/468, Date: 12/16/24 Use: Condominium/Motel, Lot: 1sf Prior Sale: \$163,000 (04/20)	
30 PEASES POINT WAY N U:16	\$485,000
B: Edward Gilmartin S: Margaret A Sweeney & Michael W Sweeney Book/Page: 1697/905, Date: 12/19/24	

ESSEX REGISTRY

continued
6 LOCKE ST \$300,000
B: Andover Historical Socie
S: Unitarian Universalist Co
Book/Page: 18175/104, Date: 12/18/24
Use: Religious Property, Lot: 9496sf

Methuen

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 298 294
Median Price \$530,000 \$585,500

113 MILL POND \$400,000
B: Brian E Wright & Nancy M Earley
S: Maggs Ellen Marie Est & Sara Spooner
Book/Page: 18175/281, Date: 12/18/24
Use: 2 Bdrm Row House, Lot: 3302sf
Prior Sale: \$296,000 (09/06)

18 HULL ST \$615,000
B: Thomas F Bertrand & Rachel Longnecker
S: Dianne E Jirka & Pavel Jirka
Book/Page: 42490/328, Date: 12/17/24
Mtg: HarborOne Mortgage \$345,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 14401sf
Prior Sale: \$320,000 (12/13)

Georgetown

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 56 73
Median Price \$712,500 \$719,900

Essex Registry Southern District

John L. O'Brien, Jr., Register
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Amesbury

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 92 113
Median Price \$622,500 \$640,000

Boxford

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 79 85
Median Price \$925,000 \$925,000

Lawrence

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 109 130
Median Price \$450,000 \$500,000

Gloucester

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 120 112
Median Price \$610,000 \$680,000

Danvers

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 156 150
Median Price \$656,825 \$673,500

Beverly

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 206 211
Median Price \$700,000 \$725,000

North Andover

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 175 190
Median Price \$815,000 \$875,000

2 WINCHESTER CT **\$625,000**
 B: Red Blazer Rentals LLC
 S: Roberta J Milone
 Book/Page: 42496/2, Date: 12/19/24
 Mtg: Cape Ann Svcs Bk \$555,000
 Use: 4 Bdrm Colonial, Lot: 2806sf
 Prior Sale: \$243,000 (08/01)

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**

161 KING ST **\$777,700**
 B: Sophia R Brennan & Christopher R Myers
 S: David P Corbin, Tr for Corbin Ft
 Book/Page: 42497/215, Date: 12/20/24
 Mtg: BankESB \$622,160
 Term: 2055 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 152460sf
 Prior Sale: \$1,400 (05/94)

935 SALEM ST **\$850,000**
 B: P & M Carbone Pub 97 LLC
 S: Terry L Clifford, Tr for Pub 97 Rt
 Book/Page: 42498/255, Date: 12/20/24
 Mtg: Terry L Clifford \$725,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 39779sf
 Prior Sale: \$425,000 (10/05)

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**

22 GRANT AVE **\$860,000**
 B: Ryan Graziano & Holly N Perry
 S: Jason Oifer & Joyce S Oifer
 Book/Page: 42491/143, Date: 12/17/24
 Mtg: Cross Country Mtg Inc \$688,000
 Term: 2055
 Use: 4 Bdrm Cape Cod, Lot: 12001sf
 Prior Sale: \$550,000 (02/18)

Haverhill

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	281	300
Median Price	\$520,000	\$550,000

► **REAL ESTATE SALES**

43 14TH AVE **\$515,000**
 B: Rkaco LLC
 S: Kimberly A Skinner
 Book/Page: 42494/584, Date: 12/19/24
 Mtg: Salem FiveCts Svcs Bk \$666,250
 Use: 3 Bdrm Old Style, Lot: 10999sf

68 15TH AVE U:68 **\$530,000**
 B: Victor Aumaitre
 S: Rkaco LLC
 Book/Page: 42273/407, Date: 08/15/24
 Use: 3 Bdrm Condo

10 8TH AVE U:1 **\$519,000**
 B: Eileen Kelleher & Adam Kvietauskas
 S: Snow Cassell LLC
 Book/Page: 42103/565, Date: 05/07/24
 Mtg: New Fed Mtg Corp \$415,200
 Term: 2054
 Use: 3 Bdrm Condo

10 8TH AVE U:3 **\$515,000**
 B: Julius Ejenavi & Jennifer Ossai
 S: Snow Cassell LLC
 Book/Page: 42091/297, Date: 04/30/24
 Mtg: NBKC Bank \$489,250
 Term: 2054
 Use: 3 Bdrm Condo

65 AVCO RD U:L **\$575,000**
 B: 65 Avco Road Unit L LLC
 S: Edward C Bonarrigo, Tr for Sixty-Five Avco Rt
 Book/Page: 42494/249, Date: 12/18/24
 Use: Industrial Condominium
 Prior Sale: \$198,000 (04/01)

35 BELMONT AVE U:35 **\$585,000**
 B: Son T Nguyen & Tung T Nguyen
 S: Bradford Unlimited Corp
 Book/Page: 42154/6, Date: 06/06/24
 Mtg: Rocket Mortgage LLC \$400,000
 Term: 2054
 Use: 3 Bdrm Condo

6-8 BLAISDELL ST **\$745,000**
 B: Stephen Kelly & Katelyn Noyes
 S: Sherrie L Frisone
 Book/Page: 42495/528, Date: 12/19/24
 Use: 3-Family Mlti-Unt Bldg, Lot: 3681sf
 Prior Sale: \$50,000 (12/98)

12 BRAEWOOD DR **\$525,000**
 B: Elizabeth Hernandez & Justin Rolon
 S: Quinlan Barry J Est & Marie E Blanchard
 Book/Page: 42487/518, Date: 12/16/24
 Mtg: Total Mtg Svcs \$498,750
 Term: 2055
 Use: 3 Bdrm Split Entry, Lot: 15368sf

235 BRICKETT HILL CIR U:235 **\$485,000**
 B: Richard B Havens
 S: Mary K Burt, Tr for 235 Brickett Hill Cir Rt
 Book/Page: 42491/434, Date: 12/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$250,000 (08/01)

202 CEDAR ST **\$330,000**
 B: Godoy LLC
 S: Olit 2024-Hb2 Alternative
 Book/Page: 42495/305, Date: 12/19/24
 Use: 3 Bdrm Old Style, Lot: 8525sf
 Prior Sale: \$239,899 (01/23)

222 CEDAR ST U:222 **\$420,000**
 B: Brittany Grasso & Jacob Grasso
 S: Rkaco LLC
 Book/Page: 42227/336, Date: 07/19/24
 Use: 3 Bdrm Condo

68 CHADWICK ST **\$537,500**
 B: Kelly Hayes & Steven Hayes
 S: Sarah E Sawyer & Scott A Sawyer
 Book/Page: 42496/40, Date: 12/19/24
 Mtg: BankESB \$483,750
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 6499sf
 Prior Sale: \$340,000 (10/16)

25 CHESTNUT ST **\$650,000**
 B: Carlos Holguin & Andres A Rojas
 S: Ronald Mathieu
 Book/Page: 42485/379, Date: 12/16/24
 Mtg: Rocket Mortgage LLC \$638,226
 Term: 2055
 Use: 2-Family Mlti-Unt Bldg, Lot: 6591sf
 Prior Sale: \$253,000 (06/17)

159 E BROADWAY **\$525,000**
 B: Lorraine A Care
 S: Richard B Havens
 Book/Page: 42490/103, Date: 12/17/24
 Mtg: Haverhill Bk \$395,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 28519sf

432 FARRWOOD DR U:432 **\$410,000**
 B: Gina Salvo
 S: Stephanie Chau
 Book/Page: 42498/562, Date: 12/20/24
 Mtg: BankESB \$369,000
 Term: 2055
 Use: 3 Bdrm Condo
 Prior Sale: \$195,000 (07/16)

65 GARY AVE **\$455,000**
 B: Emily L Lopez & Maritza Padro
 S: Kristin Leary, Tr for Kristin Leary T
 Book/Page: 42494/142, Date: 12/18/24
 Mtg: Guaranteed Rate Inc \$431,000
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 15002sf
 Prior Sale: \$137,000 (07/98)

99 GERMAIN AVE U:99 **\$449,900**
 B: Kathryn A Kelleher
 S: Rkaco LLC
 Book/Page: 42490/32, Date: 12/17/24
 Use: Condo

101 GERMAIN AVE U:101 **\$549,900**
 B: Grace Okoroji & Moses Okoroji
 S: Rkaco LLC
 Book/Page: 42499/4, Date: 12/20/24
 Use: Condo

25 JORDAN ST U:25 **\$460,000**
 B: Christina E Harmon-Jones & Sean M Jones
 S: Rkaco LLC
 Book/Page: 42499/207, Date: 12/20/24
 Mtg: New American Funding \$414,000
 Term: 2055
 Use: Condo

27 JORDAN ST U:27 **\$550,000**
 B: Ryan A Boda & Kailey R Herlihy
 S: Rkaco LLC
 Book/Page: 42418/13, Date: 11/06/24
 Mtg: Drew Mortgage Assn Inc \$522,500
 Term: 2054
 Use: 3 Bdrm Condo

84 LOCUST ST **\$187,500**
 B: Ambro Holdings LLC
 S: Siodis George Est & Joanna Clancy
 Book/Page: 42494/118, Date: 12/18/24
 Mtg: Probuilder Fnci LLC \$280,000
 Use: Retail-Service, Lot: 6042sf
 Prior Sale: \$187,500 (12/24)

84 LOCUST ST **\$187,500**
 B: Ambro Holdings LLC
 S: Michelle V Hodgmergy & Christopher P Vlahakis
 Book/Page: 42494/113, Date: 12/18/24
 Use: Retail-Service, Lot: 6042sf

4 LUCY WAY **\$889,000**
 B: Georges Esperance & Marisele C Esperance
 S: Cedar Crest Dev LLC
 Book/Page: 42450/31, Date: 11/22/24
 Mtg: Penymac Loan Service \$439,000
 Term: 2054
 Use: 3 Bdrm Contemporary, Lot: 16344sf

6 LUCY WAY **\$879,900**
 B: Patricia M Donovan
 S: Cedar Crest Dev LLC
 Book/Page: 42471/164, Date: 12/06/24
 Use: Residential-Other, Lot: 17472sf

45 MERRILL AVE **\$620,000**
 B: Theodore H Harris & Vy Nguyen
 S: James T Bourque, Tr for Bourque Ft
 Book/Page: 42486/428, Date: 12/16/24
 Mtg: Guaranteed Rate Inc \$390,000
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 26136sf
 Prior Sale: \$275,000 (02/12)

8 MICHAEL ANTHONY RD **\$275,000**
 B: Dreamscape Dev LLC
 S: Stonebrook Land Dev LLC
 Book/Page: 42403/23, Date: 10/30/24
 Mtg: Enterprise Bk & Tr Co \$578,000
 Use: Residential Developable Land, Lot: 22782sf

9 MICHAEL ANTHONY RD **\$906,000**
 B: Liza S Ngo & Nguyen T Ngo
 S: Dreamscape Dev LLC
 Book/Page: 42449/101, Date: 11/22/24
 Mtg: Ross Mortgage Co Inc \$724,800
 Term: 2054
 Use: Residential Developable Land, Lot: 23396sf

440 NORTH AVE U:122 **\$242,000**
 B: Rosa S Taveras
 S: Kristen Ceaser
 Book/Page: 42145/379, Date: 05/31/24
 Mtg: Guild Mortgage Co \$229,900
 Term: 2054
 Use: 2 Bdrm Condo
 Prior Sale: \$142,000 (04/18)

140 OLD FERRY RD U:C **\$325,000**
 B: Samantha Soto & Zachary W Soto
 S: Jacob Santos
 Book/Page: 42499/559, Date: 12/20/24
 Mtg: Rocket Mortgage LLC \$315,250
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$184,900 (09/18)

50 PARK ST **\$620,000**
 B: Valdecir A Pereira & Skyler E Stern
 S: Elizabeth L Kostojohn, Tr for Jean Kostojohn RET
 Book/Page: 42488/7, Date: 12/16/24
 Mtg: American Pacific Mtg \$588,750
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 14401sf
 Prior Sale: \$223,500 (01/90)

27 PERKINS CT U:27 **\$435,000**
 B: Rachael Brown
 S: Courtney Dziadosz
 Book/Page: 42489/291, Date: 12/17/24
 Mtg: Embrace Home Loans \$391,500
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$119,900 (11/92)

11 PORTER ST **\$305,000**
 B: Yuan Yuan Du
 S: Jesse M Herrington
 Book/Page: 42498/284, Date: 12/20/24
 Mtg: Superior Funding Corp \$228,750
 Term: 2055
 Use: 2 Bdrm Old Style, Lot: 2222sf
 Prior Sale: \$174,000 (09/14)

427 RIVER ST **\$1,450,000**
 B: Klemm Family LLC
 S: Douglas R Locke, Tr for 427 Rt
 Book/Page: 42491/240, Date: 12/17/24
 Use: Car Wash Facility, Lot: 27765sf
 Prior Sale: \$240,000 (06/05)

98 RIVERDALE AVE U:98 **\$575,000**
 B: Thomas G Lewis
 S: Ewelina Torlinski
 Book/Page: 42493/345, Date: 12/18/24
 Mtg: Cross Country Mtg Inc \$135,000
 Term: 2055
 Use: 3 Bdrm Condo

3 S CENTRAL ST **\$415,000**
 B: 230 Cumberland Rd LLC
 S: 3-7 South Ctrl Street LLC
 Book/Page: 42147/573, Date: 06/03/24
 Mtg: Haverhill Bk \$325,500
 Use: Office Bldg-General, Lot: 7392sf

35 S CENTRAL ST **\$685,000**
 B: Colombo Cap Partners LLC
 S: 35 South Ctrl Street LLC
 Book/Page: 42495/523, Date: 12/19/24
 Use: 2-Family Conventional, Lot: 7501sf
 Prior Sale: \$205,000 (08/13)

54 S CHESTNUT ST U:54 **\$515,000**
 B: Lisa Bruno & Haley E Marshall
 S: Richard P Beshara & Robert C Lynch
 Book/Page: 42153/194, Date: 06/06/24
 Mtg: Merrimack Valley CU \$437,750
 Term: 2054
 Use: 4 Bdrm Condo

63 S NEW ST U:63 **\$603,000**
 B: Chandrika Shah
 S: Pinnacle Builders LLC
 Book/Page: 42347/6, Date: 09/27/24
 Use: 3 Bdrm Condo

65 S NEW ST U:65 **\$599,900**
 B: Benony St Victor & Clovencia H St Victor
 S: Pinnacle Builders LLC
 Book/Page: 42406/156, Date: 10/30/24
 Mtg: Republic State Mtg Co \$479,920
 Term: 2054
 Use: 3 Bdrm Condo

90 S WILLIAMS ST **\$590,000**
 B: Barbara Tata & Matthew R Tata
 S: Cheryl A Peel
 Book/Page: 42487/400, Date: 12/16/24
 Mtg: Movement Mtg LLC \$568,907
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 6874sf
 Prior Sale: \$303,800 (10/06)

22 SHERIDAN ST **\$589,900**
 B: Darius Henry & Jennifer Long
 S: E & C Properties LLC
 Book/Page: 42496/262, Date: 12/19/24
 Mtg: Rocket Mortgage LLC \$412,930
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 6360sf
 Prior Sale: \$440,000 (08/24)

4 STANLEY AVE **\$440,000**
 B: Joel Vargas
 S: Edgar A Pineda
 Book/Page: 42500/382, Date: 12/20/24
 Mtg: Cross Country Mtg Inc \$432,030
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 2731sf
 Prior Sale: \$110,000 (10/12)

47 TERSOLO RD **\$800,000**
 B: Jean B Ayoub & Claude Ayoub
 S: Lara Geha
 Book/Page: 42493/511, Date: 12/18/24
 Mtg: CMG Mortgage Inc \$785,510
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 40001sf
 Prior Sale: \$485,000 (05/18)

3-5 VINE ST **\$870,000**
 B: My2girls Realty LLC
 S: 3-5 Vine Street LLC
 Book/Page: 42489/13, Date: 12/17/24
 Mtg: Washington Svcs Bk \$845,500
 Term: 2035
 Use: Apartment Bldg - 4-8 Units, Lot: 3642sf

9 VINE ST **\$580,000**
 B: My2girls Realty LLC
 S: 9 Vine Street LLC
 Book/Page: 42489/17, Date: 12/17/24
 Use: 2-Family Old Style, Lot: 7100sf

70 W MEADOW RD U:24 **\$361,800**
 B: Therese A Vallario, Tr for Therese A Vallario RET
 S: Shannon L Trueira, Tr for Philip D Trueira
 Book/Page: 42498/557, Date: 12/20/24
 Use: 2 Bdrm Condo
 Prior Sale: \$187,000 (07/16)

52-58 WASHINGTON ST U:BC **\$315,000**
 B: Debra Stowell, Tr for Debra Stowell RET
 S: Sherry Venezia
 Book/Page: 42077/201, Date: 04/19/24
 Use: 2 Bdrm Condo
 Prior Sale: \$118,000 (08/16)

57 WASHINGTON ST U:4A **\$315,000**
 B: Ryan Raphael
 S: Bradley J Towns, Tr for Market Square T
 Book/Page: 42500/294, Date: 12/20/24
 Mtg: Pentucket Bank \$283,500
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$200,000 (11/20)

108 WASHINGTON ST U:3 **\$340,000**
 B: Alexander Schlapak
 S: Ivan H Hollander
 Book/Page: 42492/341, Date: 12/18/24
 Mtg: Ark-La-Tex Fin Svcs \$329,800
 Term: 2055
 Use: 1 Bdrm Condo
 Prior Sale: \$195,000 (08/16)

39 STONEWOOD LN **\$710,000**
 B: Mary Hagerty & Robert Hagerty
 S: Linda A Perry & Peter F Perry
 Book/Page: 42489/420, Date: 12/17/24
 Use: 3 Bdrm Ranch, Lot: 8250sf
 Prior Sale: \$319,900 (10/02)

78 TRANFAGLIA AVE **\$565,000**
 B: Mario Acevedo & Yuly Rodriguez
 S: Darlene M Beville & Douglas A Beville
 Book/Page: 42496/136, Date: 12/19/24
 Mtg: Salem Five Mtg Co \$554,766
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 6049sf
 Prior Sale: \$247,000 (10/01)

17 WALLACE RD **\$845,000**
 B: Miranda E Sawyer & Kevin P Sawyer
 S: Chris J Kalogeris & Adele E Kalogeris
 Doc#: 00000000655872, Date: 12/20/24
 Mtg: Cross Country Mtg Inc \$760,500
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 7008sf
 Prior Sale: \$81,500 (11/95)

133 WALNUT ST **\$530,000**
 B: Jose L Lopez
 S: Bessy N Maldando & Rosa E Pineda
 Book/Page: 42495/335, Date: 12/19/24
 Mtg: Guaranteed Rate Inc \$520,400
 Term: 2055
 Use: 2 Bdrm Old Style, Lot: 2039sf
 Prior Sale: \$400,000 (04/21)

2 WEBSTER ST **\$625,000**
 B: Maria Montiel & Francisco Tejeda
 S: Lyanna Batista
 Book/Page: 42488/137, Date: 12/16/24
 Mtg: Salem Five Mtg Co \$613,679
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 3442sf
 Prior Sale: \$375,000 (05/20)

620-624 BOSTON ST **\$730,000**
 B: Maven Patel LLC
 S: Kaushik D Patel, Tr for Shiv Rt
 Book/Page: 42492/256, Date: 12/18/24
 Mtg: Rockland Tr Co \$584,000
 Use: Retail-Service, Lot: 7571sf
 Prior Sale: \$500,000 (09/21)

34 BROOKLINE ST **\$640,000**
 B: Gilberto G Lopez
 S: Jose Rivera & Martina Rosario
 Book/Page: 42487/217, Date: 12/16/24
 Mtg: LendSure Mtg \$448,000
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 5263sf
 Prior Sale: \$265,000 (12/09)

33 CENTRAL SQ U:501 **\$110,000**
 B: Zamira Gomez
 S: Zamira Gomez & Richard M Laporte
 Book/Page: 42486/396, Date: 12/16/24
 Mtg: Rocket Mortgage LLC \$151,800
 Term: 2040
 Use: Condo

66 HERSCHEL ST **\$875,000**
 B: E A R-Demartinez & Yorby R Martinez
 S: Nichole Connors
 Book/Page: 42492/104, Date: 12/18/24
 Mtg: MSA Mortgage LLC \$859,151
 Term: 2055
 Use: 2-Family Two Family, Lot: 5104sf
 Prior Sale: \$455,500 (12/16)

115-A HOLYOKE ST **\$640,000**
 B: Rivas Barber Studio LLC
 S: Nancy A Wood
 Book/Page: 42487/158, Date: 12/16/24
 Mtg: State Funding LLC \$512,000
 Use: 2-Family Two Family, Lot: 7285sf

144 HOLYOKE ST **\$550,000**
 B: Francisco Fuentes & Maria Interiano
 S: Stearns Dianne M D Est & Mary E Brumbaugh
 Book/Page: 42487/493, Date: 12/16/24
 Mtg: Guaranteed Rate Inc \$540,038
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 5040sf
 Prior Sale: \$65,000 (01/88)

117 JACKSON ST **\$490,000**
 B: Salvador H Hernandez & Laura R Portillo
 S: Linda O Titus
 Book/Page: 42491/270, Date: 12/17/24
 Mtg: Guaranteed Rate Inc \$481,124
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 4653sf
 Prior Sale: \$235,000 (05/04)

121 JOHNSON ST U:1 **\$230,000**
 B: Samira Lamlih & Hamid Souissa
 S: Delacruz Properties LLC
 Book/Page: 42497/537, Date: 12/20/24
 Use: 2 Bdrm Condo, Lot: 3216sf
 Prior Sale: \$133,900 (05/03)

224 LINWOOD ST **\$555,000**
 B: Brian K Alfonsi & Cynthia M Alfonsi
 S: Ralph M Deangelis, Tr for Ralph M Deangelis RET
 Book/Page: 42496/508, Date: 12/19/24
 Mtg: Eastern Bank \$521,700
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 5600sf

3

ESSEX REGISTRY

continued

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**

- 1 GODDARD DR..... \$525,000**
B: Phillip Brienze
S: Nahant Town Of
Book/Page: 42491/333, Date: 12/17/24
- 21 LITTLE NAHANT RD..... \$930,000**
B: Jordan C Clopton & Sabrian S Clopton
S: Sheila Silva
Doc#: 00000000655892, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$558,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10237sf
Prior Sale: \$999,000 (08/23)
- 21 LITTLE NAHANT RD..... \$930,000**
B: Jordan C Clopton & Sabrina S Clopton
S: Sheila Silva
Book/Page: 42499/117, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$558,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 10237sf
Prior Sale: \$930,000 (12/24)

Newbury

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	62
Median Price	\$829,000	\$872,500

► **REAL ESTATE SALES**

- 8 CALDWELL FARM RD U:8..... \$1,100,000**
B: Laurie B Peterson & Michael C Peterson
S: Barbara K Enos, Tr for Barbara K Enos T
Book/Page: 42492/17, Date: 12/18/24
Use: 2 Bdrm Condo
Prior Sale: \$715,000 (10/16)
- 11 CENTRAL ST U:3..... \$850,000**
B: Kelly-Anne Martinson & Gary L Miller
S: Melissa Ford
Book/Page: 42499/397, Date: 12/20/24
Mtg: Guild Mortgage Co \$637,500
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$509,000 (09/17)
- 208 HIGH RD..... \$850,000**
B: Daffy Duck Rt & Feakle Inc Tr
S: Gormley James E Est & Amelia S Gormley
Book/Page: 42486/516, Date: 12/16/24
Use: Residential-Multiple Bldgs, Lot: 46174sf
Prior Sale: \$100,000 (03/02)
- 291 HIGH RD..... \$2,350,000**
B: 291-293 High Road LLC
S: Newbury Kayak & Canoe LLC
Book/Page: 42498/191, Date: 12/20/24
Mtg: Tsc Capital Corp \$2,600,000
Use: Mixed Use-Prim Res & Comm, Lot: 74923sf
Prior Sale: \$1,240,000 (04/14)
- 295 HIGH RD..... \$2,350,000**
B: 291-293 High Road LLC
S: Newbury Kayak & Canoe LLC
Book/Page: 42498/191, Date: 12/20/24
Mtg: Tsc Capital Corp \$2,600,000
Use: 3 Bdrm Cape Cod, Lot: 47045sf
Prior Sale: \$1,240,000 (04/14)

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**

- 10 ADAMS ST..... \$925,000**
B: John Taylor & Katelyn Taylor
S: Douglas C Moran & Tara Moran
Book/Page: 42491/518, Date: 12/17/24
Mtg: Inst Svgs Newburyport \$740,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 6732sf
Prior Sale: \$129,500 (02/91)
- 23 BOURBEAU TER..... \$1,160,000**
B: Mingjia Chen & Hua He
S: Laurie B Peterson & Michael C Peterson
Book/Page: 42487/585, Date: 12/16/24
Mtg: Berkshire Bank \$928,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 4 Bdrm Colonial, Lot: 20436sf
Prior Sale: \$245,000 (09/93)
- 39 FAIR ST U:B..... \$990,000**
B: Lindsay M Lavin
S: Jill A Gearhart, Tr for Jill Anne Gearhart Ft
Book/Page: 42493/275, Date: 12/18/24
Mtg: Morgan Stanley Privat \$790,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$600,000 (05/16)
- 126 MERRIMAC ST U:7..... \$640,000**
B: Kevin Farrell & Roberta Marchi
S: Peter A Stone, Tr for Barbara A Stone T
Book/Page: 42500/209, Date: 12/20/24
Use: 2 Bdrm Condo
Prior Sale: \$270,000 (09/02)
- 129 MERRIMAC ST U:9..... \$740,000**
B: Deanna Beattie & Edward Strizhiver
S: John C Taylor & Katelyn L Taylor
Book/Page: 42491/449, Date: 12/17/24
Mtg: Movement Mgtg LLC \$592,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$660,000 (05/23)
- 34-36 PROSPECT ST U:2..... \$1,195,000**
B: Mary Hulfachor, Tr for 34-36 Prospect St Unit 2
S: Mical Re & Const LLC
Book/Page: 42496/246, Date: 12/19/24
Use: Condo

9 RYAN RD..... \$777,500

- B: Kathleen Hayes
S: F Gabriel-Deveau, Tr for Nine Ryan Road Rt
Book/Page: 42495/589, Date: 12/19/24
Mtg: Movement Mgtg LLC \$442,500
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 12000sf
- 14 WOODMAN WAY U:3..... \$255,000**
B: Sadete Mandri & Xheladin Mandri
S: Raymond Chang
Book/Page: 42495/267, Date: 12/19/24
Mtg: Cross Country Mtg Inc \$191,250
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$115,000 (01/18)

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**

- 6 CARDIGAN RD..... \$725,000**
B: Melissa Costantino & Ryan Costantino
S: Jayne V Mastromatteo & Peter M Mastromatteo
Book/Page: 42487/375, Date: 12/16/24
Mtg: BankESB \$652,500
Term: 2055 Rate: 6.5% Type: Adj
Use: 4 Bdrm Raised Ranch, Lot: 15838sf
Prior Sale: \$485,000 (02/06)
- 4403 DEERFIELD CIR U:4403..... \$600,000**
B: Kelly Doherty & Eric Russo
S: Richard Cumming
Book/Page: 42499/283, Date: 12/20/24
Mtg: Dedham Inst for Svgs \$510,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$440,000 (07/21)
- 80 FOSTER ST U:501..... \$333,500**
B: Maureen B Murphy
S: Drew W Colby
Book/Page: 42496/416, Date: 12/19/24
Mtg: Salem Five Mtg Co \$300,150
Term: 2055 Rate: 6.3% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$440,000 (07/21)
- 111 FOSTER ST U:309..... \$265,000**
B: Aimee M Remolana
S: Lisa P Taranto
Book/Page: 42493/9, Date: 12/18/24
Mtg: Guaranteed Rate Affin \$251,750
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: \$179,900 (01/20)
- 78 FRANKLIN ST..... \$625,000**
B: Douglas Santos
S: 596 Brothers LLC
Book/Page: 42491/70, Date: 12/17/24
Mtg: Northpoint Mortgage \$759,215
Term: 2055
Use: 2-Family Old Style, Lot: 3598sf
Prior Sale: \$500,000 (10/24)
- 13 KINGDOM TER..... \$472,000**
B: Jaqueline C Duarte & Camila Santos-Alves
S: Maria Correia
Book/Page: 42496/348, Date: 12/19/24
Mtg: Rocket Mortgage LLC \$448,400
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 6970sf
Prior Sale: \$434,000 (10/24)

181 LYNNFIELD ST..... \$775,000

- B: Alina Lee & Anita Lee
S: Ephesus LLC
Book/Page: 42490/416, Date: 12/17/24
Mtg: Cross Country Mtg Inc \$735,750
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 9932sf
Prior Sale: \$641,000 (10/24)
- 20 PALMER AVE..... \$675,000**
B: Giannina Finocchio & Michael Finocchio
S: Federal Natl Mtg Assn
Book/Page: 42494/320, Date: 12/18/24
Mtg: St Jeans Credit Union \$540,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 5001sf
Prior Sale: \$285,000 (11/15)
- 44 PINE ST..... \$569,900**
B: Rose Banatte & Claude Bernard
S: Adam Gauthier & Theresa Gauthier
Book/Page: 42499/325, Date: 12/20/24
Mtg: Metro Credit Union \$529,900
Term: 2055
Use: 3 Bdrm Old Style, Lot: 9618sf
Prior Sale: \$550,000 (02/21)
- 68 PROSPECT ST U:27..... \$849,000**
B: Ayselgul Yegin
S: Hoyle Construction Inc
Book/Page: 42498/377, Date: 12/20/24
Use: Condo
- 68 PROSPECT ST U:29..... \$839,000**
B: Amber R Clarke
S: Hoyle Construction Inc
Book/Page: 42496/195, Date: 12/19/24
Mtg: United Wholesale Mtg \$671,200
Term: 2040
Use: Condo
- STAGIA RD L:E..... \$245,000**
B: Zero Stacia LLC
S: Debra A Karamas, Tr for Parkview Rt
Book/Page: 42500/284, Date: 12/20/24
- 264 WASHINGTON ST..... \$955,000**
B: Juan F Avendano & Shely Canales
S: Judy M Miranda, Tr for Antonio O Miranda Ft
Book/Page: 42498/439, Date: 12/20/24
Mtg: United Wholesale Mtg \$937,702
Term: 2055
Use: 2-Family Colonial, Lot: 6020sf
Prior Sale: \$180,000 (10/10)

44 PINE ST..... \$569,900

- 10 BEARSKIN NCK..... \$1,200,000**
B: Charles Youngblood & Concetta Youngblood
S: 10bsn LLC
Book/Page: 42486/595, Date: 12/16/24
Use: Mixed Use-Prim Res & Comm, Lot: 527sf
Prior Sale: \$502,000 (02/19)
- 7 BROADWAY TER U:7..... \$900,000**
B: Virginia Lenhart & Courtney Tulley
S: 7 Broadway Cottage LLC
Book/Page: 42500/354, Date: 12/20/24
Mtg: Cape Ann Svgs Bk \$720,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (11/10)
- FOLLY CV..... \$163,000**
B: Elizabeth Lordan, Tr for Gromblads Rt
S: Leif G Garrison & Robert G Welch
Doc#: 00000000655798, Date: 12/18/24
Mtg: Leif G Garrison \$89,000
- 85 GRANITE ST U:4..... \$900,000**
B: Samir Melki, Tr for Harborview Unit 4 Rt
S: Granite Pier LLC
Book/Page: 42497/287, Date: 12/20/24
Use: Condo
- 172 GRANITE ST U:5..... \$339,000**
B: Karen Barter
S: Bettyann Casella
Book/Page: 42498/131, Date: 12/20/24
Use: 1 Bdrm Condo
Prior Sale: \$180,000 (05/08)

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**

- 10 BEARSKIN NCK..... \$1,200,000**
B: Charles Youngblood & Concetta Youngblood
S: 10bsn LLC
Book/Page: 42486/595, Date: 12/16/24
Use: Mixed Use-Prim Res & Comm, Lot: 527sf
Prior Sale: \$502,000 (02/19)
- 7 BROADWAY TER U:7..... \$900,000**
B: Virginia Lenhart & Courtney Tulley
S: 7 Broadway Cottage LLC
Book/Page: 42500/354, Date: 12/20/24
Mtg: Cape Ann Svgs Bk \$720,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (11/10)
- FOLLY CV..... \$163,000**
B: Elizabeth Lordan, Tr for Gromblads Rt
S: Leif G Garrison & Robert G Welch
Doc#: 00000000655798, Date: 12/18/24
Mtg: Leif G Garrison \$89,000
- 85 GRANITE ST U:4..... \$900,000**
B: Samir Melki, Tr for Harborview Unit 4 Rt
S: Granite Pier LLC
Book/Page: 42497/287, Date: 12/20/24
Use: Condo
- 172 GRANITE ST U:5..... \$339,000**
B: Karen Barter
S: Bettyann Casella
Book/Page: 42498/131, Date: 12/20/24
Use: 1 Bdrm Condo
Prior Sale: \$180,000 (05/08)

- 123 MAIN ST U:3..... \$475,000**
B: Danielle Dellapaolera & Marie Dellapaolera
S: Francis McCormick Jr
Book/Page: 42494/349, Date: 12/18/24
Mtg: Cross Country Mtg Inc \$245,000
Term: 2055
Use: Condo
- 198 MAIN ST..... \$687,500**
B: Lucas J Harris & Gregory J Harris
S: Michael G Parsons
Book/Page: 42498/410, Date: 12/20/24
Mtg: Community CU LYNN \$576,500
Term: 2055 Rate: 6.9% Type: Adj
Use: 2-Family Conventional, Lot: 8198sf
Prior Sale: \$395,000 (11/16)

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**

- 688 NEWBURYPORT TPKE..... \$550,000**
B: Komal Patel & Marc D Pelletier
S: Karen A Interbartolo
Book/Page: 42498/109, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$475,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 33600sf
Prior Sale: \$350,000 (07/00)

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**

- 18 ARBELLA ST..... \$750,000**
B: Erin Power & Matthew Power
S: Miaskiewicz Theresa E Est & Joseph J Miaskiewicz
Book/Page: 42488/513, Date: 12/16/24
Mtg: Bridge Loans Llc \$600,000
Use: 2-Family Mlti-Unt Blg, Lot: 5602sf
- 6 AUBURN RD..... \$620,000**
B: Mark M Dylengoski & Tayla L Maceachern
S: Kara Goutos & Lucas Goutos
Book/Page: 42500/182, Date: 12/20/24
Mtg: Blue Water Mortgage \$483,600
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7418sf
Prior Sale: \$535,000 (04/23)
- 16 BARNES CIR..... \$605,000**
B: Youn J Huh & Won Han
S: Tina M Zukowski, Tr for Damato Rt
Doc#: 00000000655849, Date: 12/19/24
Mtg: Leader Bank NA \$484,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 6251sf
- 6 BARR ST U:6..... \$660,000**
B: Ari Kerstein & Erika R Orue
S: Nolan Dick & Tamara Dick
Book/Page: 42494/77, Date: 12/18/24
Mtg: Inst Svgs Newburyport \$528,000
Term: 2055
Use: 5 Bdrm Condo, Lot: 4748sf

- 136 BAY VIEW AVE..... \$1,830,000**
B: Ellen L Askey
S: Lisa Brooke
Book/Page: 42496/326, Date: 12/19/24
Mtg: Shumei Yin \$1,058,000
Term: 2054
Use: 2-Family Mlti-Unt Blg, Lot: 8799sf
Prior Sale: \$795,000 (02/01)
- 13 BOARDMAN ST U:1..... \$425,000**
B: Danielle Reeves
S: Susan Goniprow & Michael J Ring
Book/Page: 42495/401, Date: 12/19/24
Mtg: Inst Svgs Newburyport \$340,000
Term: 2055
Use: 1 Bdrm Condo, Lot: 3502sf
Prior Sale: \$183,000 (12/15)
- 10 CLEVELAND ST..... \$624,000**
B: Brooke Rowell & Cosmo C Rowell
S: Elizabeth Leszczynski & Paul J Leszczynski
Book/Page: 42493/222, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$609,482
Term: 2055
Use: 3 Bdrm Old Style, Lot: 3751sf
Prior Sale: \$279,000 (11/03)

- 2 COUNTRYSIDE LN U:2..... \$600,900**
B: Robert S Deshane & Sarah R Deshane
S: Nicole H Perkins
Book/Page: 42493/581, Date: 12/18/24
Mtg: Mtg Equity Partners \$320,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$295,000 (11/15)
- 8 CUSHING ST..... \$552,500**
B: Aleksander Sheraj & Arsen Sheraj
S: Cascade Funding Mtg T Hb1
Book/Page: 42494/47, Date: 12/18/24
Use: 2-Family Mlti-Unt Blg, Lot: 4822sf
Prior Sale: \$441,013 (11/23)
- 50 FREEDOM HOLW U:215..... \$480,000**
B: Betty L Coston
S: Rosalyn E Weinstein, Tr for Rosalyn E Weinstein RET
Book/Page: 42495/297, Date: 12/19/24
Use: 2 Bdrm Condo
Prior Sale: \$189,000 (04/95)
- 6 GALLOWES HILL RD..... \$470,000**
B: 6 Gallowes Hill Road LLC
S: Chittick Ann V Est & Paul R Chittick
Book/Page: 42499/164, Date: 12/20/24
Use: 3 Bdrm Split Entry, Lot: 9400sf
Prior Sale: \$247,500 (01/00)
- 13 GRISWOLD DR U:2B..... \$478,500**
B: Erna Smajilovic & Haris Smajilovic
S: Laurie L Coston
Book/Page: 42494/252, Date: 12/18/24
Mtg: Fairway Ind Mtg \$464,145
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$265,000 (05/03)
- 200 JEFFERSON AVE U:1..... \$414,000**
B: Breanne Macfarland
S: Won Han & Youn J Huh
Book/Page: 42495/64, Date: 12/19/24
Mtg: Leader Bank NA \$324,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 4731sf
Prior Sale: \$328,000 (05/18)
- 51 LAFAYETTE ST U:209..... \$589,000**
B: Shanda Brown & David Tefft
S: Charles I Nastasi, Tr for Frank G Nastasi Ft
Book/Page: 42500/215, Date: 12/20/24
Mtg: Salem Five Mtg Co \$471,200
Term: 2055 Rate: 6.8% Type: Adj
Use: 2 Bdrm Condo, Lot: 20752sf
Prior Sale: \$338,000 (08/15)

- 97 OCEAN AVE..... \$750,000**
B: Adams Auto Re Corp
S: Adam Werner Realty LLC
Book/Page: 42497/420, Date: 12/20/24
Mtg: Adam Werner Rty Llc \$750,000
Use: Auto Repair, Lot: 9701sf
Prior Sale: \$475,000 (02/06)
- 5 OLIVER ST..... \$1,000,000**
B: Carl Carden Jr & Jodi Carden
S: Westerman Louis Jason Est & Paul D Westerman
Book/Page: 42496/502, Date: 12/19/24
Use: 6 Bdrm Antique, Lot: 4661sf
Prior Sale: \$850,000 (06/18)
- 6 RANDALL ST..... \$767,000**
B: Klaudja Shukulli & Redit Shukulli
S: Maria L Quadros, Tr for Amaral Ft
Book/Page: 42496/299, Date: 12/19/24
Mtg: MSA Mortgage LLC \$608,000
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 3485sf
- 24 SHORE AVE..... \$762,000**
B: Cynthia Agganis & Mitchell Sorbera
S: Erin G Power & Matthew E Power
Book/Page: 42486/347, Date: 12/16/24
Mtg: Freedom Mortgage Corp \$723,900
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 5062sf
Prior Sale: \$193,000 (04/98)
- 8 UNION ST U:2..... \$600,000**
B: Jennifer Dantchev & Marin Dantchev
S: Richard A Tkaczuk Jr
Book/Page: 42499/430, Date: 12/20/24
Mtg: JPMorgan Chase Bank \$510,000
Term: 2055
Use: 2 Bdrm Condo, Lot: 9971sf
Prior Sale: \$520,000 (07/23)
- 32 WALTER ST..... \$755,432**
B: Alec Jillson & Danielle Jillson
S: Anthony Malioneck, Tr for 32 Walter Street Tli
Book/Page: 42494/405, Date: 12/18/24
Mtg: New Fed Mtg Corp \$566,574
Term: 2055
Use: 2-Family Mlti-Unt Blg, Lot: 8202sf
- 19 WILLSON ST..... \$500,000**
B: Bay Flow LLC
S: Diane M Brunetti, Tr for Sophia M Girard RET
Book/Page: 42499/86, Date: 12/20/24
Mtg: Dunegrass Capital LLC \$460,000
Use: 4 Bdrm Old Style, Lot: 4600sf

- 170 BEACH RD U:40..... \$600,000**
B: Nancy A Bonin
S: Joann E Chilingirian & Kim M Chilingirian
Book/Page: 42497/474, Date: 12/20/24
Use: 2 Bdrm Condo
Prior Sale: \$299,000 (07/12)
- 105 FOREST RD..... \$115,000**
B: Paul Wilkinson
S: Betty L Mace, Tr for Betty Louise Mace Lt
Book/Page: 42486/588, Date: 12/16/24
Use: Mobile Home, Lot: 21479sf
- 315 N END BLVD..... \$473,000**
B: Amf Property Mgmt LLC
S: Jennifer L Donohoe, Tr for Dorothy R Riley RET
Book/Page: 42490/543, Date: 12/17/24
Mtg: ABL Res Credit Ac \$528,000
Use: 2 Bdrm Cottage, Lot: 392040sf

- 59 DENVER ST U:6..... \$465,000**
B: Krysta L Brugger & Evan P Morelli
S: Goldwetha Investments LLC
Book/Page: 42491/110, Date: 12/17/24
Mtg: Movement Mtg LLC \$418,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$385,000 (07/24)
- 32 ELMWOOD AVE..... \$550,000**
B: Wahid H Chaudhary
S: Raquel Kaplan
Doc#: 00000000655751, Date: 12/16/24
Mtg: Guaranteed Rate Inc \$533,500
Term: 2055
Use: 3 Bdrm Old Style, Lot: 4500sf
Prior Sale: \$333,000 (03/17)
- 119 FAIRMONT AVE..... \$657,000**
B: Devika Saggarr & Sahil Saggarr
S: Allison Mars & Jeffrey Niesluchowski
Book/Page: 42486/375, Date: 12/16/24
Mtg: Leader Bank NA \$525,600
Term: 2055
Use: 3 Bdrm Colonial, Lot: 8024sf
Prior Sale: \$430,000 (02/18)
- 82 HAMILTON ST..... \$570,000**
B: Hamilton Oasis LLC
S: Robin V Lapia & Beverly Newhall
Doc#: 00000000655808, Date: 12/18/24
Use: 2-Family Cape Cod, Lot: 9270sf
Prior Sale: \$140,000 (05/97)
- 201 HAMILTON ST..... \$600,080**
B: Zhifang Chen
S: Christine Connolly
Book/Page: 42493/310, Date: 12/18/24
Mtg: CMG Mortgage Inc \$480,064
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 8786sf
Prior Sale: \$242,500 (07/11)
- 152 LINCOLN AVE..... \$580,000**
B: Rei Ristani & Rovena Ristani
S: Jade Archdeacon & Lisa J Archdeacon
Book/Page: 42488/321, Date: 12/16/24
Mtg: MSA Mortgage LLC \$551,000
Term: 2055
Use: 3 Bdrm Old Style, Lot: 7200sf
Prior Sale: \$335,000 (01/16)
- 18 LOTHROP ST..... \$485,000**
B: Shorelight Res LLC
S: Steven J Phillips, Tr for Phillips FT
Doc#: 00000000655816, Date: 12/18/24
Mtg: Silver Hill Funding \$476,000
Term: 2025
Use: 3 Bdrm Ranch, Lot: 5401sf

- 10 LYNN FELS PKWY..... \$1,250,000**
B: Lai Lam
S: Linah Zhao & Diang Ma
Doc#: 00000000655859, Date: 12/19/24
Mtg:

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

- 136 CRANE NECK ST..... \$760,000**
 B: Barbara Hill & Peter Hill
 S: Karen Mackey
 Book/Page: 42489/53, Date: 12/17/24
 Use: 2-Family Colonial, Lot: 147668sf
 Prior Sale: \$575,000 (12/24)
- 61 TURKEY HILL RD..... \$1,195,000**
 B: Laura Reidy & John Tozer
 S: Rebecca Z Shafir, Tr for R Z & Samson Z Shafir Lt
 Book/Page: 42499/33, Date: 12/20/24
 Mtg: Bar Harbor Bk & Tr \$755,000
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 132858sf
 Prior Sale: \$735,000 (06/03)

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

Buckland

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	14
Median Price	\$270,000	\$412,500

► REAL ESTATE SALES

- 167 E BUCKLAND RD..... \$91,000**
 B: John Lauricella
 S: Marc Kaufmann & Ellen Kaufmann
 Book/Page: 8418/303, Date: 12/20/24
 Use: Mixed Use-Prim Res & Forest, Lot: 154202sf

Colrain

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	11
Median Price	\$365,000	\$200,000

► REAL ESTATE SALES

- 8 CALVIN COOMBS RD..... \$357,000**
 B: Derick Call & Emily Silva
 S: Consoletti Albert G Est & Jennifer G Bray
 Book/Page: 8419/60, Date: 12/20/24
 Mtg: DAS Acquisitions Co \$346,290
 Term: 2055
 Use: 2 Bdrm Cape Cod, Lot: 152460sf
- 64 ED CLARK RD..... \$470,000**
 B: Ingrid R Kuhlka & Brian S Sullivan
 S: Eric M Nelson & Joseph Mursko
 Book/Page: 8415/247, Date: 12/17/24
 Mtg: Greenfield Cp Bk \$345,000
 Term: 2055 Rate: 5.4% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 447274sf
 Prior Sale: \$215,000 (09/20)
- 120 MAIN RD..... \$245,000**
 B: Charlotte Park
 S: Ryan M Bauer & Alicia A Bauer
 Book/Page: 8416/130, Date: 12/18/24
 Mtg: Fairway Ind Mtg \$196,000
 Term: 2055
 Use: 2-Family Conventional, Lot: 47916sf
 Prior Sale: \$157,000 (08/15)

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

- 69 BOND ST..... \$418,000**
 B: Steven J Oneil Jr & Katherine E Anderson
 S: Margaret A Tiley
 Book/Page: 8415/275, Date: 12/17/24
 Mtg: Members Advantage Mtg \$388,000
 Term: 2055
 Use: 2 Bdrm Colonial, Lot: 78408sf

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

- 58 HOOSAC RD..... \$210,000**
 B: Eds Enterprises LLC
 S: Edward A Johnson
 Book/Page: 8419/23, Date: 12/20/24
 Mtg: Hoosac Lending Trust \$425,000
 Use: 4 Bdrm Old Style, Lot: 740533sf
- 25 MOUNTAIN RD..... \$575,000**
 B: Matthew Woods & Tricia Woods
 S: Philip M Phillips, Tr for Phillips Int
 Book/Page: 8417/46, Date: 12/18/24
 Use: 4 Bdrm Cape Cod, Lot: 14375sf
 Prior Sale: \$46,000 (08/96)
- 5 POCUMTUCK DR..... \$1,225,000**
 B: James R Talbot & Nancy E Talbot
 S: Benjamin M Wadham, Tr for Jenna Hartwright Res T
 Book/Page: 8415/67, Date: 12/16/24
 Mtg: Guild Mortgage Co \$799,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 287496sf
 Prior Sale: \$432,000 (08/01)
- 520 RIVER RD..... \$420,000**
 B: Michael J Beausoleil, Tr for Michael J Beausleil T
 S: Dumas Linda Est & Cheryl Gilli
 Book/Page: 8414/340, Date: 12/16/24
 Use: 3 Bdrm Old Style, Lot: 45568sf
 Prior Sale: \$210,000 (11/11)

- SANDGULLY RD..... \$50,000**
 B: Joshua R Kicza & Kristine E Kicza
 S: James R Talbot & Nancy E Talbot
 Book/Page: 8415/16, Date: 12/16/24
- 65 SANDGULLY RD..... \$800,000**
 B: Joshua R Kicza & Kristine E Kicza
 S: James R Talbot & Nancy E Talbot
 Book/Page: 8415/12, Date: 12/16/24
 Mtg: Farm Credit East ACA \$640,000
 Use: 3 Bdrm Colonial, Lot: 227427sf
 Prior Sale: \$545,000 (11/17)

Erving

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	17
Median Price	\$317,500	\$326,000

► REAL ESTATE SALES

- 9 CENTRAL ST..... \$325,000**
 B: Madysen Bailey & Austin Blair
 S: James L Wills
 Book/Page: 8416/188, Date: 12/18/24
 Mtg: Greenfield Cp Bk \$308,750
 Term: 2055 Rate: 5.3% Type: Adj
 Use: 3 Bdrm Old Style, Lot: 21780sf
 Prior Sale: \$108,000 (01/20)
- 20 E MAIN ST..... \$125,000**
 B: David R Hall & Constance J Hall
 S: Christopher Mason
 Book/Page: 8417/225, Date: 12/19/24
 Use: Mobile Home, Lot: 21780sf
 Prior Sale: \$85,000 (07/24)

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

- BUNGALOW AVE L:31..... \$62,000**
 B: Troy C Skalski
 S: Steven N Lorenz
 Book/Page: 8416/119, Date: 12/18/24
- BUNGALOW AVE L:32..... \$62,000**
 B: Troy C Skalski
 S: Steven N Lorenz
 Book/Page: 8416/119, Date: 12/18/24
- 42 CLEVELAND ST..... \$200,000**
 B: Amy L Hillock
 S: Rural Homes LLC
 Book/Page: 8419/113, Date: 12/20/24
 Mtg: Freedom Credit Union \$180,000
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 8712sf
 Prior Sale: \$90,000 (04/24)
- 781 COLRAIN RD..... \$490,000**
 B: Leslie Smith & Kim Boas
 S: Alan D McClelland, Tr for Mcgowan Int
 Book/Page: 8416/323, Date: 12/18/24
 Use: 3 Bdrm Cape Cod, Lot: 28362sf
- 504 LAMPBLACK RD..... \$625,000**
 B: Samantha C Pelis
 S: Robert P Kalish
 Book/Page: 8417/282, Date: 12/19/24
 Mtg: Florence Bank \$400,000
 Term: 2055
 Use: 4 Bdrm Cape Cod, Lot: 396287sf
 Prior Sale: \$200,000 (11/98)
- 663 LEYDEN RD..... \$470,000**
 B: Rachel K Roberts
 S: Marcia L Vincent, Tr for Richard J & M Vincent RET
 Book/Page: 8417/150, Date: 12/18/24
 Mtg: Florence Bank \$170,000
 Term: 2055 Rate: 5.5% Type: Adj
 Use: 2-Family Two Family, Lot: 391966sf
- 82 MERIDIAN ST..... \$34,700**
 B: Hannah Schwartz
 S: Daniel Andre L Est & Adam Z Daniere
 Book/Page: 8418/342, Date: 12/20/24
 Mtg: HarborOne Mortgage \$237,000
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 16866sf
 Prior Sale: \$180,000 (07/15)
- 10 SILVER ST..... \$2,930,769**
 B: Giancola Bros Inc
 S: Town Fair Tire Ctrs Of Ma
 Book/Page: 8419/176, Date: 12/20/24
 Mtg: Digital FCU \$1,500,000
 Use: Auto Supply, Lot: 25866sf
 Prior Sale: \$708,000 (04/23)

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

- 1 FLAGG HILL RD..... \$215,000**
 B: Alan J Revering & Bette J Matter
 S: Douglas E Root
 Book/Page: 8419/165, Date: 12/20/24
 Use: 2 Bdrm Ranch, Lot: 23522sf
 Prior Sale: \$120,000 (10/09)

Leverett

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	20
Median Price	\$531,000	\$565,000

► REAL ESTATE SALES

- 430 LONG PLAIN RD..... \$462,000**
 B: Danielle L Teitelbaum & Matthew P Biskup
 S: Scott D Nickerson, Tr for Scott D Nickerson RET
 Book/Page: 8416/335, Date: 12/18/24
 Use: 4 Bdrm Cape Cod, Lot: 65227sf
 Prior Sale: \$152,000 (02/02)

Monroe

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	1	3
Median Price	\$165,000	\$266,900

► REAL ESTATE SALES

- 83 NORTH RD..... \$750,000**
 B: David A Usted, Tr for David A Husted T
 S: Richard L Olney-Jones, Tr for Olney-Jones Ft
 Book/Page: 8418/31, Date: 12/19/24
 Mtg: Freedom Mortgage Corp \$450,000
 Term: 2055
 Use: 2 Bdrm Split Level, Lot: 6185520sf
 Prior Sale: \$460,000 (12/20)

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

- 10-12 H ST..... \$20,000**
 B: First Generation Invs Grp
 S: Gary W Smith
 Book/Page: 8416/82, Date: 12/18/24
 Use: 3-Family Conventional, Lot: 3615sf
 Prior Sale: \$162,800 (07/09)
- S PROSPECT ST..... \$6,000**
 B: Michael E Henry
 S: Joseph P Burek
 Book/Page: 8415/60, Date: 12/16/24

► FORECLOSURE DEEDS

- 79 5TH ST..... \$123,000**
 B: Servbank Sb
 S: Renee Bassett & Servbank Sb
 Book/Page: 8418/169, Date: 12/19/24
 Use: 2-Family Conventional, Lot: 2744sf
 Prior Sale: \$67,000 (04/02)

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

- 580 MOUNT HERMON STATION RD..... \$330,000**
 B: Joshua Chapley & Alexandra T Chapley
 S: Eric Seaholm & Jeannette Seaholm
 Book/Page: 8415/39, Date: 12/16/24
 Mtg: Freedom Credit Union \$255,000
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 10890sf
 Prior Sale: \$285,000 (07/22)

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

- HORTON RD..... \$1,589,920**
 B: Lyme Quabbin LLC
 S: W D Cowsls Inc
 Book/Page: 8416/18, Date: 12/17/24
- 46-48 KELTON ST..... \$334,900**
 B: William A Shattuck 4th
 S: Jefferson J Lett
 Book/Page: 8417/82, Date: 12/18/24
 Mtg: HarborOne Mortgage \$267,920
 Term: 2055
 Use: 2-Family Conventional, Lot: 10890sf
 Prior Sale: \$215,400 (08/21)
- 189 PRENTISS ST..... \$344,900**
 B: Katrina L Gomez
 S: Jay Guilmette & Martha Guilmette
 Book/Page: 8415/310, Date: 12/17/24
 Mtg: Total Mtg Svcs \$338,652
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 22440sf
 Prior Sale: \$40,000 (07/22)

Shelburne

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	9
Median Price	\$472,913	\$460,500

► REAL ESTATE SALES

- 9 MECHANIC ST..... \$395,000**
 B: Acorn Holdings LLC
 S: W W Saemisch-Hannigan, Tr for Saemisch-Hannigan Int
 Book/Page: 8415/123, Date: 12/17/24
 Use: 2-Family Conventional, Lot: 3485sf
 Prior Sale: \$170,000 (03/17)

Shutesbury

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	16
Median Price	\$381,500	\$426,500

► REAL ESTATE SALES

- 52 LAKEVIEW RD..... \$365,000**
 B: Sarah J Montross
 S: Stephen F Roy
 Book/Page: 8417/308, Date: 12/19/24
 Mtg: CMG Mortgage Inc \$292,000
 Term: 2055
 Use: 2 Bdrm Cape Cod, Lot: 44867sf
 Prior Sale: \$105,000 (08/90)

Sunderland

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	20
Median Price	\$503,000	\$461,250

► REAL ESTATE SALES

- 30 MONTAGUE RD..... \$415,000**
 B: Mara L Ezri & Michael T Ezri
 S: Smith Douglas G Est & Geoffrey Y Smith
 Book/Page: 8419/213, Date: 12/20/24
 Mtg: Movement Mtg LLC \$230,000
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 33742sf

Warwick

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	5
Median Price	\$345,000	\$360,000

► REAL ESTATE SALES

- 41 ORANGE RD..... \$290,000**
 B: Scott W Rodenbaugh & Katherine Hamraha-Tingley
 S: John Sednek & Elaine Sednek
 Book/Page: 8418/3, Date: 12/19/24
 Mtg: EMM Loans LLC \$265,567
 Term: 2055
 Use: 3 Bdrm Conventional, Lot: 36155sf
 Prior Sale: \$80,000 (10/20)

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 OLD FARLEY RD..... \$299,000**
 B: William J Swain 2nd
 S: Gertrude Smith, Tr for Luc Bodin Ft
 Book/Page: 8419/258, Date: 12/20/24
- 48 WENDELL DEPOT RD..... \$80,000**
 B: Lisa M Pepin
 S: Brian G Gillis
 Book/Page: 8414/308, Date: 12/16/24
 Use: 1 Bdrm Cape Cod, Lot: 235660sf
 Prior Sale: \$70,000 (12/14)

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

- 221 ADAMS ST..... \$315,000**
 B: Dumitru Jardan & Ion Gonciar
 S: Kelly Hazlett
 Book/Page: 25694/176, Date: 12/16/24
 Mtg: BankESB \$252,000
 Term: 2055 Rate: 6.6% Type: Adj
 Use: 2 Bdrm Ranch, Lot: 15000sf
- 7 AGNOLI PL..... \$285,000**
 B: John Piela & Brijida Piela
 S: Haczynski Homes LLC
 Book/Page: 25701/543, Date: 12/20/24
 Mtg: Total Mtg Svcs \$282,390
 Term: 2055
 Use: 3 Bdrm Old Style, Lot: 6970sf
 Prior Sale: \$200,000 (03/24)
- 60 ANVIL ST..... \$531,000**
 B: Andrew H Dabek & Carolyn Webber
 S: Judith K Potter
 Book/Page: 25703/388, Date: 12/20/24
 Mtg: Polish National CU \$424,800
 Term: 2055 Rate: 5.1% Type: Adj
 Use: 2 Bdrm Cape Cod, Lot: 20000sf
 Prior Sale: \$198,750 (04/88)
- 608 COOPER ST..... \$255,000**
 B: Quinn W Muskus
 S: Anthony Muskus & Christina Muskus
 Book/Page: 25698/284, Date: 12/18/24
 Mtg: Navy FCU \$260,482
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 15682sf
 Prior Sale: \$255,000 (08/23)

HAMPDEN REGISTRY
continued

52 LUKASIK ST	\$395,900
B: Laura J McCarthy S: Waycon Inc Book/Page: 25502/443, Date: 07/22/24 Use: Residential Developable Land, Lot: 13670sf	
886 MEMORIAL DR	\$1,725,890
B: Pizza Town Holdco LLC S: Chicopee Four LLC Book/Page: 25696/562, Date: 12/17/24 Mtg: Lnnnac1 S2-a Lic \$49,061,003 Use: Auto Repair, Lot: 71003sf	
141 MOORE ST	\$130,000
B: Justin Conger S: Peter Anipko & Vera Anipko Book/Page: 25698/395, Date: 12/18/24 Mtg: Navy FCU \$130,000 Term: 2055 Use: 3 Bdrm Old Style, Lot: 11540sf Prior Sale: \$117,800 (10/20)	
266 OLD LYMAN RD	\$495,000
B: Sara Windyka & Jean C Peloquin Jr S: DGL Properties LLC Doc#: 00000000236718, Date: 05/29/24 Mtg: Polish National CU \$370,000 Term: 2054 Rate: 6.1% Type: Adj Use: Residential Developable Land, Lot: 13000sf	
486 PROSPECT ST	\$350,000
B: Tyler Balboni & Leo Balboni S: Frank A Longhi Doc#: 00000000238545, Date: 12/19/24 Mtg: USAA Federal SB \$332,500 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 126324sf	
170 ROLF AVE	\$485,000
B: Jasvinder Arora S: Eddie Torres & Amanda Cruz Book/Page: 25698/358, Date: 12/18/24 Use: 3 Bdrm Colonial, Lot: 8100sf Prior Sale: \$60,000 (01/21)	
183 ROLF AVE	\$195,000
B: Kmak LLC & Bernash Realty LLC S: Frances X Hogan Book/Page: 25703/315, Date: 12/20/24 Mtg: Pinnacle Fnci Svc LLC \$175,000 Use: 2 Bdrm Ranch, Lot: 11256sf Prior Sale: \$95,000 (12/97)	
165 RUSKIN ST	\$515,000
B: Eric Velasquez & Cecelia Velasquez S: Global Home Prop LLC Book/Page: 25676/463, Date: 12/02/24 Mtg: Nations Lending Corp \$505,672 Term: 2055 Use: Res Potentially Dvlpble Land, Lot: 10157sf Prior Sale: \$155,000 (03/01)	
290 SHERIDAN ST	\$360,000
B: Elwira M Tyra & Mateusz Sudol S: Michael Poggi & Jill P Dimonaco-Poggi Book/Page: 25703/254, Date: 12/20/24 Mtg: Cibm Bank \$270,000 Term: 2055 Use: 2-Family Duplex, Lot: 15652sf	
28 SUNNYMEADE AVE	\$375,000
B: Colby Masse S: You & Me Investment LLC Book/Page: 25702/151, Date: 12/20/24 Mtg: Greenfield Svgs \$300,000 Term: 2055 Rate: 5.3% Type: Adj Use: 2-Family Two Family, Lot: 5625sf Prior Sale: \$243,000 (10/24)	
97 VALIER AVE	\$320,000
B: Matthew C Zyla & Genevieve Zyla S: Garrett Cote Book/Page: 25700/13, Date: 12/19/24 Mtg: Neighbors Bank \$314,204 Term: 2055 Use: 3 Bdrm Ranch, Lot: 7500sf Prior Sale: \$144,500 (06/11)	

East Longmeadow

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	170
Median Price	\$369,000	\$380,000
► REAL ESTATE SALES		
55 DEVONSHIRE TER	\$650,000	
B: Arline Granger S: William A Brown & David P Brown Book/Page: 25697/243, Date: 12/17/24 Use: 3 Bdrm Ranch, Lot: 43485sf Prior Sale: \$80,000 (03/99)		
29 HAMPDEN RD	\$327,000	
B: Milagros V Albarran S: Fitzgerald Hm Soln LLC Book/Page: 25693/368, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$321,077 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 17875sf Prior Sale: \$155,000 (06/24)		
3 JAMES ST	\$290,000	
B: W2 Properties LLC S: Smith Realty & Invs Co Book/Page: 25435/480, Date: 05/29/24 Mtg: Della Ripa Real Estat \$170,000 Term: 2025 Use: 5 Bdrm Colonial, Lot: 15119sf		
2 JENNIFER LN	\$311,200	
B: Courtney M West S: Betty Wegiel Book/Page: 25699/360, Date: 12/19/24 Mtg: Cape Cod Five Cent Bk \$233,400 Term: 2055 Use: 2 Bdrm Ranch, Lot: 4632sf Prior Sale: \$175,000 (05/12)		
138 MEADOWBROOK RD	\$191,000	
B: Paul J Bongiorno S: House Robert A Est & Melissa L House Doc#: 00000000238558, Date: 12/20/24 Mtg: Ruby Lending Llc \$191,000 Term: 2025 Use: 4 Bdrm Cape Cod, Lot: 37090sf		
200 N MAIN ST U-14	\$119,000	
B: Cap Holdings LLC S: Jennifer A Thorn Book/Page: 25698/479, Date: 12/18/24 Mtg: Common Capital Inc \$119,000 Use: Office Condo Unit Prior Sale: \$97,000 (11/01)		
9 RAMONAS WAY	\$657,500	
B: Jennifer M Amaral & Anthony Stevens S: Nicholas A Pioggia & Valentina Pioggia Book/Page: 25696/328, Date: 12/17/24 Mtg: Bank of America NA \$506,400 Term: 2055 Use: 3 Bdrm Ranch, Lot: 34007sf Prior Sale: \$414,000 (03/18)		
32 THOMPSON ST	\$285,000	
B: Ashley L Rocketfield S: Launa J Torres Book/Page: 25703/208, Date: 12/20/24 Mtg: Fairway Ind Mtg \$279,837 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 8509sf Prior Sale: \$89,900 (03/96)		

3 VINELAND AVE	\$309,000
B: Hazim B Hussain & Joshua W Richmond S: Bruno S Lemos & Thalys P Pires Book/Page: 25697/126, Date: 12/17/24 Mtg: Guaranteed Rate Inc \$303,403 Term: 2055 Use: 3 Bdrm Ranch, Lot: 10800sf Prior Sale: \$255,000 (10/20)	
348 WESTWOOD AVE	\$349,000
B: Nicholas Pioggia S: Castro William Est & Hector F Castro Book/Page: 25696/376, Date: 12/17/24 Mtg: New American Funding \$100,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 15577sf Prior Sale: \$300,000 (07/23)	

Granville

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	18
Median Price	\$304,500	\$395,000
► REAL ESTATE SALES		
313 CREST LN	\$450,000	
B: Vanessa L Berrelli S: Katherine Kinsman & Eric T Dantonio Book/Page: 25696/294, Date: 12/17/24 Mtg: Westfield Bank \$360,000 Term: 2055 Use: 2 Bdrm Cape Cod, Lot: 2230272sf Prior Sale: \$429,000 (12/23)		

Hampden

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	45
Median Price	\$375,000	\$400,000
► REAL ESTATE SALES		
62 ALLEN ST	\$449,000	
B: Victor J Collado S: Fumi Realty Inc Book/Page: 25703/509, Date: 12/20/24 Mtg: First Colony Mtg Corp \$426,550 Term: 2055 Use: 3 Bdrm Colonial, Lot: 100188sf Prior Sale: \$157,489 (12/23)		
53 BALDWIN DR	\$330,000	
B: Samuel Powell S: Gary R Smith Book/Page: 25694/534, Date: 12/16/24 Mtg: Guild Mortgage Co \$316,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 60113sf Prior Sale: \$169,900 (10/08)		
16 OAK KNOLL DR	\$350,000	
B: Robert Melendez S: Sareen Properties LLC Book/Page: 25697/597, Date: 12/18/24 Mtg: Northpoint Mortgage \$343,660 Term: 2055 Use: 3 Bdrm Ranch, Lot: 43485sf Prior Sale: \$216,000 (08/24)		
234 WILBRAHAM RD	\$371,000	
B: Jennifer Ducharme & Michael Svedberg S: Felix W Rodriguez & Adneris Rodriguez Book/Page: 25701/517, Date: 12/20/24 Mtg: Fairway Ind Mtg \$296,800 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 70567sf Prior Sale: \$251,000 (07/19)		

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		
64 S COTTAGE RD	\$185,000	
B: Veteran Stan LLC S: James A Reith Jr Book/Page: 25696/142, Date: 12/17/24 Mtg: Pinnacle Fnci Svc LLC \$251,000 Use: 4 Bdrm Cape Cod, Lot: 13939sf Prior Sale: \$145,000 (12/14)		

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		
109-111 BROWN AVE	\$110,000	
B: Dominic Santaniello, Tr for Naples Home Buyers T S: David H Durocher & Deborah A Durocher Book/Page: 25701/328, Date: 12/20/24 Use: 2-Family Two Family, Lot: 7427sf Prior Sale: \$54,900 (04/12)		
119 CENTRAL PARK DR	\$371,301	
B: William T Raleigh S: Federal Hm Loan Mtg Corp Book/Page: 25700/459, Date: 12/19/24 Use: 4 Bdrm Cape Cod, Lot: 16252sf Prior Sale: \$369,061 (07/24)		
69 DILLON AVE	\$300,000	
B: Tyler Lamica & Madelyn Chartier S: Targaryen Rt & Dominic Kirchner 2nd Book/Page: 25698/262, Date: 12/18/24 Mtg: Movement Mtg LLC \$294,566 Term: 2055 Use: 1 Bdrm Cape Cod, Lot: 4988sf Prior Sale: \$85,400 (05/24)		
9 DOWNING AVE	\$320,000	
B: Olaida Irizarry & Confesor Irizarry S: Roman V Sheremet Book/Page: 25698/388, Date: 12/18/24 Use: 3 Bdrm Split Entry, Lot: 16470sf Prior Sale: \$172,000 (12/12)		
1552 DWIGHT ST	\$160,000	
B: Felix A Espinal & Sonia C Minaya S: Syed Mobeen Book/Page: 25696/316, Date: 12/17/24 Mtg: Syed Mobeen \$95,000 Term: 2044 Use: Retail-Service, Lot: 5998sf Prior Sale: \$160,000 (01/19)		
10 LEXINGTON AVE	\$560,000	
B: Charles H Jacobus 3rd & Angela L Popko S: Sarah Chotkowski Book/Page: 25700/290, Date: 12/19/24 Mtg: Guaranteed Rate Affin \$448,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 8202sf Prior Sale: \$525,000 (08/22)		
MOUNTAIN RD	\$214,200	
B: Jennifer S Murphy & Scott R Sattler S: Paul S Body 3rd & Lesley A Body-Cika Book/Page: 25694/284, Date: 12/16/24		

MOUNTAIN RD	\$142,800
B: Jennifer S Murphy & Scott R Sattler S: Donna L Carpenter Book/Page: 25694/302, Date: 12/16/24	
591 NORTHAMPTON ST	\$395,000
B: Bevan Brunelle S: Tuti B Scott, Tr for Tuti Benson Scott lrt Doc#: 00000000238531, Date: 12/18/24 Mtg: Guild Mortgage Co \$375,250 Term: 2055	
121 OAK ST	\$135,000
B: Arlene Oquendo S: Rodriguez Dominga Est & Edwin Velazquez Book/Page: 25698/322, Date: 12/18/24 Mtg: First Colony Mtg Corp \$101,250 Term: 2055 Use: 2-Family Two Family, Lot: 4400sf Prior Sale: \$65,000 (05/08)	
556 S BRIDGE ST	\$1,815,000
B: 220 Linden Realty LLC S: Tony Visone, Tr for 556 South Bridge St Rt Book/Page: 25700/5, Date: 12/19/24 Use: Apartment Bldg - 4-8 Units, Lot: 7079sf Prior Sale: \$1,250,000 (02/21)	
20 SPRINGDALE AVE	\$210,000
B: Kevin Mueller, Tr for Springdale Ft Est S: Nicole Soto Book/Page: 25694/29, Date: 12/16/24 Use: 3 Bdrm Colonial, Lot: 3568sf Prior Sale: \$200,000 (06/21)	
33 VASSAR CIR	\$331,500
B: Alice Kennedy S: Bey Ronald J Est & Rosemary T Bey Book/Page: 25698/376, Date: 12/18/24 Mtg: 3 Bdrm Cape Cod, Lot: 9531sf	
50 WEST ST	\$1,815,000
B: 220 Linden Realty LLC S: Tony Visone, Tr for 556 South Bridge St Rt Book/Page: 25700/5, Date: 12/19/24 Use: Apartment Bldg - 9 + Units, Lot: 6081sf Prior Sale: \$1,250,000 (02/21)	
52 WEST ST	\$1,815,000
B: 220 Linden Realty LLC S: Tony Visone, Tr for 556 South Bridge St Rt Book/Page: 25700/5, Date: 12/19/24 Use: Residential Developable Land, Lot: 6991sf Prior Sale: \$1,250,000 (02/21)	
457 WESTFIELD RD	\$255,000
B: Mia Mcdonald S: Jessica Jolicoeur Book/Page: 25702/233, Date: 12/20/24 Mtg: PeoplesBank (Holyoke) \$242,250 Term: 2055 Use: 2 Bdrm Ranch, Lot: 8616sf Prior Sale: \$123,000 (04/15)	

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		
216 BEL AIR DR	\$375,000	
B: Diane M Corsi & Richard J Corsi S: Gale L Greenberg Book/Page: 25700/35, Date: 12/19/24 Use: 3 Bdrm Ranch, Lot: 15125sf		
490 BLISS RD	\$406,000	
B: Christine Porcello S: Norma Hill & Harry D Hill Book/Page: 25698/350, Date: 12/18/24 Use: 3 Bdrm Ranch, Lot: 15119sf Prior Sale: \$244,000 (05/07)		
1401 LONGMEADOW ST	\$573,500	
B: Jeremy Piccoli S: Quynh Nguyen Book/Page: 25700/541, Date: 12/19/24 Mtg: Fairway Ind Mtg \$420,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 29130sf Prior Sale: \$220,000 (09/20)		
72 TECUMSEH DR	\$865,000	
B: Shyamal M Madhavani & Manali T Madhavani S: Bernita M Spagnoli & Joao M Soares Book/Page: 25699/529, Date: 12/19/24 Mtg: Pennymac Loan Service \$692,000 Term: 2040 Use: 4 Bdrm Split Level, Lot: 17353sf Prior Sale: \$442,000 (12/09)		

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		
290-292 CADY ST	\$515,000	
B: Harry D Hill Jr & Norma Hill S: Cornerstone Hmbuying LLC Book/Page: 25699/49, Date: 12/19/24 Mtg: Guaranteed Rate Inc \$463,500 Term: 2055 Use: 2-Family Duplex, Lot: 44660sf Prior Sale: \$215,000 (01/24)		
CENTER ST L.D3	\$130,000	
B: Munir Ahmad S: Walter J Rose Book/Page: 25700/537, Date: 12/19/24		
265 CENTER ST	\$557,500	
B: Juan C Sanchez S: Victor L Rodrigues Book/Page: 25702/416, Date: 12/20/24 Mtg: United Wholesale Mtg \$371,000 Term: 2055 Use: Apartment Bldg - 4-8 Units, Lot: 5445sf Prior Sale: \$275,000 (08/05)		
585 CHAPIN ST	\$265,000	
B: Anthony J Kempestry & Laura M Kempestry S: Stanley J Peccka & Marilyn J Peccka Book/Page: 25703/163, Date: 12/20/24 Use: 2 Bdrm Ranch, Lot: 8286sf Prior Sale: \$174,900 (11/05)		
60 MARION CIR	\$270,000	
B: Modifi Homes LLC S: Anthony J Kempestry & Laura Kempestry Book/Page: 25702/447, Date: 12/20/24 Use: 4 Bdrm Contemporary, Lot: 67900sf		
51 PARKVIEW ST	\$237,000	
B: Zaide Soufane S: Sareen Properties LLC Book/Page: 25700/227, Date: 12/19/24 Use: 4 Bdrm Ranch, Lot: 11250sf Prior Sale: \$200,000 (12/24)		
261 WEST ST	\$235,000	
B: Jordan N Dudley & Laila R Duffy S: Christine Monroe & Susan Munsell Book/Page: 25695/49, Date: 12/16/24 Mtg: Northpoint Mortgage \$220,900 Term: 2055 Use: 2 Bdrm Cape Cod, Lot: 19118sf		

879 WEST ST	\$407,500	
B: John R Norris-Esner & Jade Norris S: Christopher Brown Book/Page: 25702/391, Date: 12/20/24 Mtg: USAA Federal SB \$407,500 Term: 2055 Use: 3 Bdrm Conventional, Lot: 25928sf Prior Sale: \$372,000 (01/22)		
► FORECLOSURE DEEDS		
436 HOLYOKE ST	\$153,000	
B: TM Properties Inc S: Michael M Ricucci & Us Bank TNa Tr Book/Page: 25702/566, Date: 12/20/24 Use: 4 Bdrm Conventional, Lot: 117612sf Prior Sale: \$207,000 (10/03)		

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		
56 COTE RD	\$210,000	
B: Domingo Tavaraz S: Michael E Harrowfield & Julie S Harrowfield Book/Page: 25702/27, Date: 12/20/24 Use: 3 Bdrm Cape Cod, Lot: 133294sf Prior Sale: \$175,000 (01/15)		
290 STAFFORD RD	\$274,000	
B: Derek J Mann S: Donald J Mann Jr Book/Page: 25694/132, Date: 12/16/24 Mtg: Monson Svgs Bk \$219,200 Term: 2055 Use: 3 Bdrm Old Style, Lot: 149846sf Prior Sale: \$95,532 (10/93)		

Montgomery

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	7
Median Price	\$380,000	\$285,000
► REAL ESTATE SALES		
509 MAIN RD	\$312,500	
B: Philip Plumadore S: David York Book/Page: 25703/44, Date: 12/20/24 Mtg: Guild Mortgage Co \$302,070 Term: 2055 Use: 2 Bdrm Ranch, Lot: 17990sf Prior Sale: \$232,000 (05/21)		

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		
6 3RD ST	\$650,000	
B: Double R Enterprises LLC S: Wayne L Buxton, Tr for Wayne L Buxton RET Book/Page: 25699/389, Date: 12/19/24 Mtg: Country Bank \$375,000 Use: Industrial Use, Lot: 55321sf		
180 BOSTON RD	\$315,000	
B: Michael Laventure & Maryann Carter-Laventure S: Mark P Pysznik & Sandra M Pysznik Book/Page: 25703/381, Date: 12/20/24 Use: 3 Bdrm Cape Cod, Lot: 60548sf Prior Sale: \$175,000 (01/06)		
67 EMERY ST	\$549,000	
B: Michael D Opielowski & Heather A Opielowski S: Scott E Haley, Tr for 67 Emery St Rt Book/Page: 25697/430, Date: 12/18/24 Mtg: N Brookfield Svgs Bk \$349,000 Term: 2055 Use: 2-Family Family Flat, Lot: 25265sf Prior Sale: \$82,000 (09/09)		
321 RIVER ST	\$60,000	
B: Henry L Quenneville & Kathleen A Quenneville S: Robert A Nompoggi Book/Page: 25699/119, Date: 12/19/24 Use: Mobile Home, Lot: 106286sf		

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		
147 MORT VINING RD	\$273,200	
B: Viktor Moshkovskiy S: Richard E Lishness Jr & Kimberly Lishness Book/Page: 25696/196, Date: 12/17/24 Use: 3 Bdrm Raised Ranch, Lot: 60038sf Prior		

105 MARSDEN ST	\$200,000
B: Michelle Morales S: Mariluz Melendez Book/Page: 25696/35, Date: 12/17/24 Mtg: CMG Mortgage Inc \$180,000 Term: 2055 Use: 2 Bdrm Old Style, Lot: 5001sf Prior Sale: \$84,000 (06/03)	
33 METZGER PL	\$305,000
B: Toney Polite S: Tracey Polite Book/Page: 25694/495, Date: 12/16/24 Mtg: United Wholesale Mtg \$295,850 Term: 2055 Use: 3 Bdrm Ranch, Lot: 11299sf Prior Sale: \$106,000 (07/01)	
183 MIDDLESEX ST	\$352,000
B: Comfort D Asante & Nana Premph S: Springfield College Book/Page: 25703/561, Date: 12/20/24 Mtg: New American Funding \$331,806 Term: 2055 Use: Educational Property, Lot: 7453sf	
47 MOORELAND ST	\$400,000
B: Michael I Regalado-Chavez S: Admiracion David Book/Page: 25698/95, Date: 12/18/24 Mtg: New Fed Mtg Corp \$380,000 Term: 2055 Use: 3-Family Mlti-Unt Bldg, Lot: 5249sf Prior Sale: \$74,000 (12/93)	
6 MORTIMER ST	\$260,000
B: Lucas Pimentel S: Timothy P Tynan & Richard F Tynan Book/Page: 25702/314, Date: 12/20/24 Mtg: BankESB \$247,000 Term: 2055 Rate: 5.4% Type: Adj Use: 3 Bdrm Colonial, Lot: 6077sf	
727 N BRANCH PKWY	\$315,000
B: Obed B Akowuah S: Melonie R Altman Book/Page: 25700/230, Date: 12/19/24 Mtg: MA Housing Fin Auth \$293,550 Term: 2055 Use: 3 Bdrm Ranch, Lot: 18600sf Prior Sale: \$105,600 (12/99)	
52-54 NARRAGANSETT ST	\$298,900
B: Geecaa Investments LLC S: Nicole Jean-Louis & Deborah Pierre Book/Page: 25695/175, Date: 12/16/24 Mtg: Albany Homes - 1 Lp \$298,900 Use: 2-Family Two Family, Lot: 6874sf Prior Sale: \$345,000 (03/23)	
109-111 OLMSTED DR	\$385,000
B: Angelique T Chanthasakd S: Nexius LLC Book/Page: 25702/175, Date: 12/20/24 Mtg: Jmac Lending Inc \$288,750 Term: 2055 Use: 2-Family Two Family, Lot: 8398sf Prior Sale: \$179,000 (07/07)	
5 OLNEY AVE	\$335,000
B: Jean Merisier Jr S: Salim Abdoo Book/Page: 25700/65, Date: 12/19/24 Mtg: Pennymac Loan Service \$318,250 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 5750sf Prior Sale: \$230,000 (08/24)	
107 ORANGE ST	\$370,000
B: Enid Paulino S: Emtay Inc Book/Page: 25695/488, Date: 12/17/24 Mtg: Primelending \$363,298 Term: 2055 Use: 3-Family Mlti-Unt Bldg, Lot: 4622sf Prior Sale: \$2,084,091 (08/24)	
202 PLAINFIELD ST	\$40,080,000
B: Pynchon Townhomes LLC S: Pynchon 1 Apartments LP Book/Page: 23252/412, Date: 06/09/20 Mtg: CBRE Capital Mkts Inc \$33,960,000	
558 PLAINFIELD ST	\$40,000
B: On The Mark LLC S: Candy M Bell Book/Page: 25695/582, Date: 12/17/24 Use: 2-Family Two Family, Lot: 9300sf Prior Sale: \$385,000 (07/22)	
186-188 QUINCY ST	\$5,000
B: Titus Brown S: Herman Sparks Jr Book/Page: 25701/210, Date: 12/20/24 Use: 2-Family Two Family, Lot: 16949sf	
156 S BRANCH PKWY	\$349,000
B: Emily Schneider S: Brandon E Whitice Book/Page: 25695/84, Date: 12/16/24 Mtg: Rocket Mortgage LLC \$279,200 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 10594sf Prior Sale: \$335,000 (07/23)	
914 SUMMER AVE	\$1,050,000
B: 7 Star Summer Realty LLC S: Felix Decesare Book/Page: 25703/461, Date: 12/20/24 Mtg: Harinder Johar \$700,000 Term: 2032 Use: Gas/Service Station, Lot: 11443sf	
387 UNION ST	\$320,000
B: Muhammad K Syed S: Carla J Potito-Marrero & John Marrero Book/Page: 25694/81, Date: 12/16/24 Mtg: United Wholesale Mtg \$304,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 9505sf Prior Sale: \$89,250 (08/08)	
34-94 WEST ST	\$35,920,000
B: Edgewater Tower LLC S: Pynchon 2 Apartments LP Book/Page: 23252/307, Date: 06/09/20 Mtg: CBRE Capital Mkts Inc \$29,600,000 Use: Mixed Use-Prim Res & Comm, Lot: 486565sf Prior Sale: \$14,661,290 (04/05)	
101 WEST ST	\$681,637
B: Robert L Bolduc S: Tower Site Invest Co Inc Book/Page: 19286/316, Date: 06/01/12	

27 WESTERNVIEW ST	\$255,000
B: Bivian A Rojas-Gonzalez S: Marie C Hedeen Book/Page: 25700/564, Date: 12/19/24 Mtg: Citizens Bank \$242,250 Term: 2055 Use: 7 Bdrm Colonial, Lot: 6512sf	
124-126 WESTFORD AVE	\$3,070,000
B: BH EHT 2 LLC S: Neighborhood Homes LP Book/Page: 21954/95, Date: 11/21/17 Use: 2-Family Two Family, Lot: 6913sf	
126 WESTFORD AVE	\$3,070,000
B: BH EHT 2 LLC S: Neighborhood Homes LP Book/Page: 21954/95, Date: 11/21/17	
26 WILLIAMSBURG DR U:26	\$290,000
B: Barbara Fenney S: Thomas H Bell & Kathryn M Bell Book/Page: 25694/475, Date: 12/16/24 Use: 2 Bdrm Condo Prior Sale: \$135,250 (08/03)	

► FORECLOSURE DEEDS

789-791 ARMORY ST	\$245,752
B: Option One Mtg Loan T 200 & Wells Fargo Bank Na Tr S: Johnny R Hallums Sr & Wells Fargo Bank Na Tr Book/Page: 25700/525, Date: 12/19/24 Use: 2-Family Two Family, Lot: 6055sf Prior Sale: \$185,000 (01/07)	
41 LORETTA ST	\$146,500
B: Nick Zaporozhchenko S: Jennifer C Phillips & Metropolitan Life Ins Co Book/Page: 25695/234, Date: 12/16/24 Mtg: Lionwise Ventures Llc \$150,000 Use: 2 Bdrm Ranch, Lot: 7501sf Prior Sale: \$116,000 (10/04)	

Tolland

MARKET STATISTICS THROUGH NOVEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	13	14	
Median Price	\$402,500	\$213,500	

► REAL ESTATE SALES

156 S VILLAGE RD	\$325,000
B: Patrick Mccambridge & Megan Mccambridge S: Austin Rybacki & Kendra Rybacki Book/Page: 25700/259, Date: 12/19/24 Mtg: PeoplesBank (Holyoke) \$125,000 Term: 2055 Use: 3 Bdrm Contemporary, Lot: 19166sf Prior Sale: \$249,900 (10/21)	

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

10 WILLOW DELL RD	\$60,000
B: Lesley P Heyl S: Cynthia R Obrien Book/Page: 25697/561, Date: 12/18/24 Mtg: Cynthia R Obrien \$40,000 Use: 3 Bdrm Ranch, Lot: 8712sf Prior Sale: \$35,000 (12/99)	

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

80 BRUSH HILL AVE U:58	\$134,000
B: Alyssa Walters & Patrick Felton S: Abimael Greer-Cabrera Book/Page: 25703/412, Date: 12/20/24 Mtg: Key Bank NA \$113,900 Term: 2040 Use: 1 Bdrm Condo Prior Sale: \$108,000 (10/22)	
170 CANTERBURY WAY U:170	\$410,000
B: Linda A Smith S: Laura Lattanzio, Tr for Fred A Lattanzio T Book/Page: 25697/219, Date: 12/17/24 Mtg: Westfield Bank \$210,000 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$270,000 (11/09)	

244 CIRCLE DR	\$270,000
B: Nicholas J Levesque & Michell M San Martin S: Linda J Carlson & Paul S Carlson Book/Page: 25696/468, Date: 12/17/24 Mtg: First Colony Mtg Corp \$265,109 Term: 2055 Use: 3 Bdrm Ranch, Lot: 11250sf	
114 E GOOSEBERRY RD	\$325,000
B: Bellal Realty Group LLC S: David Charland Book/Page: 25693/180, Date: 12/16/24 Use: 3 Bdrm Ranch, Lot: 11303sf	
FOREST RIDGE RD	\$20,000
B: Npn Realty LLC S: Cornelia M Consedine Book/Page: 25697/552, Date: 12/18/24	
283 HILLCREST AVE	\$219,000
B: Edwin Azuhairi S: M & T Bank Book/Page: 25703/65, Date: 12/20/24 Use: 4 Bdrm Bngl/Cottage, Lot: 13646sf Prior Sale: \$228,718 (09/24)	
116 LANCASTER AVE	\$329,000
B: Javier Gracia & Priscilla Bermeo S: Petr Gavriluk Book/Page: 25697/451, Date: 12/18/24 Mtg: Westfield Bank \$319,130 Term: 2055 Use: 2 Bdrm Ranch, Lot: 7010sf	
149 LOWER BEVERLY HLS	\$222,000
B: Benjamin L Moser S: Steven T Sullivan Book/Page: 25701/563, Date: 12/20/24 Mtg: Westfield Bank \$203,000 Term: 2055 Use: 2 Bdrm Ranch, Lot: 9187sf Prior Sale: \$159,000 (05/20)	
130 NORMAN ST	\$320,000
B: Blc Norman Realty LLC S: Aga Brothers LLC Book/Page: 25695/21, Date: 12/16/24 Use: Auto Supply, Lot: 12500sf Prior Sale: \$250,000 (12/21)	
136 OAK ST	\$138,000
B: Pah Properties LLC S: Rita Brewer & William Brewer 3rd Book/Page: 25700/92, Date: 12/19/24	

93 OLD BARN RD	\$365,000
B: Bivian A Rojas-Gonzalez S: Donna M Ruddy & Paul G Ruddy Book/Page: 25701/391, Date: 12/20/24 Mtg: Westfield Bank \$165,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 15600sf Prior Sale: \$159,000 (01/89)	
100 PALMER AVE	\$2,700,000
B: Jdz Realty LLC S: Westrock Container LLC Book/Page: 25699/413, Date: 12/19/24 Mtg: BankESB \$1,755,000 Use: Manufacturing Building, Lot: 601367sf Prior Sale: \$200,000 (04/08)	
977 PIPER RD	\$336,000
B: Mass-West Const Inc S: Ruta Frederick J Est & Carol A Arends Book/Page: 25701/582, Date: 12/20/24 Use: 3 Bdrm Conventional, Lot: 269144sf	

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

66 BROAD ST	\$1,125,000
B: Ma Behavioral Health LLC S: Granada & Gemstar Inv Grp Book/Page: 25698/18, Date: 12/18/24 Mtg: Marigold Iris & Yarro \$400,000 Use: Nursing Home, Lot: 66211sf Prior Sale: \$528,100 (12/11)	
17 CASTLE HILL RD	\$480,000
B: Erin Cronin S: B B Cassin & Kathleen E Cassin Book/Page: 25694/425, Date: 12/16/24 Mtg: Westfield Bank \$384,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 50530sf	
286 E MAIN ST	\$1,806,122
B: Pizza Town Holdco LLC S: Westfield Four LLC Book/Page: 25697/35, Date: 12/17/24 Mtg: Lnnnac1 S2-a Llc \$49,061,003 Use: Auto Repair, Lot: 39850sf Prior Sale: \$475,000 (07/93)	
30 ELM ST	\$275,000
B: 30 Elm & 7 School St LLC S: Santander Bank NA Doc#: 00000000238514, Date: 12/17/24 Mtg: Polish National CU \$210,000 Term: 2045 Use: Office Bldg-General, Lot: 2960sf Prior Sale: \$600,000 (08/00)	
30 ELM ST	\$275,000
B: 30 Elm & 7 School St LLC S: Santander Bank NA Book/Page: 25696/534, Date: 12/17/24 Mtg: Polish National CU \$210,000 Term: 2045 Use: Office Bldg-General, Lot: 2960sf Prior Sale: \$275,000 (12/24)	
16 FARLAINE DR	\$350,000
B: Waleed Okal S: Denielle B Manning & Robert T Borelli Jr Book/Page: 25694/445, Date: 12/19/24 Use: 3 Bdrm Ranch, Lot: 22000sf	
58 FOREST GLEN DR	\$415,000
B: William Pope & Mary E Pope S: Robert D Piper & Joan E Piper Book/Page: 25694/445, Date: 12/16/24 Mtg: Freedom Credit Union \$332,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 22500sf	
3 FOWLER ST	\$166,667
B: Gg Strategic Holdings LLC S: US Bank NA Book/Page: 25702/441, Date: 12/20/24 Use: 3 Bdrm Conventional, Lot: 4455sf Prior Sale: \$165,000 (06/24)	
112 FRANKLIN ST	\$375,000
B: Gregory W Smith & Yahia A Ajam S: Stephen R Weeks & Rosemarie C Weeks Book/Page: 25700/153, Date: 12/19/24 Mtg: Polish National CU \$60,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 21277sf Prior Sale: \$230,000 (05/09)	
15 MALONE AVE	\$340,000
B: Hannah Berube S: Gregory Smith Book/Page: 25699/552, Date: 12/19/24 Mtg: Members Advantage Mtg \$247,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 5632sf Prior Sale: \$311,000 (11/23)	
22 REED ST	\$185,000
B: Dominic Santaniello, Tr for Naples Home Buyers T S: William W Cavanaugh Book/Page: 25701/334, Date: 12/20/24 Mtg: Jeremy J Procon \$225,000 Use: 3 Bdrm Ranch, Lot: 34900sf	
286 SACKETT RD	\$465,000
B: Ian Saltmarsh & Jordan Cooper S: James D Lusher & Christine Lusher Book/Page: 25701/368, Date: 12/20/24 Mtg: Westfield Bank \$415,000 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 255262sf Prior Sale: \$265,000 (11/06)	
7 SCHOOL ST	\$275,000
B: 30 Elm & 7 School St LLC S: Santander Bank NA Book/Page: 25696/534, Date: 12/17/24 Use: Bank Building, Lot: 11520sf Prior Sale: \$275,000 (12/24)	
7 SCHOOL ST	\$275,000
B: 30 Elm & 7 School St LLC S: Santander Bank NA Doc#: 00000000238514, Date: 12/17/24 Mtg: Polish National CU \$210,000 Term: 2045 Use: Bank Building, Lot: 11520sf	

Westfield

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B: 30 Elm & 7 School St LLC S: Santander Bank NA Book/Page: 25696/534, Date: 12/17/24 Use: Bank Building, Lot: 11520sf Prior Sale: \$275,000 (12/24)	
7 SCHOOL ST	\$275,000
B: 30 Elm & 7 School St LLC S: Santander Bank NA Doc#: 00000000238514, Date: 12/17/24 Mtg: Polish National CU \$210,000 Term: 2045 Use: Bank Building, Lot: 11520sf	

Westfield

MARKET STATISTICS THROUGH NOVEMBER			
	YTD 2023	YTD 2024	
Number of 1-Fam Sales	255	248	
Median Price	\$325,000	\$	

HAMPSHIRE REGISTRY
continued

Hadley

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	37
Median Price	\$520,000	\$530,000

► **REAL ESTATE SALES**

21 LAWRENCE PLAIN RD..... \$300,000
B: Edward J Weigel & Debra J Weigel
S: Matthew Olszewski & Linsey Olszewski
Book/Page: 15308/64, Date: 12/17/24
Mtg: Florence Bank \$120,000
Term: 2040
Use: 3 Bdrm Cape Cod, Lot: 217744sf
Prior Sale: \$400,000 (04/23)

17 N MAPLE ST..... \$280,000
B: Evergain Orchard LLC
S: Panda Enterprises Inc
Book/Page: 15313/128, Date: 12/20/24
Mtg: Dunegrass Capital LLC \$320,000
Use: 3 Bdrm Cape Cod, Lot: 30000sf

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**

3 SEARLE RD..... \$358,000
B: Liam F Tierney & Taryn L Zucco
S: Hilary R Gollis
Book/Page: 15310/169, Date: 12/18/24
Mtg: Florence Bank \$304,300
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 88427sf
Prior Sale: \$260,000 (10/20)

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**

20 BRIDGE RD U:8..... \$855,590
B: Loru B Divine-Hudson, Tr for Lori Divine Hudson RET
S: Marilyn A Richard, Tr for Marilyn A Richard RET
Book/Page: 15308/93, Date: 12/17/24
Use: 3 Bdrm Condo
Prior Sale: \$484,532 (03/08)

145 CHESTERFIELD RD..... \$575,000
B: Teity Gorfine
S: Heather K Tauck
Book/Page: 15313/201, Date: 12/20/24
Use: 3 Bdrm Cape Cod, Lot: 24999sf
Prior Sale: \$387,100 (05/18)

GLENDAL RD..... \$380,000
B: Sovereign Builders Inc
S: Brakey LLC
Book/Page: 15312/152, Date: 12/20/24

338 KING ST..... \$3,842,188
B: Pizza Town Holdco LLC
S: Northampton Four LLC
Book/Page: 15311/104, Date: 12/19/24
Mtg: Lnnnaci S2-a Llc \$49,061,003
Use: Auto Repair, Lot: 51401sf

12 MAIN ST..... \$1,107,500
B: Strong & Main Realty LLC
S: Strong Ave LLC
Book/Page: 15311/38, Date: 12/18/24
Mtg: Strong Ave Llc \$700,000

20 ORCHARD ST..... \$760,000
B: Northampton Rentals LLC
S: Luke Bittel
Book/Page: 15311/334, Date: 12/19/24
Mtg: Greenfield Svgs \$616,000
Use: 3-Family Conventional, Lot: 8799sf
Prior Sale: \$197,900 (12/98)

83 POMEROY TER..... \$944,971
B: Mark Goodman, Tr for 83 Pomeroy Terrace T
S: Steven M Waksman
Book/Page: 15310/222, Date: 12/18/24
Mtg: City National Bank \$755,000
Term: 2055
Use: 2-Family Victorian, Lot: 13220sf
Prior Sale: \$814,000 (05/21)

23 RANDOLPH PL U:114..... \$242,000
B: W W Saemisch-Hannigan, Tr for Saemisch-Hannigan Int
S: Ann C Howell, Tr for Ann C Howell RET
Book/Page: 15313/48, Date: 12/20/24
Use: 1 Bdrm Condo
Prior Sale: \$149,000 (05/16)

78 RYAN RD..... \$425,000
B: Diane S Baxter, Tr for Diane Baxter Ft
S: Michael P Damon & Diana Damon
Book/Page: 15310/316, Date: 12/18/24
Mtg: CMG Mortgage Inc \$340,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 112820sf
Prior Sale: \$295,000 (07/16)

6 STRONG AVE..... \$1,107,500
B: Strong & Main Realty LLC
S: Strong Ave LLC
Book/Page: 15311/38, Date: 12/18/24

795-A WESTHAMPTON RD..... \$411,000
B: Laila R Copperansky & Joseph Katusich
S: James T Jewitt & Amy Jewitt
Book/Page: 15311/259, Date: 12/19/24
Mtg: HarborOne Mortgage \$328,800
Term: 2055
Use: 2 Bdrm Ranch, Lot: 60984sf
Prior Sale: \$352,000 (01/24)

20 WESTWOOD TER..... \$398,000
B: Sherri L Howell
S: Deborah A Sullivan
Book/Page: 15309/59, Date: 12/17/24
Mtg: Mortgage Research Ctr \$318,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9901sf
Prior Sale: \$249,900 (01/19)

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**

BUFFAM RD..... \$7,878,049
B: Lyme Quabbin LLC
S: W D Cowls Inc
Book/Page: 15309/155, Date: 12/18/24

Plainfield

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	8
Median Price	\$302,750	\$385,000

► **REAL ESTATE SALES**

274 E MAIN ST..... \$117,500
B: John R Farrar
S: Robert A Anderson
Book/Page: 15307/294, Date: 12/16/24
Use: 1 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$25,000 (12/15)

54 S UNION ST..... \$299,500
B: Daniel T Potter
S: Lyla Rozelle & Keir Jemmett
Book/Page: 15310/1, Date: 12/18/24
Mtg: Greenfield Cp Bk \$225,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 165528sf
Prior Sale: \$251,000 (05/20)

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**

31 ALVORD ST..... \$800,000
B: Melissa Stern & Miles Stern
S: John A Bresnahan Jr
Book/Page: 15310/353, Date: 12/18/24
Mtg: Newrez LLC \$500,000
Term: 2055
Use: 4 Bdrm Contemporary, Lot: 218236sf

124 COLLEGE ST U:19..... \$362,000
B: Cynthia Pan
S: David M De Bartolo
Book/Page: 15310/195, Date: 12/18/24
Use: 2 Bdrm Condo
Prior Sale: \$320,000 (07/21)

1 FOREST DR..... \$300,000
B: Amy M Robbins & Nicholas C Kalsnik
S: Joan S Quenneville
Book/Page: 15313/99, Date: 12/20/24
Mtg: HarborOne Mortgage \$270,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 18750sf

3 HOLLYWOOD ST..... \$225,000
B: Julissa Colon
S: Vivian A Ostrowski
Doc#: 00000000022169, Date: 12/19/24
Mtg: Holyoke CU \$202,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 13398sf
Prior Sale: \$4,000 (01/24)

15 JACOBS WAY U:15..... \$395,000
B: Christopher Yurko & Janet E Yurko
S: Gerald J Leary
Book/Page: 15314/86, Date: 12/20/24
Mtg: Florence Bank \$295,000
Term: 2040 Rate: 5.4% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$390,000 (09/22)

23 LAMB ST..... \$227,250
B: Floridama O Garcia
S: Scott Family Prop LLC
Book/Page: 15307/11, Date: 12/16/24
Mtg: Guild Mortgage Co \$208,612
Term: 2055
Use: 3 Bdrm Conventional, Lot: 2455sf
Prior Sale: \$43,000 (03/13)

93 PITTROFF AVE..... \$460,000
B: Charlotte Wood-Harrington & Andrew A Harrington
S: Jacob Bacis
Book/Page: 15313/56, Date: 12/20/24
Mtg: CMG Mortgage Inc \$414,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 19000sf
Prior Sale: \$212,000 (12/22)

2 SILVER ST..... \$425,000
B: Carmen Mouzon, Tr for Blacklove Collective T
S: William Dechard & Serin Houston
Book/Page: 15309/351, Date: 12/18/24
Use: 3 Bdrm Conventional, Lot: 11664sf
Prior Sale: \$265,000 (08/11)

20 TAMPA ST..... \$340,000
B: Alexander J Roy & Alina M Smiarowski
S: Janet A Duperre
Doc#: 00000000022164, Date: 12/16/24
Mtg: Greenfield Svgs \$329,800
Term: 2055 Rate: 5.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 20858sf

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**

5 GILL FARM RD..... \$829,000
B: Kevin Whitney & Cynthia Whitney
S: Giberson Construction Inc
Book/Page: 15313/349, Date: 12/20/24
Mtg: New American Funding \$704,650
Term: 2055

6 PARC PL U:8..... \$264,900
B: Frank S Geryk Jr
S: Paul E Truehart, Tr for Richard L Truehart
Book/Page: 15313/180, Date: 12/20/24
Use: 1 Bdrm Condo

4 PINE WOOD DR..... \$750,000
B: Karen Aroian & Andrew Lazarewicz
S: Cynthia Macbain, Tr for Cynthia Macbain RET
Book/Page: 15308/172, Date: 12/17/24
Use: 3 Bdrm Ranch, Lot: 39204sf
Prior Sale: \$510,000 (08/18)

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**

9 3RD AVE..... \$309,000
B: James Emerson 3rd & Madison Springer
S: Mhi Properties LLC
Book/Page: 15307/253, Date: 12/16/24
Mtg: Rocket Mortgage LLC \$255,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 19998sf
Prior Sale: \$105,000 (12/23)

17 GILBERT CT..... \$335,000
B: Paul Pinto
S: Douglas P Gauthier & Darcy Gauthier
Book/Page: 15313/223, Date: 12/20/24
Mtg: Prestige Home Mtg LLC \$328,932
Term: 2055
Use: 2-Family Two Family, Lot: 14802sf

12 MATTSO BLVD..... \$325,000
B: Anthony Robidoux
S: Alan F Joubert & Cheryk Joubert
Book/Page: 15314/53, Date: 12/20/24
Mtg: Northern Mtg Svcs Llc \$260,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 14000sf

MONSON TURNPIKE RD L:8..... \$57,000
B: Albert Almeida & Michael Turner
S: Beaver Associates Inc
Book/Page: 15307/284, Date: 12/16/24

OSBORNE RD L:40..... \$45,000
B: Sarah A Knowlton
S: Louis Zglobocki
Book/Page: 15312/38, Date: 12/19/24
Mtg: Country Bank \$36,000
Term: 2040 Rate: 7.8% Type: Adj
Use: Residential Developable Land, Lot: 60000sf
Prior Sale: \$82,000 (06/05)

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**

146 ASHFIELD RD..... \$340,000
B: Colin A Polnitsky
S: Frank S Geryk Sr
Book/Page: 15312/279, Date: 12/20/24
Mtg: Greenfield Svgs \$202,500
Term: 2055 Rate: 5.3% Type: Adj
Use: 2 Bdrm Ranch, Lot: 244589sf
Prior Sale: \$250,000 (12/19)

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**

441 DINGLE RD..... \$320,000
B: Aidan Novo
S: Louise C Finn, Tr for Louis C Finn RET
Book/Page: 15308/132, Date: 12/17/24
Mtg: Total Mtg Svcs \$314,204
Term: 2055
Use: 2 Bdrm Split Entry, Lot: 82764sf

Middlesex Registry

Northern District

Richard Howe, Jr., Register
370 Jackson Street
Lowell, MA 01852
Telephone: (978) 322-9000
Fax: (978) 322-9001
www.lowelldeeds.com

Billerica

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	248	247
Median Price	\$650,000	\$665,000

► **REAL ESTATE SALES**

451 BOSTON RD..... \$1,900,000
B: Town Fair Billerica Corp
S: Billerica Four Assoc LLC
Book/Page: 38968/107, Date: 12/16/24
Use: Auto Repair, Lot: 43996sf
Prior Sale: \$1,050,000 (01/07)

662 BOSTON RD..... \$700,000
B: Red Cedar Holdings LLC
S: 662 Boston Road LLC
Book/Page: 38971/128, Date: 12/18/24
Mtg: Salem FiveCts Svgs Bk \$350,000
Use: Commercial Building, Lot: 20552sf
Prior Sale: \$310,000 (09/12)

8 BRECKENRIDGE DR..... \$1,090,000
B: Minwoo Jang & Janet Jang
S: Heet Shah
Book/Page: 38977/282, Date: 12/19/24
Use: 1-Family Colonial, Lot: 30518sf
Prior Sale: \$1,090,000 (12/24)

8 BRECKENRIDGE DR..... \$1,090,000
B: Minwoo Jang & Janet Jang
S: Heet Shah
Doc#: 000000000325154, Date: 12/19/24
Mtg: TD Bank NA \$872,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 1-Family Colonial, Lot: 30518sf
Prior Sale: \$514,900 (01/13)

46 BROAD ST..... \$1,120,000
B: Matthew Tremblay
S: Timothy Cope & Julie Cope
Book/Page: 38978/138, Date: 12/20/24
Use: 1 Bdrm Colonial, Lot: 13125sf
Prior Sale: \$749,900 (07/19)

3 CLERMORE RD..... \$1,049,000
B: Matthew E Mead & Shannon M Mead
S: James W Akimchuk 3rd & Kristin J Akimchuk
Book/Page: 38973/256, Date: 12/18/24
Mtg: Movement Mtg LLC \$700,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 44793sf
Prior Sale: \$700,000 (11/17)

10 CUNNINGHAM LN U:206..... \$610,000
B: Sheeba Selvarajan
S: John J Dulczewski Jr & Mckees Rocks
Book/Page: 38966/153, Date: 12/16/24
Mtg: Digital FCU \$530,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$341,000 (05/09)

60 GLAD VALLEY DR..... \$677,500
B: Patrick M Dowling & Lara E Liharska
S: Matthew E Mead & Shannon Mead
Book/Page: 38972/99, Date: 12/18/24
Use: 3 Bdrm Split Level, Lot: 25047sf
Prior Sale: \$380,000 (11/15)

2 JUDY ST..... \$840,000
B: Omar Loaiza
S: George D Wesolowski & Patricia M Wesolowski
Book/Page: 38971/48, Date: 12/17/24
Use: 3 Bdrm Colonial, Lot: 24102sf
Prior Sale: \$142,145 (04/92)

6 KENMAR DR U:21..... \$280,000
B: Smita Late & Santosh Late
S: Horea Realty LLC
Book/Page: 38978/295, Date: 12/20/24
Use: 1 Bdrm Condo
Prior Sale: \$124,900 (11/15)

8 KENMAR DR U:51..... \$265,000
B: Ten Directions Prop LLC
S: Jmt Condo Holdings LLC
Book/Page: 38972/203, Date: 12/18/24
Use: 1 Bdrm Condo
Prior Sale: \$115,000 (12/17)

8 KENMAR DR U:53..... \$201,000
B: Shifa Gulam
S: Jmt Condo Holdings LLC
Book/Page: 38965/214, Date: 12/16/24
Mtg: MSA Mortgage LLC \$170,850
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: \$185,406 (06/24)

30 RIDGEWAY AVE..... \$550,000
B: Melissa J Smith
S: Marilyn L Rabisou
Book/Page: 38979/3, Date: 12/20/24
Mtg: Jeanne DArc CU \$225,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 17498sf

34 SULLIVAN RD U:36..... \$295,000
B: Mango Properties LLC
S: The Cieri Group LLC
Book/Page: 38973/47, Date: 12/18/24
Mtg: Eastern Bank \$221,250
Use: Condo

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**

469 EAST ST..... \$1,027,000
B: Christopher Salzillo & Erin C Hart
S: Wayne H Davis, Tr for Davis RET
Book/Page: 38972/284, Date: 12/18/24
Use: 5 Bdrm Colonial, Lot: 21780sf
Prior Sale: \$1,027,000 (12/24)

469 EAST ST..... \$1,027,000
B: Christopher Salzillo & Erin C Hart
S: Wayne H Davis, Tr for Davis RET
Doc#: 000000000325132, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$600,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 21780sf

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**

9 ACTON RD U:21..... \$730,000
B: Ha Y Kim & Hyun K Kim
S: Acton Rd Development LLC
Book/Page: 38975/244, Date: 12/19/24
Use: Condo

418 ACTON RD..... \$550,000
B: Rosangela L Silva
S: Brodin Frederick W Est & Denise M Macneil
Book/Page: 38969/161, Date: 12/17/24
Mtg: First Natl Bk \$440,000
Term: 2054
Use: 3 Bdrm Raised Ranch, Lot: 40075sf

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**

39 BOISVERT ST.....	\$400,000
B: Marilda V Solis & Luis R Tuch-Barrios S: Carmen Nunez & Guillermo Nunez Book/Page: 38980/213, Date: 12/20/24 Mtg: United Wholesale Mtg \$388,000 Term: 2055 Use: 4 Bdrm Conventional, Lot: 3920sf Prior Sale: \$67,500 (03/97)	
71 BOLTON ST.....	\$710,000
B: Arber Zeqaj & Pranvera Hoxha S: Laudilei Vieira Book/Page: 38967/70, Date: 12/16/24 Mtg: MSA Mortgage LLC \$532,500 Term: 2055 Use: 2-Family Two Family, Lot: 4792sf Prior Sale: \$500,000 (03/22)	
10 BOYLSTON ST U:10.....	\$410,000
B: Timothy Havener S: Donna Dowling, Tr for Dowling Ft Book/Page: 38972/29, Date: 12/18/24 Use: Condo	
47 CEDAR ST.....	\$495,500
B: Stella N Kasansula S: Ma Nh Home Buyers LLC Book/Page: 38974/87, Date: 12/18/24 Mtg: Movement Mtg LLC \$470,725 Term: 2055 Use: 2-Family Two Family, Lot: 2614sf Prior Sale: \$365,000 (10/24)	
9 CENTRAL ST U:6.....	\$175,000
B: The Residences Wymans Exc S: Wymans Exchange Inc Doc#: 00000000325114, Date: 12/17/24 Use: Condo	
230 CUMBERLAND RD.....	\$490,000
B: Happy Home Invs LLC S: Clear Coast Realty LLC Book/Page: 38974/238, Date: 12/19/24 Mtg: Viper Cap Mgmt Lic \$450,000 Use: Retail-Service, Lot: 4792sf Prior Sale: \$450,000 (03/24)	
90 GATES ST.....	\$825,000
B: Rafael Bello S: Rolando Ramirez Book/Page: 38979/296, Date: 12/20/24 Mtg: Fall River Five Cents \$783,750 Term: 2055 Use: 3-Family Mlti-Unt Bldg, Lot: 4792sf Prior Sale: \$180,000 (05/11)	
111 GERSHOM AVE.....	\$500,000
B: Jmt Holdings LLC S: Raymond Bellerose Jr & Charlene Bellerose Book/Page: 38981/84, Date: 12/20/24 Mtg: ABL Res Credit Ac \$505,000 Use: 3-Family Mlti-Unt Bldg, Lot: 4356sf Prior Sale: \$120,000 (03/00)	
9 GLIDDEN AVE.....	\$665,000
B: Sundy Hach S: Johnny Im Book/Page: 38979/232, Date: 12/20/24 Mtg: Raymond C Green Fund \$500,000 Use: 2-Family Duplex, Lot: 5663sf	
7 HOUGHTON ST.....	\$625,000
B: Phirum Vong S: Sopheak Hak & Somphors Ros Book/Page: 38970/46, Date: 12/17/24 Mtg: Guaranteed Rate Inc \$572,343 Term: 2055 Use: 3 Bdrm Conventional, Lot: 3920sf Prior Sale: \$222,500 (05/12)	
910 LAKEVIEW AVE.....	\$575,000
B: Harold J Valverde S: David C Allard, Tr for Dca And Ct Book/Page: 38969/276, Date: 12/17/24 Mtg: Cross Country Mtg Inc \$460,000 Term: 2055 Use: 4 Bdrm Conventional, Lot: 7405sf Prior Sale: \$204,000 (09/10)	
15 MADONNA CIR U:15.....	\$310,000
B: Reynaldo Rivera Jr S: Reynaldo Rivera Book/Page: 38969/38, Date: 12/17/24 Mtg: Fairway Ind Mtg \$300,700 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$89,400 (09/00)	
157 NESMITH ST U:10.....	\$170,000
B: Sohail Lashgari & Sheida Foroutani S: Mary E Carroll Book/Page: 38980/268, Date: 12/20/24 Use: 1 Bdrm Condo Prior Sale: \$150,000 (06/22)	
227 NESMITH ST U:6.....	\$262,000
B: Michael Valenti S: Anthony B Beatrice Book/Page: 38971/13, Date: 12/17/24 Mtg: Rocket Mortgage LLC \$248,900 Term: 2055 Use: 1 Bdrm Condo Prior Sale: \$163,500 (09/21)	
341 PAWTUCKET BLVD U:5.....	\$210,000
B: Paras Bhatia & Hemlata Bhatia S: David A Perry & Joanne R Perry Book/Page: 38977/15, Date: 12/19/24 Use: 1 Bdrm Condo Prior Sale: \$235,000 (03/92)	
347 PAWTUCKET BLVD U:4.....	\$175,000
B: Fletchers & Friends LLC S: Thomas Morris Book/Page: 38970/94, Date: 12/17/24 Mtg: Enterprise Bk & Tr Co \$109,700 Use: Condo Prior Sale: \$25,000 (09/99)	
351 PAWTUCKET BLVD U:23.....	\$280,000
B: Fletchers & Friends LLC S: Flavia C Garcia & Romulo F Aenlne-Correa Book/Page: 38969/198, Date: 12/17/24 Mtg: Enterprise Bk & Tr Co \$180,000 Use: 2 Bdrm Condo Prior Sale: \$88,000 (07/01)	
1251 PAWTUCKET BLVD U:1.....	\$335,000
B: Srinivasa N Tumati S: Kimberly A Lanteri Book/Page: 38976/85, Date: 12/19/24 Mtg: Middlesex FSLA \$293,125 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$268,000 (07/21)	
94 SAYLES ST.....	\$425,000
B: Sopheak Lim S: Priscilla A Mullen Book/Page: 38966/99, Date: 12/16/24 Mtg: Guaranteed Rate Inc \$417,302 Term: 2055	

10 SHEDD ST.....	\$392,000	
B: Eca O Malende S: Justus Munyasya & Patricia L Wilkins Doc#: 00000000325122, Date: 12/18/24 Mtg: Rocket Mortgage LLC \$384,899 Term: 2055 Use: 3 Bdrm Conventional, Lot: 1742sf Prior Sale: \$175,000 (08/06)		
37 SHORT ST U:5.....	\$260,000	
B: Samuel C Rapley & Timothy J Rapley S: Vichith Nuon & Volak Nuon Book/Page: 38976/193, Date: 12/19/24 Mtg: Bay Equity LLC \$160,000 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$65,500 (02/13)		
1710 SKYLINE DR U:8.....	\$262,000	
B: Eliana Boebel S: Jeremy D Bird & Rebecca Bird Book/Page: 38980/104, Date: 12/20/24 Mtg: Amerant Mortgage \$205,000 Term: 2055 Use: 1 Bdrm Condo Prior Sale: \$190,000 (03/21)		
9 THORNCLIFF AVE.....	\$440,000	
B: Ny Keo & Lakena Net S: Megan Welch & Timothy Stanulonis Book/Page: 38977/24, Date: 12/19/24 Mtg: Lowell Five Cent Svgs \$352,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 8276sf Prior Sale: \$294,934 (04/12)		
69 WARWICK ST.....	\$620,000	
B: Sokleun Lam & Sreylin Heng S: Dzmity O Adrubny Book/Page: 38980/29, Date: 12/20/24 Mtg: Homestead Fund Corp \$496,000 Term: 2055 Use: 4 Bdrm Conventional, Lot: 10454sf Prior Sale: \$325,000 (05/05)		
45 WELLMAN ST.....	\$85,075,000	
B: Crosspoint Owner Ma LLC S: Smc Residences Doc#: 00000000325094, Date: 12/16/24		
390 WILDER ST.....	\$755,000	
B: John B Galvin Jr & Kerri L Galvin S: Obrian E Vidal & Astrid V Vidal Book/Page: 38979/136, Date: 12/20/24 Mtg: Jeanne DArc CU \$453,000 Term: 2055 Rate: 6.3% Type: Adj Use: 2-Family Two Family, Lot: 5227sf Prior Sale: \$665,000 (05/22)		
44 WILLARD ST.....	\$540,000	
B: Masscare Investment LLC S: North East Const Svcs Inc Book/Page: 38969/97, Date: 12/17/24 Mtg: Latitude Capital LLC \$635,000 Use: 2-Family Duplex, Lot: 6098sf Prior Sale: \$422,000 (09/24)		
175 WILLARD ST U:26.....	\$250,000	
B: Akhil Chandler S: Keith R Parker Book/Page: 38968/141, Date: 12/17/24 Use: 2 Bdrm Condo Prior Sale: \$146,450 (06/05)		
► FORECLOSURE DEEDS		
180 STEVENS ST.....	\$411,000	
B: Micheal J Farris S: Bora Chhim & Wells Fargo Bank Tr Book/Page: 38976/152, Date: 12/19/24 Use: 2-Family Two Family, Lot: 5227sf Prior Sale: \$325,500 (05/04)		

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**

9 APACHE WAY U:9.....	\$460,000
B: Ian Belczyk S: Shaun D Corum Book/Page: 38979/85, Date: 12/20/24 Mtg: Guild Mortgage Co \$310,000 Term: 2055 Use: 1 Bdrm Condo, Lot: 100sf Prior Sale: \$385,400 (12/22)	
42 DUDLEY RD.....	\$550,000
B: Gustavo Demoura & Nicole M Tarani S: Surette Robert N Est & Linda M Surette Doc#: 00000000325171, Date: 12/20/24 Mtg: Leader Bank NA \$495,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 13788sf	
HARRIS CT L:23.....	\$550,000
B: Gustavo Demoura & Nicole M Tarani S: Surette Robert N Est & Linda M Surette Doc#: 00000000325171, Date: 12/20/24	
91 HERITAGE DR U:91.....	\$520,000
B: Nishith B Animesh & Sambhavi Animesh S: Kimberly R Brown, Tr for Kimberly R Brown RET Book/Page: 38977/59, Date: 12/19/24 Mtg: EMM Loans LLC \$494,000 Term: 2055 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$262,900 (12/03)	
5 KEVIN ST.....	\$640,000
B: Adrienne M Wheeler & Benjamin T Wheeler S: Concetta P Sweet, Tr for Miranda Rt Book/Page: 38979/177, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$512,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 10000sf	
17 MARION DR.....	\$792,500
B: Nicholas Indrisano & Samantha Indrisano S: Ga Construction LLC Book/Page: 38977/104, Date: 12/19/24 Mtg: Members Mtg Co Inc \$592,500 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 43560sf Prior Sale: \$505,000 (11/23)	
83 PATRICK RD U:83.....	\$515,000
B: John B Thompson & Krista A Mahoney S: Robert J Branca, Tr for Robert J Branca Lt Book/Page: 38975/126, Date: 12/19/24 Mtg: Cross Country Mtg Inc \$515,000 Term: 2055 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$410,000 (04/24)	
174 PATRICK RD U:174.....	\$510,000
B: Richard N Ho S: Laura L Miyoshi-Laing Book/Page: 38980/188, Date: 12/20/24 Mtg: Cross Country Mtg Inc \$450,000 Term: 2055 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$320,000 (12/17)	
364 SHAWSHEEN ST.....	\$325,000
B: Olivia F Pathiraja S: Dylan Ethan LLC Book/Page: 38967/52, Date: 12/16/24 Use: 2 Bdrm Cape Cod, Lot: 10780sf Prior Sale: \$310,000 (07/24)	

1298 SHAWSHEEN ST.....	\$637,000	
B: Robert J Hutchins 2nd & Lauren C Hutchins S: Nicholas Indrisano Book/Page: 38976/257, Date: 12/19/24 Mtg: Reading Cp Bk \$504,000 Term: 2055 Rate: 6.1% Type: Adj Use: 4 Bdrm Cape Cod, Lot: 10822sf Prior Sale: \$460,000 (10/20)		
54 WHITED AVE.....	\$615,000	
B: Derek King & Amber King S: Bay Flow LLC Book/Page: 38976/232, Date: 12/19/24 Mtg: Fairway Ind Mtg \$584,250 Term: 2055 Use: 4 Bdrm Conventional, Lot: 14814sf Prior Sale: \$440,000 (06/24)		
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 BRIDGEVIEW CIR U:36.....	\$270,000	
B: Sjn Ventures LLC S: Melodie Morin Book/Page: 38968/88, Date: 12/16/24 Mtg: NBT Bank NA \$202,500 Use: 2 Bdrm Condo Prior Sale: \$105,000 (11/09)		
55 JUNIPER LN U:55.....	\$1,187,487	
B: Walter J Romanosky Jr & Diane S Romanosky S: Toll Northeast V Corp Book/Page: 38976/48, Date: 12/19/24 Use: Possible New Construction		
12 VILLAGE LN U:40.....	\$295,000	
B: Michael F Conti & Shane M Conti S: Lauiuse F Gamos Book/Page: 38980/56, Date: 12/20/24 Use: 2 Bdrm Condo Prior Sale: \$159,500 (06/07)		
66 WILLOWDALE AVE.....	\$760,500	
B: Ngoc B Duong, Tr for Long H Tran S: Gerald J Laroche Book/Page: 38970/254, Date: 12/17/24 Mtg: Enterprise Bk & Tr Co \$608,400 Term: 2055 Rate: 6.4% Type: Adj Use: 2 Bdrm Camp/Cabin, Lot: 7200sf Prior Sale: \$290,000 (06/19)		
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		
24 BYRNE AVE.....	\$1,240,000	
B: Theodore Mooncai & Elizabeth Rosen S: Paul L Clermont & Lynn C Clermont Book/Page: 38969/227, Date: 12/17/24 Mtg: TD Bank NA \$843,200 Term: 2040 Use: 3 Bdrm Cape Cod, Lot: 15856sf Prior Sale: \$155,150 (03/87)		
3 CHESAPEAKE DR.....	\$1,229,670	
B: Michael T Leydon & Emily M Leydon S: Michael T Emanouil & Darlene F Emanouil Book/Page: 38974/129, Date: 12/18/24 Mtg: Bank of America NA \$529,670 Term: 2055 Use: 4 Bdrm Colonial, Lot: 22024sf Prior Sale: \$150,000 (11/98)		
30 CONCORD RD.....	\$623,500	
B: Bcb Family Re LLC S: Andrew Thompson Book/Page: 38980/144, Date: 12/20/24 Mtg: Citizens Bank \$311,750 Term: 2055 Rate: 6.8% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 21606sf Prior Sale: \$365,000 (08/19)		
46 FORGE VILLAGE RD.....	\$770,000	
B: Nicholas Coss S: George J Alexandropoulos Book/Page: 38970/19, Date: 12/17/24 Mtg: United Wholesale Mtg \$654,500 Term: 2055 Use: 3 Bdrm Colonial, Lot: 68825sf		
6 LYBERTY WAY U:101.....	\$950,000	
B: Ntd Realty & Invs LLC S: Swain Realty LLC Book/Page: 38978/272, Date: 12/20/24 Mtg: Enterprise Bk & Tr Co \$750,000 Use: Office Condo Unit Prior Sale: \$550,000 (01/11)		
16 SASSAFRAS RD.....	\$850,000	
B: Andrew Thompson & Danielle Touayl S: Phyllis Berkowitz Book/Page: 38981/141, Date: 12/20/24 Mtg: Beeline Loans Inc \$680,000 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 40903sf Prior Sale: \$295,000 (08/97)		
13 TALLARD RD.....	\$780,000	
B: Katy R Weiss & Katrina D Weiss S: Samuel C Sahagian Jr Book/Page: 38981/7, Date: 12/20/24 Mtg: Main Street Bank (MA) \$624,000 Term: 2055 Use: 4 Bdrm Gambrel, Lot: 50094sf		
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		
6 CHEROKEE LN.....	\$780,000	
B: Constantino Politis & Demi Karavoussianis S: Christine C Mitchell & William J Mitchell Book/Page: 38966/186, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$660,000 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 20038sf Prior Sale: \$289,900 (11/99)		
2 HARVARD AVE.....	\$631,000	
B: Xiaolong Chen & Yuan L Deng S: Michael J Hennessey & Meghan K Hennessey Book/Page: 38972/70, Date: 12/18/24 Mtg: Keystone Funding \$410,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 10019sf Prior Sale: \$380,000 (06/14)		
10 HEATHER DR.....	\$732,000	
B: Douglas G Byrne & Ruhan Sa S: Zaya Carolyn A Est & Amanda J Olender Book/Page: 38974/193, Date: 12/18/24 Mtg: JPMorgan Chase Bank \$500,000 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 23522sf		

3 NELSON WAY.....	\$910,000	
B: Lindsey Mgovern & Patrick F Beckman S: Diana E Benzel Book/Page: 38979/258, Date: 12/20/24 Mtg: Leader Bank NA \$682,500 Term: 2055 Use: 4 Bdrm Colonial, Lot: 25700sf Prior Sale: \$580,000 (10/17)		
5 TANNER RD.....	\$1,100,000	
B: Garrett Dolaher & Maria Dolaher S: Salvatore Sicari Jr & Joyce A Sicari Book/Page: 38977/137, Date: 12/19/24 Mtg: M&T Bank NA \$400,000 Term: 2048 Use: 3 Bdrm Colonial, Lot: 73616sf Prior Sale: \$460,000 (06/02)		
91 WEST ST.....	\$600,000	
B: Matthew Langone S: Patrick F Beckman & Lindsey M Mgovern Book/Page: 38978/67, Date: 12/20/24 Mtg: Salem Five Mtg Co \$480,000 Term: 2055 Rate: 7.3% Type: Adj Use: 2 Bdrm Cape Cod, Lot: 20473sf Prior Sale: \$415,000 (08/19)		
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		
3 CHEROKEE RD.....	\$825,000	
B: Donald Jay & Lynne Paolillo S: Robert T Pedersen & Hillary E Katz Book/Page: 83603/487, Date: 12/19/24 Mtg: Watertown Svgs Bk \$660,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 21602sf Prior Sale: \$25,000 (04/02)		
548 GREAT ELM WAY U:548.....	\$506,000	
B: Vladislav Khlebnikov & Alexia Khlebnikova S: Carla Serkin Book/Page: 83598/552, Date: 12/18/24 Mtg: Northstar Mtg Corp \$465,040 Term: 2055 Use: 3 Bdrm Colonial, Lot: 21602sf Prior Sale: \$220,000 (12/21)		
94 NEWTOWN RD.....	\$1,000,000	
B: Saurabh S Bhadoriya & Neha S Bhadoriya S: Dylan Harris & Luciana Mourao Book/Page: 83605/15, Date: 12/19/24 Use: 4 Bdrm Colonial, Lot: 93068sf Prior Sale: \$1,250,000 (12/21)		
25 ONEIDA RD.....	\$995,000	
B: Parita Mehta & Harsh Dharamshi S: Scott Wieder, Tr for Wieder Ft Book/Page: 83610/167, Date: 12/20/24 Mtg: PNC Bank \$796,000 Term: 2055 Rate: 6.4% Type: Adj Use: 4 Bdrm Colonial, Lot: 25508sf Prior Sale: \$228,000 (06/90)		
39 SCHOOL ST.....	\$615,000	
B: Andrew A Drabek & Sara A Nichols S: Peter J Bretton & Gabriel Bretton Book/Page: 83597/416, Date: 12/18/24 Mtg: Guaranteed Rate Inc \$492,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 5432sf Prior Sale: \$404,000 (11/19)		
14 THOREAU RD.....	\$955,000	
B: Dylan Cannon & Julia Cannon S: Joshua A Kaplan & Marilyn M Kaplan Book/Page: 83612/99, Date: 12/20/24 Mtg: Leader Bank NA \$764,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 20250sf Prior Sale: \$975,000 (07/22)		
2 TOWN HOUSE LN U:8.....	\$240,000	
B: Michael Edwardson & Jennifer Edwardson S: Attmac Residential LLC Book/Page: 83613/553, Date: 12/20/24 Use: 1 Bdrm Condo Prior Sale: \$187,245 (11/24)		
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		
68 BARTLETT AVE.....	\$1,450,000	
B: Alak Goswami, Tr for Alak Goswami 2022 RET S: D H O'Brien Nominee T & James F O'Brien Jr Book/Page: 83593/211, Date: 12/1		

MIDDLESEX REGISTRY continued

61 NEILLIAN WAY U:61 \$499,000
B: Saja A Khawaled & Saleh Khawaled
S: Andrew K Carrick, Tr for Carrick RET
Book/Page: 82654/371, Date: 04/10/24
Mtg: Leader Bank NA \$424,150
Term: 2054
Use: 2 Bdrm Condo

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

18 COTTAGE ST \$1,250,000
B: Jun Li & Rongxin Shi
S: S Atkinson-Mallory, Tr for Atkinson Mallory RET
Doc#: 00000001969094, Date: 12/18/24
Mtg: M&T Bank NA \$700,000
Term: 2055 Rate: 5.5% Type: Adj
Use: 5 Bdrm Colonial, Lot: 4054sf

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

746 BURROUGHS RD \$920,000
B: Carly P Rosenberg & Jeffrey P Croteau
S: Aldred C Santilli Jr
Doc#: 00000001968988, Date: 12/16/24
Mtg: Maris Rosenberg \$720,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 64469sf
Prior Sale: \$299,000 (09/96)

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

50 7 SPRINGS LN U:D \$732,000
B: Qianfan Chen
S: Prabha Ranganathan
Book/Page: 83609/50, Date: 12/20/24
Mtg: Salem Five Mtg Co \$507,500
Term: 2055 Rate: 6.1% Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$430,000 (05/07)

32 HILLCREST RD \$680,000
B: Xiaotong Wei
S: Jeffrey A Skinner, Tr for Skinner Ft
Book/Page: 83612/518, Date: 12/20/24
Mtg: M&T Bank NA \$247,000
Term: 2055
Use: 4 Bdrm Ranch, Lot: 7501sf
Prior Sale: \$165,000 (01/87)

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

215 1ST ST \$250,000
B: Bre-Bmr 215 First St LLC
S: Are-Ma Region No 38 LLC
Book/Page: 83614/509, Date: 12/20/24
Use: Office Bldg-General, Lot: 79835sf
Prior Sale: \$105,000,000 (10/07)

286 BROADWAY U:1 \$2,095,000
B: Caitlyn Dargel & Kale Rogers
S: Fl Broadway LLC
Book/Page: 83611/396, Date: 12/20/24
Mtg: Bank of America NA \$1,676,000
Term: 2055 Rate: 5.8% Type: Adj
Use: Condo

674 CAMBRIDGE ST \$8,650,000
B: 660 Cambridge St Mgmt LLC
S: Mohsen Vessali, Tr for 660 Cambridge St Rt
Doc#: 00000001968985, Date: 12/16/24
Mtg: East West Bank \$4,650,000
Use: Mixed Use-Prim Res & Comm, Lot: 4437sf
Prior Sale: \$2,200,000 (08/08)

5 CHAUNCY ST \$2,925,000
B: Sunrise Cambridge Inv Inc
S: Thomas A Corry, Tr for 5 Chauncy Street Rt
Book/Page: 83588/571, Date: 12/16/24
Use: 3-Family Family Flat, Lot: 6546sf

187-197 CONCORD AVE U:6 \$530,000
B: Mgf LLC
S: 193-6 Cocord Avenue LLC
Book/Page: 83585/424, Date: 12/16/24
Use: 1 Bdrm Condo
Prior Sale: \$420,000 (10/19)

17 HEALEY ST U:103 \$667,000
B: Cynthia G Goodstein & Merissa Goodstein
S: Risa D Pittman
Book/Page: 83614/533, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$533,600
Term: 2055
Use: 2 Bdrm Condo

73-75 LAWN ST U:1 \$515,000
B: Alberto Iozzia & Liya Zalaitdinova
S: Michele M Collins
Book/Page: 83603/319, Date: 12/19/24
Mtg: Leader Bank NA \$170,000
Term: 2040
Use: 1 Bdrm Condo
Prior Sale: \$257,000 (10/10)

10 MCTERNAN ST U:C206 \$1,273,000
B: Kirsten H Gardner, Tr for Gardner Family T
S: Meg Rithmire & John D Hampton
Book/Page: 83597/92, Date: 12/18/24
Use: 3 Bdrm Condo

12-30 PALMER ST \$22,750,000
B: President & Fellows Of Ha
S: Harvard Cooperative Bank
Book/Page: 83598/237, Date: 12/18/24
Use: Commercial Building, Lot: 11028sf

492 PUTNAM AVE U:492 \$2,249,000
B: Andrew J Singer
S: 261 Pearl Street LLC
Book/Page: 83612/449, Date: 12/20/24
Use: Condo

75 RICHDALE AVE U:3 \$1,700,000
B: Luke A Voiland & Carrie Voiland
S: Katharine W Fanger, Tr for 75 Richdale Ave Unit 3 Rt
Doc#: 00000001969354, Date: 12/20/24
Mtg: Guaranteed Rate Affin \$1,360,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$995,000 (06/02)

131-133 SPRING ST U:131-3 \$1,575,000
B: F M De Miguel
S: Cms 131-133 Spring Nt & Cms Partners LLC Tr
Book/Page: 83606/267, Date: 12/19/24
Use: Condo

152 SPRING ST \$1,300,000
B: Benjamin Mercer & Suzanne Blake
S: Eliot H Frank
Book/Page: 83612/488, Date: 12/20/24
Mtg: Washington Trust Mtg \$1,032,650
Term: 2055
Use: 2-Family Two Family, Lot: 1060sf
Prior Sale: \$158,000 (08/91)

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

295 BARRETT'S MILL RD \$1,200,000
B: Nicholas J Solano & Corey N Solano
S: Renate E Gundermann, Tr for Renate E Gundermann T
Book/Page: 83589/587, Date: 12/16/24
Use: 3 Bdrm Old Style, Lot: 46534sf
Prior Sale: \$800,000 (07/18)

88 CHESTNUT ST \$2,500,000
B: Keri Mcgreenery & Blair J Mcgreenery
S: Sheila D Boyle
Book/Page: 83606/85, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$2,000,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 21307sf
Prior Sale: \$1,485,000 (08/03)

445 FITCHBURG TPKE \$1,375,000
B: Richard Chesworth
S: Matthew R Hall
Book/Page: 83600/334, Date: 12/18/24
Mtg: Cross Country Mtg Inc \$800,000
Term: 2055 Rate: 6.0% Type: Adj
Use: Residential-Multiple Bldgs, Lot: 93939sf
Prior Sale: \$65,000 (01/08)

661 MAIN ST \$1,307,742
B: Asher LLC
S: Timothy Von Herrmann, Tr for Von Herrmann Ft
Book/Page: 83595/318, Date: 12/18/24
Use: 3 Bdrm Colonial, Lot: 11911sf
Prior Sale: \$1,275,000 (10/22)

801 MAIN ST U:102 \$207,000
B: Bew Holdings LLC
S: Sharon M Caldwell, Tr for Thomas A Caldwell Nt No 1
Book/Page: 83606/255, Date: 12/19/24
Use: Medical Condo Unit, Lot: 63878sf
Prior Sale: \$110,500 (02/14)

801 MAIN ST U:205 \$335,000
B: Luxdem Properties LLC
S: Tnt Ventures LLC
Book/Page: 83605/133, Date: 12/19/24
Mtg: Middlesex Svgs Bk \$268,000
Use: Medical Condo Unit, Lot: 63878sf

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

1 BLAKE CT \$760,000
B: Joshua N Preciado
S: Pasquale M Difelice & Frank Difelice
Book/Page: 83590/311, Date: 12/17/24
Mtg: East West Bank \$737,200
Term: 2055
Use: 2-Family Two Family, Lot: 4901sf

119-121 FLORENCE ST U:3 \$650,000
B: Shanta Dhaurali & Shubhecchha Dhaurali
S: 119 Florence Street LLC
Book/Page: 83609/544, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$606,000
Term: 2055
Use: Condo

141 HARVARD ST \$12,250,000
B: Three 33 Two LLC
S: Harvard Apartments LLC
Book/Page: 83592/65, Date: 12/17/24
Mtg: CBRE Multifamily Cap \$7,817,000
Use: 3-Family Mlti-Unt Bldg, Lot: 5868sf
Prior Sale: \$12,250,000 (12/24)

141 HARVARD ST \$12,250,000
B: Three 33 Two LLC
S: Harvard Apartments LLC
Book/Page: 70911/174, Date: 12/17/24
Mtg: CBRE Multifamily Cap \$7,817,000
Use: 3-Family Mlti-Unt Bldg, Lot: 5868sf
Prior Sale: \$7,100,000 (04/18)

2 HAWTHORN ST \$500,000
B: F J Portillo-Recinos
S: Kenneth P Yebba
Book/Page: 83610/110, Date: 12/20/24
Mtg: MSA Mortgage LLC \$490,943
Term: 2055
Use: 2 Bdrm Old Style, Lot: 2161sf
Prior Sale: \$500,000 (11/22)

33 MOUNT WASHINGTON ST \$425,000
B: Pedro N Flores
S: Jose L Ramirez
Book/Page: 83597/154, Date: 12/18/24
Mtg: United Wholesale Mtg \$340,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9374sf
Prior Sale: \$425,000 (10/19)

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

107 ARLINGTON ST \$710,000
B: Jose E Navarete
S: Jose S Funes & Evangelina Guardado
Book/Page: 83594/525, Date: 12/17/24
Mtg: United Wholesale Mtg \$568,000
Term: 2055
Use: 2-Family Two Family, Lot: 5358sf
Prior Sale: \$42,000 (04/95)

5 BLACKBERRY LN \$785,000
B: Jamshid Abdollahi & Zahra Azadeh
S: Paula Iseppi & Dino B Iseppi
Book/Page: 83613/58, Date: 12/20/24
Use: 3 Bdrm Split Level, Lot: 20038sf
Prior Sale: \$195,000 (05/11)

394 BROOK ST \$660,000
B: Julia M Corento & Alyssa J Corento
S: Ocpd LLC
Book/Page: 83613/412, Date: 12/20/24
Mtg: Guaranteed Rate Affin \$609,972
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 35327sf
Prior Sale: \$550,000 (08/24)

150 CHERRY ST \$541,000
B: Pavel Savis & Guzel Savis
S: Rmh 2023-1 T & Wilmington TNa Tr
Book/Page: 83599/571, Date: 12/18/24
Mtg: Northstar Mtg Corp \$459,850
Term: 2055
Use: 4 Bdrm Ranch, Lot: 18034sf
Prior Sale: \$450,000 (12/24)

368 CONCORD ST \$740,000
B: Chavisa M Dechathipat & Brandon Pelphrey
S: Elizabeth A Beck, Tr for We Concord Rt
Book/Page: 83589/117, Date: 12/16/24
Use: 3-Family Mlti-Unt Bldg, Lot: 9888sf
Prior Sale: \$650,000 (07/20)

26 ELEANOR RD \$510,000
B: Lama Enterprise LLC
S: Laila R Avedisian
Book/Page: 83605/287, Date: 12/19/24
Mtg: State Funding LLC \$408,000
Use: 3 Bdrm Cape Cod, Lot: 8799sf

306 FRANKLIN ST U:A \$720,000
B: Christopher Price & Kathleen Price
S: Abhilash Vuggina & Divya Oteddu
Book/Page: 83604/565, Date: 12/19/24
Mtg: Needham Bk \$381,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$539,000 (07/18)

1057 GROVE ST \$1,350,000
B: Jianing Zeng
S: Cc Reit Sub Ll LLC
Book/Page: 83614/115, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$950,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 92478sf
Prior Sale: \$1,350,000 (10/24)

11 JODIE RD \$710,000
B: Kenneth Leibe & Toby Milgrim
S: David Zemack
Doc#: 00000001969179, Date: 12/18/24
Mtg: Inst Svgs Newburyport \$400,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 19994sf
Prior Sale: \$275,000 (10/16)

14 NIPMUC RD \$485,280
B: Wesley A Desouza
S: Cabana Properties Iii LLC
Book/Page: 83584/278, Date: 12/16/24
Mtg: United Wholesale Mtg \$368,812
Term: 2055
Use: 2 Bdrm Ranch, Lot: 6708sf

108 NOBSCOT DR \$455,000
B: William H Breier & Alison V Breier
S: Brimstone Family Dev LLC
Book/Page: 83613/64, Date: 12/20/24
Use: Residential Developable Land, Lot: 74967sf

120 NOBSCOT DR \$450,000
B: Stephen J Defronzo & Ann W Defronzo
S: Brimstone Family Dev LLC
Doc#: 00000001969257, Date: 12/19/24
Use: Residential Developable Land, Lot: 39552sf

342 OLD CONNECTICUT PATH \$545,000
B: Bo Liu & Xuan Chen
S: M D Dummer
Book/Page: 83610/293, Date: 12/20/24
Use: 3 Bdrm Colonial, Lot: 8146sf

11 PURCHASE ST \$600,000
B: Margariti Lozev
S: Rebecca A Reiner & Matthew Douglas
Book/Page: 83593/91, Date: 12/17/24
Use: 3 Bdrm Conventional, Lot: 3398sf
Prior Sale: \$180,000 (10/23)

15 RIDGEFIELD DR \$445,000
B: Zachary Rosenblum & Michela Rosenblum
S: Bilsky Edward G Est & Susan M Bilsky
Book/Page: 83612/343, Date: 12/20/24
Mtg: Amerant Mortgage \$400,500
Term: 2055
Use: 2 Bdrm Ranch, Lot: 12415sf

5 SHADY LN \$675,000
B: Carroll Gustafson 3rd & Claudia Gustafson
S: Margaret Krell
Book/Page: 83607/227, Date: 12/20/24
Use: 2 Bdrm Contemporary, Lot: 9932sf
Prior Sale: \$317,000 (08/11)

26 SPRING LN \$525,000
B: Todays Flip LLC
S: Gary C Hicks Jr & Tina M Hicks
Doc#: 00000001969235, Date: 12/19/24
Mtg: Signature Lending LLC \$612,400
Term: 2025
Use: 3 Bdrm Split Level, Lot: 27443sf
Prior Sale: \$360,000 (01/04)

220 WATER ST \$575,000
B: Linda M Frith
S: Indo Renovation Inc
Doc#: 00000001969175, Date: 12/18/24
Mtg: Cambridge Svgs Bk \$250,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7971sf
Prior Sale: \$438,500 (10/24)

62 WHITNEY AVE \$800,000
B: Vivek Dalal & Kaushal Shah
S: Tony T Da Cruz
Book/Page: 83590/196, Date: 12/17/24
Mtg: LoanDepot.Com \$760,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 5881sf
Prior Sale: \$390,500 (10/15)

1325 WORCESTER RD U:A7 \$291,000
B: Samer W Ashkouri & Rand L Ashkouri
S: Shiri Shoval & Kfar Saba
Book/Page: 83609/477, Date: 12/20/24
Mtg: Leader Bank NA \$218,250
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: \$186,000 (06/18)

150 CHERRY ST \$450,000
B: Rmh 2023-1 T & Wilmington TNa Tr
S: Walter J Brown & Wilmington TNa Tr
Book/Page: 83599/564, Date: 12/18/24
Use: 4 Bdrm Ranch, Lot: 18034sf
Prior Sale: \$450,000 (10/24)

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

GRATUITY RD L:2 \$137,500
B: Groton Town Of
S: Joseph A Noonan
Book/Page: 83611/314, Date: 12/20/24

46 LEGACY LN U:A \$1,079,770
B: Jeffrey Stokes, Tr for Green River Lt
S: Shepley Hl Cap Partners L
Book/Page: 83605/425, Date: 12/19/24
Use: Possible New Construction

172 LOWELL RD \$676,200
B: Joshua Steiss & Jasmine Steiss
S: Paul A Lawlor
Book/Page: 83606/122, Date: 12/19/24
Mtg: CMG Mortgage Inc \$616,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 24432sf
Prior Sale: \$412,500 (07/09)

92 OVERLOOK DR \$1,000,000
B: Patrick Pawlicki & Elizabeth Pawlicki
S: Brian R Murphy, Tr for Murphy Ft
Book/Page: 83599/512, Date: 12/18/24
Mtg: EMM Loans LLC \$800,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 43996sf
Prior Sale: \$492,000 (08/10)

328 TOWNSEND RD \$500,000
B: Moulton Const Corp
S: Lyman Marcus Est & Ann Hendrix
Book/Page: 83611/473, Date: 12/20/24
Use: 3 Bdrm Conventional, Lot: 324958sf

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

53 GOULDING ST \$680,000
B: Megan S Castaldo & Jonathan Castaldo
S: Beatriz Gomez
Book/Page: 83596/1, Date: 12/18/24
Mtg: Northpoint Mortgage \$605,412
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 17860sf
Prior Sale: \$345,000 (12/12)

1470 WASHINGTON ST \$725,000
B: 1470 Wa Street LLC
S: Barbara A Christensen, Tr for B & R Rt
Book/Page: 83602/462, Date: 12/19/24
Mtg: Rockland Tr Co \$580,000
Use: Mixed Use-Prim Comm & Other, Lot: 56192sf
Prior Sale: \$251,000 (11/91)

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

12 GREENWOOD RD \$1,725,000
B: Diana P Linn & Douglas E Linn
S: Andrew C Furman & Andrea Furman
Book/Page: 83613/289, Date: 12/20/24
Mtg: LoanDepot.Com \$1,293,750
Term: 2055
Use: 4 Bdrm Colonial, Lot: 46200sf
Prior Sale: \$1,060,000 (06/15)

27 JAMIE LN \$1,015,000
B: Daniel J Delbuono & Brittany Z Delbuono
S: Frederick C Lapp & Nancy J Lapp
Book/Page: 83614/596, Date: 12/20/24
Mtg: Gary Delbuono \$750,000
Use: 4 Bdrm Colonial, Lot: 42001sf
Prior Sale: \$80,000 (01/93)

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

301 CENTRAL ST \$489,900
B: Lars N Nielsen
S: Cavanagh Wayne E Est & Julie Cavanagh-Kyros
Book/Page: 83588/86, Date: 12/16/24
Mtg: Main Street Bank (MA) \$367,425
Term: 2046
Use: 3 Bdrm Conventional, Lot: 24500sf
Prior Sale: \$115,000 (04/00)

91 CHAPIN RD \$672,500
B: Brittany Nicolas & Mark Nicolas
S: Peter T Reed & Pamela J Reed
Book/Page: 83591/456, Date: 12/17/24
Mtg: US Bank NA \$638,875
Term: 2055
Use: 3 Bdrm Colonial, Lot: 50890sf
Prior Sale: \$159,000 (12/95)

74 COX ST U:8 \$540,000
B: Gram M Townsend & Julia A Karczewski
S: Ryan J Filliger & Kaitlyn Marshall
Book/Page: 83594/464, Date: 12/17/24
Mtg: Guaranteed Rate Inc \$351,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$351,000 (03/22)

52 FORT MEADOW DR \$710,000
B: Brentley Phillips & Lindy Phillips
S: Jeffrey T Campbell & Joanne M Campbell
Book/Page: 83602/279, Date: 12/19/24
Mtg: Cross Country Mtg Inc \$697,140
Term: 2055
Use: 4 Bdrm Split Level, Lot: 15850sf
Prior Sale: \$435,000 (06/18)

45 HIGH ST \$480,000
B: Ellen Viazmitinov & James C Read
S: Eric M Chaves
Book/Page: 83611/126, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$384,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 8640sf
Prior Sale: \$300,000 (11/17)

9 LAUREL DR \$605,000
B: Henry Fogarty & Gretchen Darche
S: Cunningham Richard E Est & Brenda Hoseason
Book/Page: 83611/229, Date: 12/20/24
Mtg: Salem Five Mtg Co \$455,000
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 25794sf

48 LINCOLN ST \$520,000
B: Nicholas R Beharrell & Jennifer L Clifford
S: Anacheka Nasemann & Alice F Anacheka-Nasemann
Book/Page: 83587/53, Date: 12/16/24
Mtg: Leader Bank NA \$480,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5777sf
Prior Sale: \$236,500 (11/01)

248 MAIN ST U:307 \$380,000
B: Gerald Iris & Sharon Iris
S: Amy B Parquet, Tr for Sandra S Rawl Irt
Book/Page: 83604/170, Date: 12/19/24
Use: 2 Bdrm Condo
Prior Sale: \$264,000 (08/19)

4 VERNON DR \$504,000
B: Nicholas F Dipace
S: Ray M Adams
Book/Page: 83612/44, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$487,179
Term: 2055
Use: 2 Bdrm Ranch, Lot: 23146sf
Prior Sale: \$239,000 (08/12)

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

12 BRANDON ST \$800,000
B: Institution Mtg Acqui Cor
S: Cynthia Johnson
Doc#: 00000001969209, Date: 12/19/24
Use: 3 Bdrm Cape Cod, Lot: 5315sf
Prior Sale: \$164,000 (12/93)

32 BROOKSIDE AVE \$2,620,000
B: Rongbin Han & Yanyan Ji
S: Homes Development Corp
Book/Page: 83611/356, Date: 12/20/24
Mtg: US Bank NA \$1,400,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm

6 EMERSON GARDENS RD U:6..... \$365,000
 B: Mary E Mccallum
 S: Sean P Maloney, Tr for Oxbow Realty Tlii
 Book/Page: 83603/399, Date: 12/19/24
 Mtg: Movement Mtg LLC \$200,000
 Term: 2055
 Use: 1 Bdrm Condo, Lot: 435sf
 Prior Sale: \$188,333 (12/9/1)

153 GROVE ST \$1,160,000
 B: Phillip Cai
 S: William F Mix & Barbara M Mix
 Doc#: 00000001969014, Date: 12/16/24
 Mtg: Wakefield Cp Bk \$600,000
 Term: 2055 Rate: 6.1% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 29875sf

1775 MASSACHUSETTS AVE U:2..... \$159,198
 B: Joseph P Mammola
 S: Paul Mammola
 Doc#: 00000001968970, Date: 12/16/24
 Use: Retail Condo
 Prior Sale: \$187,500 (12/21)

60 PAUL REVERE RD..... \$1,254,050
 B: David G Moore & Lorien J Moore
 S: Mary Kowit
 Book/Page: 83588/150, Date: 12/16/24
 Mtg: Leader Bank NA \$766,550
 Term: 2055 Rate: 6.4% Type: Adj
 Use: 4 Bdrm Cape Cod, Lot: 20727sf
 Prior Sale: \$260,000 (07/89)

31 PINE KNOLL RD..... \$1,178,000
 B: Michael Massaro & Linda R Massaro
 S: Mary T Krol, Tr for Glen P Mcalpin T
 Book/Page: 83600/281, Date: 12/18/24
 Use: 3 Bdrm Ranch, Lot: 19856sf

7 WHITE PINE LN \$1,000,000
 B: Pedro A Amorrortu
 S: Joy G Lindsley
 Book/Page: 83600/453, Date: 12/18/24
 Mtg: TD Bank NA \$800,000
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Contemporary, Lot: 18549sf

86 WINTER ST \$905,000
 B: Mingchao Yu & Xiaofeng Guo
 S: Phillip Cai
 Book/Page: 83587/248, Date: 12/16/24
 Mtg: M&T Bank NA \$710,000
 Term: 2055 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 4979sf
 Prior Sale: \$604,000 (08/16)

Lincoln
MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	32
Median Price	\$1,407,500	\$1,682,500

► **REAL ESTATE SALES**

22 OLD CAMBRIDGE TPKE..... \$1,800,000
 B: Nicholas Nikolaou & Monique Nikolaou
 S: Nicholas Konstandakis & Vicki Konstandakis
 Book/Page: 83589/453, Date: 12/16/24
 Mtg: Rocket Mortgage LLC \$1,440,000
 Term: 2055
 Use: 5 Bdrm Contemporary, Lot: 109318sf

S GREAT RD L:5 \$550,000
 B: Krishna Kandarpa
 S: Virginia S Wood, Tr for Virginia Steele Wood RET
 Book/Page: 83609/534, Date: 12/20/24

24 WHEELER RD..... \$3,300,000
 B: Jason Zindars & Katherine Zindars
 S: Stewart G Macdonald Jr & Cynthia D Macdonald
 Book/Page: 83590/11, Date: 12/16/24
 Use: 5 Bdrm Colonial, Lot: 331039sf
 Prior Sale: \$1,465,000 (06/94)

Littleton
MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	75
Median Price	\$700,000	\$730,000

► **REAL ESTATE SALES**

140 GREAT RD \$750,000
 B: Jappys Real Estate LLC
 S: Nancy Tripp, Tr for Michael Tripp
 Book/Page: 83588/409, Date: 12/16/24
 Mtg: Webster First FCU \$600,000
 Use: 6 Bdrm Cape Cod, Lot: 60548sf

501 GREAT RD \$2,116,050
 B: Pizza Town Holdco LLC
 S: Littleton Four LLC
 Book/Page: 83592/569, Date: 12/17/24

185 HARWOOD AVE \$200,000
 B: Kevin G Mcconnell
 S: Kevin G Mcconnell, Tr for Geraldine S Mcconnell lrt
 Book/Page: 83601/185, Date: 12/19/24
 Use: 2 Bdrm Antique, Lot: 59242sf

129 WHITCOMB AVE \$1,125,000
 B: John C Ward-Horner & Michele Ward-Horner
 S: Mascarli LLC
 Book/Page: 83611/292, Date: 12/20/24
 Mtg: Berkshire Bank \$843,750
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 40101sf
 Prior Sale: \$230,000 (08/23)

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**

73 ADAMS ST..... \$860,000
 B: Joshua Michel & Layna R Michel-Martinez
 S: William Cohen
 Book/Page: 83613/246, Date: 12/20/24
 Mtg: Bay Equity LLC \$688,000
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 6508sf
 Prior Sale: \$655,000 (04/20)

7 ARLINGTON TER..... \$720,000
 B: Sean Igoe
 S: Diphillipo J Fred Jr & Dephillipo M Maria
 Book/Page: 83597/53, Date: 12/18/24
 Mtg: Dedham Inst for Svgs \$684,000
 Term: 2055 Rate: 6.4% Type: Adj
 Use: 5 Bdrm Colonial, Lot: 3006sf
 Prior Sale: \$107,000 (06/95)

55 CHERRY ST..... \$595,000
 B: James H Caldwell & Maryam A Caldwell
 S: Dorothy R Joyce
 Doc#: 00000001969201, Date: 12/19/24
 Mtg: First Colony Mtg Corp \$476,000
 Term: 2055
 Use: 2 Bdrm Old Style, Lot: 3589sf
 Prior Sale: \$273,000 (11/07)

118 GRANVILLE AVE U:118..... \$659,000
 B: Chung Y Vuong & May Lam
 S: Surendra Bhattarai & Bhawani Poudel
 Doc#: 00000001969363, Date: 12/20/24
 Mtg: Watertown Svgs Bk \$395,400
 Term: 2055
 Use: 3 Bdrm Condo
 Prior Sale: \$555,000 (10/22)

135 HARVARD ST U:1 \$499,900
 B: Avery J Stroman
 S: Jay Lin & Dixin Xian
 Book/Page: 83592/540, Date: 12/17/24
 Use: 1 Bdrm Condo
 Prior Sale: \$168,000 (12/09)

15-17 NEWHALL ST \$875,000
 B: Purna B Shrestha & Krishna P Lamsal
 S: Frederick Carleton, Tr for Frederick Carleton 2020 T
 Book/Page: 83612/5, Date: 12/20/24
 Mtg: Jeanne DArc CU \$656,250
 Term: 2055 Rate: 6.4% Type: Adj
 Use: 2-Family Mlti-Unt Bldg, Lot: 3276sf

264 SALEM ST \$650,000
 B: Haitian Nazarene Chrch Of
 S: Imani Temple Inc
 Book/Page: 83597/126, Date: 12/18/24
 Mtg: Leader Bank NA \$300,000
 Use: Religious Property, Lot: 13085sf
 Prior Sale: \$153,000 (10/96)

19 SHERIDAN ST \$749,000
 B: Bruno R Fernandes
 S: Lancaster Dennis Est & Michael Lancaster
 Book/Page: 83595/172, Date: 12/17/24
 Mtg: Winter Hill Fed SB \$599,200
 Term: 2055 Rate: 7.1% Type: Adj
 Use: 2-Family Mlti-Unt Bldg, Lot: 5001sf

249 SUMMER ST \$975,000
 B: Shu Wang & Yiren Yang
 S: Kennedy Jr Thomas M Est & Noreen A Kennedy
 Book/Page: 83607/6, Date: 12/20/24
 Mtg: M&T Bank NA \$536,250
 Term: 2055 Rate: 5.6% Type: Adj
 Use: 2-Family Mlti-Unt Bldg, Lot: 7231sf
 Prior Sale: \$167,000 (06/88)

84 UPHAM ST U:84 \$615,000
 B: Samuel Han
 S: Brendan Wong
 Book/Page: 83613/515, Date: 12/20/24
 Mtg: Nationstar Mtg \$492,000
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$318,000 (06/14)

36 WESMUR RD \$550,000
 B: Diana L Ayala & Alvaro D Sanchez
 S: First Bap Chrch Of Malde
 Book/Page: 83607/139, Date: 12/20/24
 Mtg: Fall River Five Cents \$522,500
 Term: 2055
 Use: Religious Property, Lot: 4199sf

1-3 WILBUR ST \$778,000
 B: Frazilie Vernet & Delivrance S Louis
 S: Wilberd Vincent
 Book/Page: 83601/529, Date: 12/19/24
 Mtg: Cross Country Mtg Inc \$738,905
 Term: 2055
 Use: 2-Family Mlti-Unt Bldg, Lot: 4940sf
 Prior Sale: \$157,000 (05/97)

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**

28-A BLAISWOOD AVE..... \$665,000
 B: Carlos D Matos & Ruth E Frias
 S: Shihao Zhong
 Book/Page: 83591/405, Date: 12/17/24
 Mtg: M&T Bank NA \$631,750
 Term: 2055 Rate: 5.5% Type: Adj
 Use: 4 Bdrm Conventional, Lot: 10000sf
 Prior Sale: \$380,000 (08/17)

190 BOLTON ST U:6 \$225,000
 B: Marcelo Menezes & Fabiana Menezes
 S: Robert P Millian Jr Ft & Robert P Millian 3rd
 Book/Page: 83606/55, Date: 12/19/24
 Mtg: Menezes Re Enterprise \$225,000
 Term: 2026
 Use: 2 Bdrm Condo

110 BOSTON POST RD E U:4 \$200,000
 B: Marcos Z Magalhaes & Meire D Barbalho
 S: Michael Johnson & Jessie Lo
 Book/Page: 83613/454, Date: 12/20/24
 Use: 1 Bdrm Condo
 Prior Sale: \$115,000 (05/17)

392 FARM RD \$780,000
 B: Katherine A Thlang & Thearyna S Thlang
 S: Bigham Joan Marie Est & Susan E Bigham
 Book/Page: 83615/37, Date: 12/20/24
 Mtg: Mortgage Research Ctr \$780,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 12936sf
 Prior Sale: \$461,500 (09/07)

170 HUDSON ST \$600,000
 B: Sarah G Oliveira & Leandro Alcantara
 S: Dana J Lupo
 Book/Page: 83586/515, Date: 12/16/24
 Mtg: Radius Financial Grp \$450,000
 Term: 2055
 Use: 3 Bdrm Conventional, Lot: 30205sf

27 JEFFERSON ST U:103 \$599,900
 B: Robert F Doolin & Jill Doolin
 S: 27 Jefferson LLC
 Book/Page: 83611/164, Date: 12/20/24
 Mtg: BankESB \$479,900
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo

97 LAKESHORE DR..... \$860,000
 B: Jeffrey Campbell & Joanne M Campbell
 S: Heather A Allen & Mark S Allen
 Book/Page: 83603/26, Date: 12/19/24
 Mtg: Cardinal Fncl Co LP \$246,600
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 5750sf
 Prior Sale: \$325,000 (01/11)

28 LILAC CIR U:28..... \$540,000
 B: Olena Karpil & Ghennadi Gargalic
 S: Yulun Zhang
 Book/Page: 83601/582, Date: 12/19/24
 Mtg: Superior Funding Corp \$390,000
 Term: 2055
 Use: 3 Bdrm Condo
 Prior Sale: \$141,810 (08/95)

168 MILL ST S..... \$490,000
 B: 433 & 525 Maple LLC
 S: Wendy K Courtney
 Book/Page: 83608/234, Date: 12/20/24
 Use: 3 Bdrm Conventional, Lot: 25473sf

42 RINGOLD ST \$420,000
 B: Daniel Mulherin & Jacob Mulherin
 S: Gordon A Keir
 Book/Page: 83608/303, Date: 12/20/24
 Mtg: Radius Financial Grp \$412,392
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 5999sf
 Prior Sale: \$295,000 (12/02)

8 WHITELOCK DR..... \$592,000
 B: Kenneth K Gray & Anne M Gray
 S: Michael R Oconnell & Villa G Klgygs
 Book/Page: 83603/81, Date: 12/19/24
 Use: 3 Bdrm Ranch, Lot: 11161sf
 Prior Sale: \$337,600 (12/05)

47 WOODCOCK LN \$670,000
 B: Brutus Carpentry Design I
 S: Peter Piantidosi
 Book/Page: 83614/281, Date: 12/20/24
 Mtg: Cc Reit Sub II Llc \$671,000
 Use: 4 Bdrm Contemporary, Lot: 45738sf
 Prior Sale: \$500,000 (11/24)

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**

12 APPLE RDG U:3 \$455,000
 B: Janet A Gilfeather
 S: Jane W Phelps
 Book/Page: 83587/304, Date: 12/16/24
 Mtg: Middlesex Svgs Bk \$355,000
 Term: 2055
 Use: 2 Bdrm Condo

8 DRISCOLL AVE \$550,000
 B: Marion Fercent & Ernesto V Franco
 S: Mchugh Robert L Est & Lauri P Mchugh
 Book/Page: 83591/338, Date: 12/17/24
 Mtg: E Cambridge Svgs Bk \$440,000
 Term: 2055
 Use: 2 Bdrm Cape Cod, Lot: 14985sf

216 MAIN ST U:C1 \$693,800
 B: Rohith Viswanathan & Priyanka Kathiresan
 S: Jane Audrey-Neuhauser, Tr for Jane Audrey-Neuhauser Rt
 Book/Page: 83601/109, Date: 12/19/24
 Mtg: Leader Bank NA \$520,350
 Term: 2055
 Use: 3 Bdrm Condo
 Prior Sale: \$395,000 (11/16)

3 PERCIVAL ST U:3 \$565,000
 B: Adam Dufault
 S: Rk Development Llp
 Book/Page: 83592/300, Date: 12/17/24
 Mtg: Citizens Bank \$536,750
 Term: 2055
 Use: Condo

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**

9 ADAMS CIR \$1,140,000
 B: Carissa L Young & Andrew D Zucker
 S: Ilene S Lerner
 Book/Page: 83588/122, Date: 12/16/24
 Mtg: Berkshire Bank \$912,000
 Term: 2055
 Use: 3 Bdrm Contemporary, Lot: 11033sf
 Prior Sale: \$650,000 (07/14)

162 GRANT AVE U:162..... \$585,000
 B: Kirsten Mclellan
 S: Brian J Short
 Book/Page: 83607/431, Date: 12/20/24
 Mtg: Inst Svgs Newburyport \$468,000
 Term: 2055
 Use: 3 Bdrm Condo

46 LAWRENCE ST \$1,125,000
 B: James M Casey
 S: Clemeno Paul Vincent Est & Camille P Mendoza
 Book/Page: 83612/161, Date: 12/20/24
 Mtg: Leader Bank NA \$787,500
 Term: 2055
 Use: 3-Family Family Flat, Lot: 4780sf
 Prior Sale: \$203,000 (11/96)

33 LUND RD \$620,000
 B: Barah Chhib
 S: Patricia E Polaski
 Book/Page: 83613/115, Date: 12/20/24
 Mtg: First Natl Bk \$496,000
 Term: 2055
 Use: 2 Bdrm Bngl/Cottage, Lot: 4767sf

108 MAGOUN AVE \$600,000
 B: Ronald R Repetto & Michelle Repetto
 S: Ronald R Repetto, Tr for Repetto T
 Book/Page: 83593/513, Date: 12/17/24
 Use: 2-Family Two Family, Lot: 7200sf

168 MAIN ST \$990,000
 B: Steven Miller & Swapnil Gupta
 S: 37 Morse Street LLC
 Book/Page: 83595/429, Date: 12/18/24
 Mtg: Leader Bank NA \$999,200
 Term: 2055 Rate: 6.0% Type: Adj
 Use: Condo

146 N MAIN ST..... \$840,000
 B: Friedman Holdings LLC
 S: Alan Kawadler & Lynn B Kawadler
 Book/Page: 83589/295, Date: 12/16/24
 Mtg: Village Bank \$546,000
 Use: 2-Family Old Style, Lot: 14810sf

20 OTIS ST \$1,200,000
 B: William Horn
 S: Danielle Stark & Timothy Stark
 Book/Page: 83604/178, Date: 12/19/24
 Mtg: Salem Five Mtg Co \$960,000
 Term: 2055 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Conventional, Lot: 8400sf
 Prior Sale: \$1,070,000 (01/21)

30 REVERE BEACH PKWY U:107..... \$405,000
 B: Michael E Mccenamay & Parul Kapoor
 S: Maria Tantoulos
 Book/Page: 83598/593, Date: 12/18/24
 Mtg: Bank of Easton \$280,000
 Term: 2050
 Use: 1 Bdrm Condo
 Prior Sale: \$78,500 (05/95)

15 ROCK HILL ST \$1,300,000
 B: Katherine A Bender & Claire Barnes
 S: Paul M Richard & Samantha C Richard
 Book/Page: 83584/544, Date: 12/16/24
 Mtg: Cross Country Mtg Inc \$800,000
 Term: 2055
 Use: 7 Bdrm Colonial, Lot: 7244sf
 Prior Sale: \$750,000 (04/20)

26 ROCKWELL AVE \$722,000
 B: Ezy Street Four LLC
 S: Ronald Oreto
 Book/Page: 83599/330, Date: 12/18/24
 Mtg: Loan Funder LLC \$798,000
 Use: 2-Family Two Family, Lot: 3045sf
 Prior Sale: \$314,000 (07/04)

100 STATION LNDG U:1003 \$660,000
 B: Yulan Davidson & Chih K Lee
 S: Harrison Hong
 Book/Page: 83613/177, Date: 12/20/24
 Use: 1 Bdrm Condo
 Prior Sale: \$410,000 (06/10)

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**

39 BOTOLPH ST..... \$1,325,000
 B: Emory M Petrack, Tr for Sammy A Greenspan T
 S: Jeffrey B Becker & Elizabeth D Becker
 Book/Page: 83597/528, Date: 12/18/24
 Use: 5 Bdrm Old Style, Lot: 9413sf
 Prior Sale: \$660,000 (07/15)

39 DEXTER RD \$792,500
 B: Madoud Sharikzadeh & Maryam Kazemi
 S: Ralph L Moore Jr
 Doc#: 00000001969089, Date: 12/17/24
 Mtg: Leader Bank NA \$634,000
 Term: 2055
 Use: 1 Bdrm Cape Cod, Lot: 15102sf

752 FRANKLIN ST \$1,200,000
 B: Kelly Lynch & David Lynch
 S: Ngoc A Goldstein & Joshua Goldstein
 Book/Page: 83588/587, Date: 12/16/24
 Mtg: Guaranteed Rate Inc \$900,000
 Term: 2055
 Use: 2-Family Conventional, Lot: 7723sf
 Prior Sale: \$967,500 (06/21)

64 FROST AVE \$1,175,000
 B: Kyle K Mccrobie & Rachel J Mccrobie
 S: Jason Scaduto
 Book/Page: 83613/460, Date: 12/20/24
 Mtg: Cross Country Mtg Inc \$940,000
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 8625sf
 Prior Sale: \$575,000 (06/24)

68 LAUREL ST \$740,000
 B: Brianna Beaumont & Ryan Jacobson
 S: Barbara E Kant
 Book/Page: 83608/429, Date: 12/20/24
 Mtg: Leader Bank NA \$555,000
 Term: 2055
 Use: 4 Bdrm Old Style, Lot: 8651sf

49 MELROSE ST U:1H \$462,000
 B: Mark Waksmonski
 S: Alexandria D Pearson, Tr for 49 Melrose Pearson Rt
 Book/Page: 83604/535, Date: 12/19/24
 Mtg: Metro Credit Union \$392,700
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$234,500 (01/10)

15 SCHOOL ST..... \$1,165,000
 B: Daniel Bowers
 S: Jeffery Sanders & Laura Blaszak
 Book/Page: 83592/240, Date: 12/17/24
 Use: 3 Bdrm Gambrel, Lot: 8403sf
 Prior Sale: \$530,000 (12/14)

31 SUNSET RD \$930,000
 B: Benjamin Berg & Caroline C Berg
 S: Kenneth P Oshesa & Linda Giesecke
 Book/Page: 83607/466, Date: 12/20/24
 Mtg: William Raveis Mtg Co \$744,000
 Term: 2055
 Use: 3 Bdrm Garrison, Lot: 6682sf
 Prior Sale: \$220,000 (07/96)

401 WASHINGTON ST \$710,000
 B: Alice O Berners-Lee & Althea R Berners-Lee
 S: Richard W Jones
 Book/Page: 83604/30, Date: 12/19/24
 Mtg: Guaranteed Rate Inc \$415,000
 Term: 2055
 Use: 3 Bdrm Garrison, Lot: 7545sf

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**

184 E CENTRAL ST U:184 \$825,000
 B: Xiaochen Guo
 S: Barbara J Castoldi & Robert Murphy
 Book/Page: 83603/351, Date: 12/19/24
 Mtg: Members Mtg Co Inc \$500,000
 Term: 2055 Rate: 5.4% Type: Adj
 Use: 3 Bdrm Condo

106 GLEN ST \$2,700,000
 B: Winthrop Bergstrom & Christy Bergstrom
 S: 106 Glen LLC
 Doc#: 00000001969142, Date: 12/18/24
 Use: Residential Developable Land, Lot: 65906sf
 Prior Sale: \$650,000 (06/23)

37 MORSE ST U:A \$1,249,000
 B: Steven Miller & Swapnil Gupta
 S: 37 Morse Street LLC
 Book/Page: 83595/429, Date: 12/18/24
 Mtg: Leader Bank NA \$999,200
 Term: 2055 Rate: 6.0% Type: Adj
 Use: Condo

146 N MAIN ST..... \$840,000
 B: Friedman Holdings LLC
 S: Alan Kawadler & Lynn B Kawadler
 Book/Page: 83589/295, Date: 12/16/24
 Mtg: Village Bank \$546,000
 Use: 2-Family Old Style, Lot: 14810sf

4 NANCY RD \$840,000
 B: Sanaa A Jabar
 S: Thanh T Do, Tr for Do Ft
 Book/Page: 83587/98, Date: 12/16/24
 Mtg: Digital FCU \$691,739
 Term: 2055
 Use: 5 Bdrm Gambrel, Lot: 23745sf
 Prior Sale: \$590,000 (12/18)

7 PLEASANTVIEW RD..... \$410,000
 B: Egs & Sge LLC
 S: N&C Christie LLC
 Book/Page: 83592/130, Date: 12/17/24
 Mtg: Assarian Rassi Enterp \$560,000
 Term: 2026
 Use: 2 Bdrm Bngl/Cottage, Lot: 6499sf

3 ROBINHOOD RD \$935,000
 B: Nathan L Hebert & Alison M Heuser
 S: Gabriel E Bohorquez & Alana M Gallego
 Book/Page: 83597/546, Date: 12/18/24
 Mtg: Leader Bank NA \$841,500
 Term: 2055 Rate: 6.3% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 10916sf
 Prior Sale: \$585,000 (09/19)

30 SHERMAN ST U:20A..... \$1,149,000
 B: Alexander K Pickett & Gwendolyn C Koch
 S: Michael G Mabardy, Tr for 30 Sherman Street Rt
 Book/Page: 83611/328, Date: 12/20/24
 Use: Condo

25 W CENTRAL ST \$625,000
 B: 25 Central LLC
 S: William F Kourits
 Book/Page: 83592/453, Date: 12/17/24
 Mtg: Nicholas Davos \$600,000
 Use: Mixed Use-Prim Res & Comm, Lot: 10158sf
 Prior Sale: \$347,500 (02/21)

6 WALNUT AVE..... \$910,000
 B: David Decelles & Darcy Lewis
 S: James Ade
 Book/Page: 83588/178, Date: 12/16/24
 Use: 4 Bdrm Split Level, Lot: 8799sf
 Prior Sale: \$385,000 (06/03)

3 WYNDEMERE LN \$2,300,000
 B: Michael Vignone & Alyssa Vignone
 S: Trask Inc
 Book/Page: 83609/329, Date: 12/20/24
 Mtg: Citibank Na \$1,955,000
 Term: 2055
 Use: Residential Developable Land, Lot: 26010sf

5 WYNDEMERE LN \$2,310,000
 B: Jonathan E Kazanovicz & Elise T Hanaoka
 S: Trask Inc
 Book/Page: 83604/218, Date: 12/19/24
 Mtg: M&T Bank NA \$1,963,500
 Term: 2055 Rate: 6.0% Type: Adj
 Use: Residential Developable Land, Lot: 27809sf

Newton
MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	436	455

MIDDLESEX REGISTRY

continued

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**

- 5 JAMES MILLEN RD** **\$1,965,000**
B: Laura Rancourt & Michael Rancourt
S: Nina Previte
Book/Page: 83597/268, Date: 12/18/24
Mtg: Salem Five Mtg Co \$1,465,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Colonial, Lot: 43386sf
Prior Sale: \$799,750 (01/13)
- 19 PARK ST** **\$905,000**
B: Izabela L Alpino
S: Builders LLC
Doc#: 00000001969058, Date: 12/17/24
Mtg: United Wholesale Mtg \$724,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 21344sf
Prior Sale: \$400,000 (03/24)
- 5 SUNSET AVE** **\$825,000**
B: Sochana Paudel & Santosh Neaupane
S: Zelma Greenstein, Tr for Louis Greenstein Lt
Book/Page: 83601/32, Date: 12/19/24
Mtg: Reading Cp Bk \$660,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
- 28 WESTWARD CIR** **\$1,650,000**
B: Srbui Seferian, Tr for Srbui Seferian 2021 RET
S: Carol A Cidlevicz, Tr for 28 Westward Circle Rt
Book/Page: 83588/308, Date: 12/16/24
Mtg: Movement Mtg LLC \$1,320,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Ranch, Lot: 61942sf
Prior Sale: \$575,000 (05/01)

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**

- 96 EAST ST** **\$221,139**
B: Steven D Coyle
S: Laura C Coyle
Book/Page: 83591/120, Date: 12/17/24
Mtg: Service Credit Union \$332,500
Term: 2055 Rate: 5.6% Type: Adj
Use: 3 Bdrm Split Entry, Lot: 49223sf
Prior Sale: \$215,000 (11/00)
- 90 HARBOR ST** **\$577,000**
B: Heather M Campbell
S: Joshua Nicolet & Maria Nicolet
Book/Page: 83603/279, Date: 12/19/24
Mtg: Fairway Ind Mtg \$257,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 90496sf
Prior Sale: \$204,900 (06/12)
- 113 NASHUA RD** **\$350,000**
B: Sickboy Hemes LLC
S: New Res Mortgage Loan T & Citi Bank Na Tr
Book/Page: 83594/105, Date: 12/17/24
Use: 4 Bdrm Colonial, Lot: 80873sf
Prior Sale: \$529,980 (11/24)
- 7 TOWNSEND ST U:8** **\$350,000**
B: Sarah David & Dale Wilkins
S: Ramm Re Investment LLC
Book/Page: 83613/191, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$339,500
Term: 2055
Use: Condo
- 120 TOWNSEND ST** **\$300,000**
B: Howard S Baker, Tr for 367 Thr RET
S: Miller Estella G Est & Nick L Parker
Book/Page: 83586/239, Date: 12/16/24
Use: 2-Family Townhouse, Lot: 47916sf

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 BAINBRIDGE RD** **\$1,068,000**
B: Matthew Stypulkoski & Emily Hustus
S: Richard Bova Jr
Book/Page: 83597/583, Date: 12/18/24
Mtg: Inst Svgs Newburyport \$768,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 20090sf
Prior Sale: \$575,000 (05/24)
- 908 GAZEBO CIR U:908** **\$553,000**
B: Weiwei Yang
S: Eleanor M Cosgrove
Book/Page: 83613/77, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$250,000
Term: 2040
Use: 2 Bdrm Condo
Prior Sale: \$300,000 (08/13)
- 5 GREENWOOD RD** **\$875,000**
B: Thomas F Plano & Kathryn M Sarullo
S: Nancy Drane, Tr for Joan M Drane T
Book/Page: 83603/440, Date: 12/19/24
Mtg: Matthew T Plano Tr \$743,750
Use: 3 Bdrm Ranch, Lot: 18639sf
- 156 MAIN ST** **\$100,000**
B: Sil-Read Realty LLC
S: 156 Main Street LLC
Book/Page: 83586/189, Date: 12/16/24
Use: Mixed Use-Prim Comm & Resd, Lot: 42698sf
Prior Sale: \$1,500,000 (12/09)
- 1165 MAIN ST** **\$818,400**
B: Opendoor Property J LLC
S: Mufajjal Bhagat & Shireen Mullahithawala
Book/Page: 83610/595, Date: 12/20/24
Use: 4 Bdrm Cape Cod, Lot: 15555sf
Prior Sale: \$455,786 (10/12)
- 442 PEARL ST** **\$767,500**
B: Xiao Y Li
S: Linda Grant Haynes, Tr for Eloisa M Grant T
Book/Page: 83586/405, Date: 12/16/24
Mtg: OCMBC Inc \$537,250
Term: 2055
Use: 4 Bdrm Ranch, Lot: 21296sf
- 8 SANBORN ST U:4006** **\$725,000**
B: Naomi Leiseroff & Van Wallach
S: Nancy A Minichiello, Tr for Nancy A Minichiello T
Book/Page: 83587/29, Date: 12/16/24
Use: 2 Bdrm Condo
- 2 SUMMER AVE U:34** **\$385,000**
B: Jennie Lacolla
S: Alexandra Drakoulas
Book/Page: 83598/333, Date: 12/18/24
Use: Condo

- 462 SUMMER AVE** **\$751,300**
B: Dillon Patterson & Alexandria Patterson
S: Susan A White, Tr for Emma G White T
Book/Page: 83609/14, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$700,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 19672sf
Prior Sale: \$590,000 (10/18)

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**

- 17 EVERETT ST** **\$885,000**
B: Joseph Danz & Caitlin Danz
S: Edward Paturzo
Doc#: 00000001969328, Date: 12/20/24
Mtg: Rockland Tr Co \$708,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 106722sf
Prior Sale: \$600,000 (01/24)
- 156 NASON HILL RD** **\$2,150,000**
B: Darren M Evanchuk & Courtney M Evanchuk
S: 7 Hill Builders LLC
Book/Page: 83597/189, Date: 12/18/24
Mtg: Cross Country Mtg Inc \$1,100,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 149411sf

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**

- 168 AYER RD U:F** **\$270,000**
B: Jocelyn Harris
S: Jennie Guerard
Book/Page: 83600/150, Date: 12/18/24
Mtg: Evolve B&T \$243,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$137,950 (02/17)
- 24 LANCASTER RD** **\$562,000**
B: Patrick D Burke & Lynn M Burke
S: Natalie A Brown
Book/Page: 83605/215, Date: 12/19/24
Mtg: Athol Savings Bk \$550,000
Use: 2-Family Townhouse, Lot: 14810sf
- LITTLE TURNPIKE RD** **\$10,000**
B: Shirley Town Of
S: Farrar Raymond Howard Est & Heather Bell
Book/Page: 83601/362, Date: 12/19/24
- 79 WHITNEY RD** **\$580,000**
B: Robyn Tjornhom & Ian Tjornhom
S: Pamela A Toy
Book/Page: 83611/509, Date: 12/20/24
Mtg: Evolve B&T \$464,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 130680sf
Prior Sale: \$158,000 (04/97)

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**

- 10 ALSTON ST** **\$150,000**
B: Sinotrust Holdings LLC
S: Benedict A Diceglio
Doc#: 00000001969053, Date: 12/17/24
Use: Accessory Land Improved, Lot: 2400sf
- 17 CROCKER ST U:2** **\$1,130,000**
B: Marco Castillo
S: 17 Crocker LLC
Book/Page: 83608/4, Date: 12/20/24
Mtg: Bay Equity LLC \$734,500
Term: 2045
Use: Condo
- 25 GREENE ST** **\$1,122,000**
B: 70 Hume LLC
S: Robert Desimone & Chen C Gong
Book/Page: 83592/290, Date: 12/17/24
Use: 2-Family Two Family, Lot: 1640sf
Prior Sale: \$685,000 (05/13)
- 91 HEATH ST** **\$640,000**
B: Christopher A Sirmard & Elizabeth A Williams
S: Kristen Poor & Fred Poor
Book/Page: 83589/560, Date: 12/16/24
Mtg: Nationstar Mtg \$544,000
Term: 2055
Use: 3 Bdrm Cottage, Lot: 1987sf
Prior Sale: \$385,000 (07/15)
- 49 HIGH ST** **\$1,130,000**
B: Shlomo Geva & Marcela Schreiber-Geva
S: Carmina Antetomaso RET & Damian Antetomaso Jr
Book/Page: 83606/403, Date: 12/19/24
Mtg: Superior Funding Corp \$847,500
Term: 2055
Use: 2-Family Decker, Lot: 3800sf
Prior Sale: \$160,000 (09/93)
- 13 HILLSIDE PARK** **\$1,550,000**
B: 9 Hillside Park LLC
S: John J McDonnell, Tr for 13 Hillside Park Irt
Book/Page: 83591/558, Date: 12/17/24
Mtg: Winchester Cp Bk \$3,325,000
- 39 MURDOCK ST U:1** **\$975,000**
B: Ephesus LLC
S: Benjamin L Kohn, Tr for Kohn-Olsen Ft
Book/Page: 83589/182, Date: 12/16/24
Use: 4 Bdrm Condo
Prior Sale: \$1,299,000 (07/22)
- 58 MYRTLE ST** **\$575,000**
B: Bartlett Development LLC
S: Linda J Keene
Book/Page: 83601/192, Date: 12/19/24
Use: 2-Family Two Family, Lot: 5016sf
Prior Sale: \$105,000 (10/94)
- 89 MYRTLE ST U:2** **\$1,060,000**
B: Brian Short & Cassandra Reamer
S: Jillian Petrillo & Daniel C Petrillo
Book/Page: 83608/517, Date: 12/20/24
Mtg: Dedham Inst for Svgs \$901,000
Term: 2055 Rate: 6.1% Type: Adj
Use: Condo
- 527 MYSTIC VALLEY PKWY U:529** **\$1,070,000**
B: Connor Stokes & Bing-Jean J Chen
S: Joel Epstein & Mary A Sullivan
Doc#: 00000001969023, Date: 12/16/24
Mtg: Leader Bank NA \$780,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Condo

- 6 PEARL ST U:8** **\$2,540,000**
B: Lei Feng, Tr for Shirley Lei Feng Ft
S: Pearl St Residences LLC
Book/Page: 83613/585, Date: 12/20/24
Use: Condo
- 49 PUTNAM ST U:2** **\$885,000**
B: Emma G Alterman & Nicolas E Thouyignon
S: Kellie Carter
Book/Page: 83613/324, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$619,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$449,000 (09/12)
- 28 QUINCY ST** **\$1,224,000**
B: Sisia Daglian & Marcelo T Hernandez
S: Sousa Va Manuela Est & Jaime M Desousa
Book/Page: 83594/117, Date: 12/17/24
Mtg: Eastern Bank \$856,800
Term: 2055 Rate: 7.0% Type: Adj
Use: 2-Family Two Family, Lot: 3240sf
- 37 TEELE AVE U:2** **\$1,435,000**
B: Arielle J Medford & Diego Ubiera
S: Estia Properties LLC
Book/Page: 83596/317, Date: 12/18/24
Mtg: Guaranteed Rate Affin \$1,076,250
Term: 2055 Rate: 6.3% Type: Adj
Use: Condo
- 29 TRULL ST** **\$1,050,000**
B: Robert Platt
S: Stephen Scribner, Tr for 27-29 Trull Street Rt
Book/Page: 83606/363, Date: 12/19/24
Mtg: Merrimack Valley CU \$787,500
Term: 2055 Rate: 6.4% Type: Adj
Use: 2-Family Two Family, Lot: 2772sf
Prior Sale: \$475,000 (07/05)
- 6 WHEATLAND ST** **\$1,050,000**
B: Npo Properties LLC
S: John A Christopher & Peter M Christopher
Book/Page: 83601/285, Date: 12/19/24
Mtg: E Cambridge Svgs Bk \$1,502,500
Use: 2-Family Two Family, Lot: 4250sf

- 6 WHEATLAND ST** **\$1,050,000**
B: Npo Properties LLC
S: John A Christopher & Peter M Christopher
Book/Page: 83601/285, Date: 12/19/24
Mtg: E Cambridge Svgs Bk \$1,502,500
Use: 2-Family Two Family, Lot: 4250sf

- 6 WHEATLAND ST** **\$1,050,000**
B: Npo Properties LLC
S: John A Christopher & Peter M Christopher
Book/Page: 83601/285, Date: 12/19/24
Mtg: E Cambridge Svgs Bk \$1,502,500
Use: 2-Family Two Family, Lot: 4250sf

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**

- 22 DRURY LN** **\$677,000**
B: Kimberly J Kuda
S: Pauline L Engler, Tr for Edward J Newton Irt
Book/Page: 83610/227, Date: 12/20/24
Mtg: Rocket Mortgage LLC \$507,750
Term: 2055
Use: 2 Bdrm Ranch, Lot: 9871sf
Prior Sale: \$540,000 (01/20)
- 27 EVANS RD** **\$637,500**
B: Rvg Properties LLC
S: Weegens Fidelia & Esther Fidelia
Book/Page: 83592/335, Date: 12/17/24
Use: 3 Bdrm Ranch, Lot: 11631sf
Prior Sale: \$392,000 (07/13)
- 207 FRANKLIN ST** **\$535,000**
B: Aditi Jain
S: Dorothy S Minghella
Book/Page: 83610/317, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$321,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 3202sf
- 3 MARBLE ST** **\$47,400,000**
B: Oie Investment LLC
S: Rvg Properties LLC
Book/Page: 83590/461, Date: 12/17/24
Mtg: Salem FiveCts Svgs Bk \$237,000
Use: Retail-Service, Lot: 3149sf
Prior Sale: \$125,000 (12/16)
- 14 ROWE HILL RD** **\$565,000**
B: Dewinton -Strom LLC
S: David Day, Tr for Day Ft
Doc#: 00000001969195, Date: 12/19/24
Mtg: Equity Trust Co \$565,000
Use: 3 Bdrm Old Style, Lot: 10219sf
- 67 SPRING ST** **\$753,000**
B: Yiywen Zhen
S: Carmela K Lanteri-Ryan
Book/Page: 83615/68, Date: 12/20/24
Mtg: AmWest Funding Corp \$353,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6286sf
Prior Sale: \$525,000 (05/15)
- 34 WAVERLY ST** **\$630,000**
B: Peter Edwards & Alexandra Pacor
S: Wayne A Giuliano & Michael J Curran
Book/Page: 83599/64, Date: 12/18/24
Mtg: New Fed Mtg Corp \$504,000
Term: 2055
Use: 1 Bdrm Bngl/Cottage, Lot: 11935sf
Prior Sale: \$158,500 (10/98)

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**

- 35 MILITIA CIR** **\$889,900**
B: Anahita Karimi
S: Jean E Caviness & Alan R Caviness
Book/Page: 83592/222, Date: 12/17/24
Use: 3 Bdrm Cape Cod, Lot: 261360sf
Prior Sale: \$161,125 (11/91)
- 7 NO NAME RD** **\$727,000**
B: Simon Semakov & Tatyana Semakova
S: Nicholas Mccarthy
Book/Page: 83599/232, Date: 12/18/24
Mtg: Rocket Mortgage LLC \$690,650
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 54450sf
Prior Sale: \$480,000 (01/17)

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**

- 46 FIELDSTONE FARM RD** **\$2,199,999**
B: Hong Xu & Juncheng Zhuang
S: Sallie E Charsky, Tr for Charsky Ft
Book/Page: 83602/32, Date: 12/19/24
Use: 4 Bdrm Colonial, Lot: 43920sf
Prior Sale: \$325,000 (10/00)
- 135 GREYSTONE LN** **\$1,750,000**
B: Lisa K Adams Lt & William J Adams Jr
S: William D Stevenson & Jacqueline C Stevenson
Book/Page: 83549/563, Date: 12/05/24
Mtg: JPMorgan Chase Bank \$1,400,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 270868sf
Prior Sale: \$1,750,000 (12/24)

- 17 LINCOLN LN** **\$2,668,000**
B: Huge Time Riv Machine LLC
S: Robert L Hanig
Book/Page: 83609/107, Date: 12/20/24
Use: 4 Bdrm Contemporary, Lot: 171115sf
Prior Sale: \$1,350,000 (07/14)
- 20 PINWOOD AVE** **\$610,000**
B: Muhammad M Khizar
S: Kathrene Valentine & Gabriel Decicco
Book/Page: 83587/221, Date: 12/16/24
Mtg: Pennymac Loan Service \$598,951
Term: 2055
Use: 2 Bdrm Colonial, Lot: 5000sf
Prior Sale: \$480,000 (02/21)
- 112 PURITAN LN** **\$1,000,000**
B: David Kaplan & Camilla M Kaplan
S: William M Johnson, Tr for W M & S H Johnson Ab Lt
Doc#: 00000001969333, Date: 12/20/24
Mtg: PCSB Bank \$800,000
Term: 2055
Use: 4 Bdrm Contemporary, Lot: 64393sf
- 42 VICTORIA RD** **\$1,539,999**
B: Yan Gu & Jun Hu
S: Jun Liu & Jiayi Li
Book/Page: 83610/49, Date: 12/20/24
Mtg: TD Bank NA \$1,077,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 42178sf
Prior Sale: \$1,100,000 (04/13)

- 106 HAYNES RD** **\$255,000**
B: Gail A Lucey, Tr for Lucey Ft
S: Jose E Mercado
Book/Page: 83587/372, Date: 12/16/24
Use: County/Municipality Property, Lot: 59242sf
- 25 SPAULDING ST** **\$500,000**
B: Christopher Condon
S: Gregory J Richardson & Sage M Clemetson
Book/Page: 83589/319, Date: 12/16/24
Mtg: TD Bank NA \$340,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 21244sf
Prior Sale: \$400,000 (11/21)

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**

- 106 HAYNES RD** **\$255,000**
B: Gail A Lucey, Tr for Lucey Ft
S: Jose E Mercado
Book/Page: 83587/372, Date: 12/16/24
Use: County/Municipality Property, Lot: 59242sf
- 25 SPAULDING ST** **\$500,000**
B: Christopher Condon
S: Gregory J Richardson & Sage M Clemetson
Book/Page: 83589/319, Date: 12/16/24
Mtg: TD Bank NA \$340,000
Term: 2055
Use: 3 Bdrm Split Entry, Lot: 21244sf
Prior Sale: \$400,000 (11/21)

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**

- 45 CHARLES ST** **\$985,000**
B: Andrew Metzgr & Jacquelyn Metzgr
S: Charles Wakefield LLC
Book/Page: 83594/64, Date: 12/17/24
Mtg: Rocket Mortgage LLC \$788,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 11286sf
Prior Sale: \$600,000 (12/23)
- 21 DRUID HILL AVE** **\$1,010,000**
B: Sujata J Karmacharya & Ujwal Karmacharya
S: Jacob L Edson & Stephanie L Edson
Book/Page: 83589/224, Date: 12/16/24
Mtg: T2 Financial LLC \$806,500
Term: 2055
Use: 3 Bdrm Colonial, Lot: 6495sf
Prior Sale: \$675,000 (09/18)
- 51 ELMCREST RD** **\$720,665**
B: Sylvanna Geha & George Balekji
S: June M Fahey, Tr for June M Fahey 1993 T
Doc#: 00

97 STANDISH RD.....	\$1,175,000
B: Nicholas Dellaneve & Reema Dellaneve S: Kathleen K Geraghty, Tr for Kathleen M Kelley RET Doc#: 000000001969231, Date: 12/19/24 Mtg: Guaranteed Rate Inc \$940,000 Term: 2055 Rate: 6.1% Type: Adj Use: 3 Bdrm Colonial, Lot: 6011sf	
151 SUMMER ST U:151.....	\$719,000
B: Amelia Mchugh & Richard T Pickering S: Stephen E Knoerr & Doretta M Knoerr Book/Page: 83598/474, Date: 12/18/24 Mtg: Guild Mortgage Co \$419,000 Term: 2055 Use: 2 Bdrm Condo, Lot: 11328sf Prior Sale: \$425,000 (12/13)	
50 WATERTOWN ST U:607.....	\$640,000
B: Rui Sun S: Christine Abrahamian Doc#: 000000001969020, Date: 12/16/24 Mtg: Guaranteed Rate Inc \$512,000 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$525,000 (12/23)	
23 WAVERLEY AVE U:23.....	\$1,037,400
B: Nicole P Greenhalgh S: David Jordan & Sarah K Jordan Book/Page: 83600/206, Date: 12/18/24 Mtg: Guaranteed Rate Inc \$829,920 Term: 2055 Use: 3 Bdrm Condo Prior Sale: \$860,000 (06/21)	

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

40 BOW RD.....	\$900,000
B: Timothy Palmer & Kiersten Anderson S: Philip Crean & Lam Nguyen Book/Page: 83588/185, Date: 12/16/24 Mtg: Bank of America NA \$400,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 16988sf Prior Sale: \$830,000 (10/23)	
163 CONCORD RD.....	\$878,000
B: Ninian Stein & Lauren Levine S: Daniel C Eng & Priscilla L Eng Book/Page: 83608/567, Date: 12/20/24 Use: 4 Bdrm Ranch, Lot: 60436sf Prior Sale: \$218,000 (06/92)	
1 LAUNCHER WAY U:1.....	\$859,000
B: Kameron K Clayton & Grace H Zebertavage S: Launcher Fund 1 LLC Book/Page: 83590/229, Date: 12/17/24 Mtg: Citizens Bank \$773,100 Term: 2055 Rate: 6.4% Type: Adj Use: 3 Bdrm Condo, Lot: 243936sf	
1302 MAGNOLIA DR U:1302.....	\$1,055,000
B: Jan Durgin, Tr for Jan Durgin T S: Lucille B Saks, Tr for Lucille B Saks 2007 RET Book/Page: 83587/474, Date: 12/16/24 Use: 2 Bdrm Condo Prior Sale: \$549,900 (07/99)	
100 OXBOW RD U:100.....	\$853,000
B: Daniel Chen & Qianqian Pan S: Launcher Fund 1 LLC Book/Page: 83589/509, Date: 12/20/24 Use: 3 Bdrm Condo	
156 PLAIN RD.....	\$700,000
B: Leslie A Vensel S: John P Megeoughjr RET & John P Megeough Jr Book/Page: 83586/26, Date: 12/16/24 Use: 3 Bdrm Conventional, Lot: 40946sf Prior Sale: \$1,112,300 (12/18)	

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

45 CLIFF RD.....	\$3,720,000
B: Belhan Chen S: Andrea M Weltman, Tr for Peace Rt Book/Page: 83588/296, Date: 12/16/24 Use: 5 Bdrm Colonial, Lot: 126647sf Prior Sale: \$2,000,000 (11/07)	
2 PEAKES LN U:2.....	\$1,825,000
B: David Cohen & Kristin Eisenhardt S: Vlg At Silver Hl Owner LL Book/Page: 83591/168, Date: 12/17/24 Mtg: Citizens Bank \$1,200,000 Term: 2055 Rate: 6.1% Type: Adj Use: 5 Bdrm Condo	
WELLESLEY ST.....	\$1,600,000
B: 153 Wellesley St LLC S: O Wellesley Street LLC Book/Page: 83613/557, Date: 12/20/24	
49 WESTCLIFF RD.....	\$3,800,000
B: Sarah Ryan-Glor S: Kelli A Adams, Tr for Glor 2007 lrt Book/Page: 83588/389, Date: 12/16/24 Use: 3 Bdrm Ranch, Lot: 73504sf Prior Sale: \$3,000,000 (08/18)	

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

7 ARDLEY RD.....	\$1,725,000
B: Jianmin Mao & Jing Zhang S: James B Harrington & Ann E Soisson Doc#: 000000001969153, Date: 12/18/24 Mtg: US Bank NA \$1,335,000 Term: 2055 Rate: 6.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 14580sf Prior Sale: \$262,000 (11/93)	
28 BELLEVUE AVE.....	\$850,000
B: Scott Custom Homes LLC S: William J Strazzullo, Tr for Strazzullo Home T Book/Page: 83587/215, Date: 12/16/24 Use: 3 Bdrm Colonial, Lot: 15198sf	
18 DIX ST.....	\$2,150,000
B: Catherine A Mcsweeney & Christopher Mcsweeney S: Susanne B Hafer & Zachary R Hafer Book/Page: 83597/328, Date: 12/18/24 Mtg: Winchester Cp Bk \$2,000,000 Term: 2054 Rate: 5.8% Type: Adj Use: 4 Bdrm Colonial, Lot: 13713sf Prior Sale: \$1,210,000 (09/13)	
25 HEMINGWAY ST.....	\$962,000
B: Sharad K Mittal & Mugdha Bansal S: Larosa Antonia Est & Lillian J Larosa Book/Page: 83598/414, Date: 12/18/24 Mtg: Cape Cod Cp Bk \$612,000 Term: 2055 Use: 2 Bdrm Cape Cod, Lot: 6564sf	

LORENA RD L:3.....	\$1,300,000
B: Vodia Networks Inc S: Stephen W Carpenter, Tr for Carpenter Rt Doc#: 000000001969295, Date: 12/20/24	
8 LORING CT.....	\$2,120,000
B: Shulian Shang & Qianhe Zhou S: Lochwan LLC Book/Page: 83604/349, Date: 12/19/24 Use: 4 Bdrm Colonial, Lot: 6512sf	
171 SWANTON ST U:16.....	\$773,000
B: Rongqiang Yang & Chunyan Zhang S: Pamela Mcaneny Book/Page: 83589/136, Date: 12/16/24 Mtg: East West Bank \$460,000 Term: 2055 Rate: 6.9% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$390,000 (06/08)	
19 WARREN ST.....	\$1,755,000
B: Dacheng Lin & Yanling Li S: Brock Campbell & Rachel Campbell Book/Page: 83567/324, Date: 12/10/24 Mtg: Guaranteed Rate Inc \$400,000 Term: 2040 Use: 3 Bdrm Colonial, Lot: 6024sf Prior Sale: \$1,755,000 (12/24)	
58 WEDGEMERE AVE.....	\$2,050,000
B: Mark Donnellan S: Jean M Martinelli, Tr for Jean M Martinelli RET Book/Page: 83609/151, Date: 12/20/24 Mtg: Winchester Cp Bk \$1,537,000 Use: 4 Bdrm Tudor, Lot: 14488sf	
15 WESTLAND AVE.....	\$1,000,000
B: 15 Westland Ave LLC S: David Possi, Tr for Possi Rt Book/Page: 83604/389, Date: 12/19/24 Mtg: Winchester Svgs Bk \$1,350,000 Use: 4 Bdrm Colonial, Lot: 7667sf	

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

25 ANNA RD.....	\$732,000
B: Shun Fan & Qing Xie S: Patricia H Heafey Doc#: 000000001969207, Date: 12/19/24 Use: 3 Bdrm Ranch, Lot: 13504sf	
27 ARLINGTON RD U:15.....	\$465,000
B: Michael F Hiscock S: Ramy Hana Book/Page: 83592/367, Date: 12/17/24 Mtg: Rocket Mortgage LLC \$165,000 Term: 2040 Use: 2 Bdrm Condo Prior Sale: \$204,000 (04/14)	
201 BEDFORD RD U:27.....	\$650,000
B: Steven Onorato S: John W Noble 5th & Lauren Gately Book/Page: 83593/308, Date: 12/17/24 Mtg: Members Mtg Co Inc \$568,750 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$475,000 (11/19)	
20 BERNARD RD.....	\$760,000
B: Matthew R Owens & Naomi C Owens S: Annmarie Dirusso-Sansons & Robert Sansons Book/Page: 83604/284, Date: 12/19/24 Mtg: Leader Bank NA \$510,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 24829sf Prior Sale: \$450,000 (04/06)	
2 BRANDT DR.....	\$815,000
B: Ramy Hana S: Daniel M Damico & Amy J Conti Book/Page: 83594/216, Date: 12/17/24 Mtg: Metro Credit Union \$280,000 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 16117sf Prior Sale: \$670,000 (02/24)	
16 CARROLL RD.....	\$680,000
B: Angela Merullo & Andrew W Gibbs Jr S: Alexander J Barat Doc#: 000000001969253, Date: 12/19/24 Mtg: Fall River Five Cents \$544,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 11326sf Prior Sale: \$490,000 (08/19)	
99 COMMERCE WAY.....	\$16,700,000
B: 99 & 103 Commerce Way Wob S: Sun Life Assurance Co Of Book/Page: 83607/102, Date: 12/20/24 Mtg: First Citizen B&T Co \$11,700,000 Use: Shopping Ctr/Mall, Lot: 108464sf Prior Sale: \$5,980,000 (01/07)	
103 COMMERCE WAY.....	\$16,700,000
B: 99 & 103 Commerce Way Wob S: Sun Life Assurance Co Of Book/Page: 83607/102, Date: 12/20/24 Mtg: First Citizen B&T Co \$11,700,000 Use: Shopping Ctr/Mall, Lot: 80586sf	
43 DERBY DR U:43.....	\$824,900
B: Ramine Hosseinian S: West Woburn Dev Corp Book/Page: 83603/138, Date: 12/19/24 Use: 2 Bdrm Condo	
33 GARDEN ST.....	\$605,000
B: Bruno D Gomes & Gisele M Flores S: Michelle A Johnson, Tr for Brian A Johnson 2022 T Book/Page: 83598/526, Date: 12/18/24 Mtg: First Natl Bk \$484,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 9148sf Prior Sale: \$240,000 (06/12)	
31 JAMES ST.....	\$900,000
B: Joseph Kim & Hyeheh Kim S: James J Mooney Jr & Paula M Mooney Book/Page: 83612/127, Date: 12/20/24 Mtg: General Mortgage Corp \$855,000 Term: 2055 Use: Residential-Multiple Bldgs, Lot: 7841sf	
102 PINE ST.....	\$672,000
B: Jeremy Burke & Kaitlin Burke S: Andrew J Mawn 3rd & Lisa Mawn Book/Page: 83613/388, Date: 12/16/24 Mtg: Go Mortgage Llc \$604,800 Term: 2055 Use: 3 Bdrm Colonial, Lot: 5227sf	
35 PROSPECT ST U:207.....	\$290,000
B: Laura G Smith S: Adam M Deboit Book/Page: 83610/136, Date: 12/20/24 Mtg: Berkshire Bank \$232,000 Term: 2055 Use: 1 Bdrm Condo Prior Sale: \$190,000 (04/18)	
420 WASHINGTON ST.....	\$4,755,000
B: Woburn Four LLC S: Woburn Four LLC Book/Page: 83589/290, Date: 12/16/24 Use: Auto Repair, Lot: 47045sf Prior Sale: \$22,660,000 (08/13)	

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 5TH WAY.....	\$1,700,000
B: Rokas Korsakas S: Grangrade Oscar B Est & Carlos Grandrade 3rd Book/Page: 1997/328, Date: 12/17/24 Use: 4 Bdrm Contemporary, Lot: 16988sf Prior Sale: \$390,000 (05/06)	
38 LOVERS LN.....	\$2,895,000
B: Hey Lover LLC S: Sara K Mccoy, Tr for Mccoy FT Book/Page: 1998/63, Date: 12/19/24 Mtg: Cape Cod Five Cent Bk \$2,026,500 Use: 2 Bdrm Cape Cod, Lot: 59242sf	
38-A LOVERS LN.....	\$2,895,000
B: Hey Lover LLC S: Sara K Mccoy, Tr for Mccoy FT Book/Page: 1998/63, Date: 12/19/24 Mtg: Cape Cod Five Cent Bk \$2,026,500	
14 NONANTUM AVE.....	\$1,400,000
B: Eagles Beach Nest LLC S: Matthew A Burke, Tr for Surfside Nt Book/Page: 1998/40, Date: 12/18/24 Use: Residential-Multiple Bldgs, Lot: 51836sf	
85 VESTAL ST.....	\$2,850,000
B: Vestal Nantucket LLC S: 85vs LLC Book/Page: 1998/104, Date: 12/19/24 Use: Residential Developable Land, Lot: 20038sf Prior Sale: \$2,050,000 (04/22)	
50 WAUWINET RD.....	\$3,300,000
B: Jill J Avery, Tr for Jill J Avery 2024 T S: Daniel R Omstead & Mary N Omstead Doc#: 00000000181275, Date: 12/19/24 Use: 3 Bdrm Colonial, Lot: 130680sf Prior Sale: \$1,200,000 (03/14)	

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

601 CRYSTAL WAY U:601.....	\$505,000
B: Gregory Mauldin S: Prashanth Gopal Book/Page: 42163/204, Date: 12/16/24 Use: 2 Bdrm Condo Prior Sale: \$278,000 (03/15)	
16 DOROTHY AVE.....	\$310,001
B: Mina A Gaber S: Cwabs Inc Asset 2007-2 & Bk Of Ny Mellon Tr Book/Page: 42169/492, Date: 12/19/24 Use: 2 Bdrm Ranch, Lot: 8999sf Prior Sale: \$320,000 (12/24)	
62 HORSESHOE DR.....	\$555,000
B: Shannon L Duncan & Scott E Leonard S: Nevena Disaia & Nicholas R Disaia Book/Page: 42164/278, Date: 12/16/24 Mtg: Guaranteed Rate Inc \$510,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 15939sf Prior Sale: \$397,500 (12/20)	
1603 OLD BRIDGE LN U:1603.....	\$500,000
B: Robert F Steffens & Robin A Zaia S: Lynda Corvi Book/Page: 42166/116, Date: 12/17/24 Use: 2 Bdrm Condo Prior Sale: \$280,000 (08/15)	
6 RESERVOIR DR.....	\$650,000
B: Mark T Rieudeau & Andrea Obrien S: Elizabeth A Vance Book/Page: 42169/91, Date: 12/18/24 Mtg: Sierra Pacific Mtg \$439,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 61202sf Prior Sale: \$345,000 (11/13)	
66 STEVEN RD.....	\$599,000
B: Kibaek Sung & Haena Lee S: Michael T Rice & Shuikee Rice Book/Page: 42162/222, Date: 12/16/24 Mtg: Navigant Credit Union \$479,200 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 31246sf Prior Sale: \$325,000 (09/09)	
266 THERESA RD.....	\$400,000
B: Joseph Robidoux S: Eugene L Desroches Book/Page: 42172/278, Date: 12/20/24 Mtg: Guild Mortgage Co \$340,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 10951sf	

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

192 ALLERTON COMMONS LN U:192..	\$520,000
B: Fong Lam S: Jonathan Barry, Tr for Barry Ventures Rt Book/Page: 42174/567, Date: 12/20/24 Mtg: Newrez LLC \$338,000 Term: 2055 Use: 2 Bdrm Condo Prior Sale: \$325,000 (11/24)	
291 ALLERTON COMMONS LN U:291..	\$375,000
B: Hektor Janika S: Janet T Lewis Book/Page: 42171/133, Date: 12/19/24 Use: 2 Bdrm Condo Prior Sale: \$129,000 (04/95)	
10 BEECHWOOD RD.....	\$450,000
B: Constitution Prop LLC S: Virginia M Mcdonnell Book/Page: 42163/96, Date: 12/16/24 Mtg: Wgg Trust \$495,000 Use: 4 Bdrm Colonial, Lot: 6978sf Prior Sale: \$240,000 (02/12)	
45 CALVIN ST.....	\$575,000
B: Dung Nguyen S: William A Cullen Jr & Mary A Cullen Book/Page: 42170/93, Date: 12/19/24 Use: 3 Bdrm Ranch, Lot: 19998sf	
501 COMMERCE DR U:3108.....	\$339,000
B: Kevin J Rooney S: Zhengjun Liu & Ruiyi Lei Book/Page: 42173/494, Date: 12/20/24 Mtg: Coastal Heritage Bank \$271,200 Term: 2055 Use: 1 Bdrm Condo Prior Sale: \$325,000 (03/22)	
115 LAWNVIEW DR.....	\$625,000
B: Richard Y Hui S: Joseph P Walsh & Denise M Walsh Book/Page: 42175/475, Date: 12/20/24 Mtg: Leader Bank NA \$400,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 10258sf	
39 MORRISON RD.....	\$540,000
B: Wu Zheng S: Barron Jr Carlton F Est & Carleton Hennion Book/Page: 42175/362, Date: 12/20/24 Use: 3 Bdrm Colonial, Lot: 5998sf	
10 ROYAL LAKE DR U:6.....	\$550,000
B: David J Ferber & Victoria Kittelsen S: Henry Li & Biqin Lin Book/Page: 42175/393, Date: 12/20/24 Use: 3 Bdrm Condo Prior Sale: \$424,000 (07/24)	
65 STANDISH AVE.....	\$620,000
B: Jeffrey Lai, Tr for Yennhi Tran S: Sean P Ryan & Juliane M Ryan Doc#: 000000001546060, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$496,000 Term: 2055 Use: 2 Bdrm Old Style, Lot: 7479sf Prior Sale: \$375,000 (01/15)	
1349 WASHINGTON ST.....	\$750,000
B: Alejandra Haza S: Burnoe LLC Book/Page: 42164/168, Date: 12/16/24 Mtg: Guaranteed Rate Inc \$300,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 6072sf Prior Sale: \$750,000 (12/24)	
1349 WASHINGTON ST.....	\$750,000
B: Alejandra Haza S: Burnoe LLC Doc#: 000000001546056, Date: 12/16/24 Mtg: Guaranteed Rate Inc \$300,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 6072sf Prior Sale: \$566,000 (04/24)	

Brookline

MARKET STATISTICS THROUGH NOVEMBER	YTD 2023	YTD 2024
Number of 1-Fam Sales	113	97
Median Price	\$2,258,888	\$2,300,000

NORFOLK REGISTRY continued

762 TURNPIKE ST \$650,000
B: Zaid Baara & Ekram Sakhta
S: Samantha Wood & Michael Marre
Book/Page: 42171/137, Date: 12/19/24
Mtg: 2004 380 LLC \$585,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 15000sf
Prior Sale: \$445,000 (06/20)

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

546 BEECHWOOD ST..... \$860,000
B: Linda Patti
S: Merle S Brown
Book/Page: 42165/134, Date: 12/16/24
Use: 1-Family Ranch, Lot: 31860sf

28 CEDAR ST..... \$1,625,000
B: Eric M Szendrey & Abigail E Clark
S: Michael Hartwick & Nicole Rideout
Book/Page: 42163/233, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$1,300,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 4 Bdrm Colonial, Lot: 61855sf
Prior Sale: \$1,525,875 (11/22)

66 JERUSALEM RD \$3,650,000
B: Joseph M Shikorsky & Gloria L Shikorsky
S: 66 Jerusalem Road LLC
Book/Page: 42171/24, Date: 12/19/24
Use: 5 Bdrm Contemporary, Lot: 20173sf
Prior Sale: \$3,700,000 (07/24)

57 JERUSALEM ROAD DR..... \$2,700,000
B: Silverleaf Holdings LLC
S: Jr Drive LLC
Book/Page: 42167/215, Date: 12/17/24
Use: 4 Bdrm Gambrel, Lot: 31150sf
Prior Sale: \$840,000 (12/20)

16 LOCUST RD..... \$905,000
B: Caroline Wasel & Matthew Wasel
S: Alexander Bergmann & Kristen Bergmann
Book/Page: 42169/192, Date: 12/18/24
Mtg: Morgan Stanley Privat \$678,750
Term: 2055
Use: 3 Bdrm Split Level, Lot: 27669sf
Prior Sale: \$615,000 (06/21)

49 MARGIN ST \$10,500,000
B: Michael E Scott, Tr for 49 Margin Street Rt
S: Gerald Butler & Judith Butler
Book/Page: 42165/505, Date: 12/17/24
Mtg: JPMorgan Chase Bank \$3,825,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 40 Bdrm Mansion, Lot: 409900sf
Prior Sale: \$12,500,000 (11/18)

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

62 AUTUMN LN \$1,149,999
B: James T Curtis & Christina G Curtis
S: Flynn Builders Inc
Book/Page: 42167/111, Date: 12/17/24
Mtg: Cambridge Svgs Bk \$800,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 7016sf
Prior Sale: \$445,000 (08/23)

58 BEECH ST \$798,500
B: Jack Brenneman & Tessa Wilson
S: Joshua M Kehoe & Renana G Kehoe
Book/Page: 42170/554, Date: 12/19/24
Mtg: Cross Country Mtg Inc \$598,875
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9916sf
Prior Sale: \$405,000 (02/16)

55 CHURCH ST \$825,000
B: Heaney Properties LLC
S: Norfolk & Dedham Fndtn In
Book/Page: 42165/182, Date: 12/17/24
Mtg: Dedham Inst for Svgs \$1,286,910
Use: Commercial Warehouse, Lot: 5791sf

1 DAVIE WAY..... \$1,244,900
B: Jiafeng Liu
S: Lawrence A Podolski & Michael A Podolski
Book/Page: 42175/430, Date: 12/20/24
Mtg: Nations Direct Mtg \$344,971
Term: 2055
Use: 5 Bdrm Cape Cod, Lot: 69621sf

103 MADISON ST \$720,000
B: Elizabeth Bernardin & Ethan Ladue
S: Dorothy A Folsom
Book/Page: 42174/305, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$647,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 6244sf

55 MOUNT VERNON ST \$821,000
B: Elizabeth Andrews & David Abraham
S: Ayelet Y Lipton & David Harris
Book/Page: 42167/46, Date: 12/17/24
Use: 4 Bdrm Conventional, Lot: 6269sf
Prior Sale: \$635,000 (09/21)

24 OAK TREE RD \$588,000
B: Kristine A Reed
S: Shaun Burns & Patrick McDonough
Doc#: 00000001546295, Date: 12/19/24
Mtg: Mega Cap Funding Inc \$558,600
Term: 2055
Use: 2 Bdrm Conventional, Lot: 3600sf
Prior Sale: \$465,000 (10/21)

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

12 GREENWOOD RD \$1,000,000
B: Bogdan Andresyuk & Anna Andresyuk
S: Weise Robert D Est & Linda Schatz
Doc#: 00000001546112, Date: 12/17/24
Mtg: Northpoint Mortgage \$600,000
Term: 2040
Use: 3 Bdrm Split Entry, Lot: 43560sf

97 MAIN ST \$1,800,000
B: Abby Conforti & Peter Conforti
S: Knowles Susanne M Est & Edward M Knowles
Book/Page: 42170/26, Date: 12/19/24
Use: 2 Bdrm Colonial, Lot: 84698sf

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

48 ALDEN ST..... \$750,000
B: Christopher Robery & Brianna Robery
S: Vincent H Riccio, Tr for Riccio RET
Book/Page: 42168/170, Date: 12/18/24
Mtg: Rockland Tr Co \$600,000
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: 21392sf
Prior Sale: \$379,900 (11/01)

26 BAKER ST..... \$750,000
B: Julie Dejesus
S: William K Harper, Tr for Tw Harper Ft
Book/Page: 42163/73, Date: 12/16/24
Mtg: Wrentham Cp Bk \$675,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 24440sf
Prior Sale: \$566,000 (07/19)

31 COCCASSET ST U:7 \$310,000
B: Meghan Driscoll
S: Tristyn Huet-Heart
Book/Page: 42167/175, Date: 12/17/24
Mtg: Rocket Mortgage LLC \$294,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$180,000 (07/20)

11 FOREST RD..... \$811,111
B: Ronald D Gorham Jr & Kaila M Bennett
S: Xi Forest LLC
Book/Page: 42175/366, Date: 12/20/24
Mtg: Radius Financial Grp \$729,900
Term: 2055
Use: 4 Bdrm Colonial, Lot: 43049sf
Prior Sale: \$552,000 (06/24)

20 GOODWIN DR \$580,000
B: Jake Development LLC
S: Nathaniel Holmes & Ryan Holmes
Book/Page: 42174/600, Date: 12/20/24
Mtg: Dedham Inst for Svgs \$1,035,000
Use: Residential Developable Land, Lot: 40402sf
Prior Sale: \$580,000 (11/24)

9 HOWARD AVE..... \$670,000
B: Matthew J Riportella & Mary E Riportella
S: Kevin P Obrien & Lauren B Obrien
Book/Page: 42175/268, Date: 12/20/24
Mtg: Workers Credit Union \$492,000
Term: 2055 Rate: 6.1% Type: Adj
Use: 4 Bdrm Conventional, Lot: 6942sf
Prior Sale: \$520,000 (10/20)

7 KATHY DR \$890,000
B: Corey Savini & Lana Savini
S: Kevin J Kelly & Kathleen V Kelly
Book/Page: 42174/245, Date: 12/20/24
Mtg: CMG Mortgage Inc \$712,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 101855sf
Prior Sale: \$250,425 (07/92)

5 THOMPSON RD..... \$1,265,000
B: Thomas Clancy & Lindsey Clancy
S: David H Oksman, Tr for 5 Thompson Road Rt
Book/Page: 42173/353, Date: 12/20/24
Mtg: Leader Bank NA \$759,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 40871sf
Prior Sale: \$135,000 (03/00)

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

13 BENJAMIN LANDING LN U:13..... \$405,000
B: Nathan J Colace & Olivia T Hill
S: David W Varjian & Christine C Varjian
Book/Page: 42171/63, Date: 12/19/24
Mtg: CMG Mortgage Inc \$364,500
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$75,000 (11/09)

7 BRIARWOOD RD..... \$680,000
B: Darla Pichoff
S: Michael J Barry, Tr for Donna J Russo T
Book/Page: 42168/537, Date: 12/18/24
Mtg: Navy FCU \$495,000
Term: 2055 Rate: 5.9% Type: Adj
Use: 2 Bdrm Cape Cod, Lot: 114476sf

14 CASSANDRA AVE U:14 \$630,000
B: Molly Rudell
S: William Ferstenfeld
Book/Page: 42168/200, Date: 12/18/24
Use: 2 Bdrm Condo
Prior Sale: \$610,000 (10/22)

2 CHERRYWOOD LN U:2..... \$500,000
B: Brian Murphy, Tr for Shamrock T
S: Paul G Murphy & Annette S Murphy
Book/Page: 42166/579, Date: 12/17/24
Use: 2 Bdrm Condo
Prior Sale: \$268,500 (03/01)

21 FORGE HILL RD \$4,041,269
B: 21 Forge HI Partners LLC
S: Trugreen Lp
Book/Page: 42169/77, Date: 12/18/24

5 GWYNNE RD \$590,000
B: Kevin R Nunes & Lindsey J Angione
S: Brian M Dolinski & Jennifer L Dolinski
Book/Page: 42170/121, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$531,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 15002sf
Prior Sale: \$200,000 (08/99)

22 HAWTHORNE VLG U:A..... \$520,000
B: Michael J Ferullo & Rachel J Ferullo
S: Kathleen L Hammond, Tr for Hammond Ft
Book/Page: 42166/223, Date: 12/17/24
Use: 2 Bdrm Condo
Prior Sale: \$143,900 (07/96)

839 LINCOLN ST \$495,000
B: Cameron Colwell & Emese Nemeth
S: Lucyna Griffin
Book/Page: 42163/289, Date: 12/16/24
Mtg: Needham Bk \$445,500
Term: 2065 Rate: 6.4% Type: Adj
Use: 3 Bdrm Ranch, Lot: 22076sf

7 MACKINTOSH ST \$564,000
B: Peter J Goulet
S: Peter E Huie, Tr for Huie Ft
Book/Page: 42172/419, Date: 12/20/24
Mtg: Bay Equity LLC \$417,000
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 16021sf

95 PECK ST \$375,000
B: Dv Solutions Inc
S: Owen Kiernan
Book/Page: 42174/124, Date: 12/20/24
Mtg: Raymond C Green Fund \$515,000
Use: 4 Bdrm Old Style, Lot: 13913sf
Prior Sale: \$315,000 (08/24)

56 RUGGLES ST..... \$480,000
B: Matthew D Giordano & Angela G Morra
S: Alexandra E Peltier
Book/Page: 42172/489, Date: 12/20/24
Mtg: Guaranteed Rate Affin \$380,000
Term: 2055
Use: 2 Bdrm Old Style, Lot: 4792sf
Prior Sale: \$367,000 (10/22)

27 WORSTED ST U:3B..... \$225,000
B: Kelly Chaffee & Robert J Kelley
S: William F Bradley 3rd
Doc#: 00000001546134, Date: 12/17/24
Mtg: Rocket Mortgage LLC \$180,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$82,500 (06/02)

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

13 DONNA RD..... \$505,000
B: Clovis J Daveiga
S: Bradford M Roaf
Book/Page: 42173/242, Date: 12/20/24
Mtg: Eastern Bank \$495,853
Term: 2055
Use: 2 Bdrm Ranch, Lot: 5009sf
Prior Sale: \$168,000 (08/16)

610 S FRANKLIN ST U:E303..... \$300,000
B: Derek P Walker Jr
S: Hardie David Est & Paul D Hardie
Book/Page: 42164/466, Date: 12/16/24
Use: 2 Bdrm Condo

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

28 BRIDGE ST..... \$1,054,500
B: Martin W Gray & Ruth Gray
S: Woodland Peak Dev LLC
Book/Page: 42174/185, Date: 12/20/24
Mtg: HSBC Bank \$843,600
Term: 2055 Rate: 6.3% Type: Adj
Use: 3 Bdrm Ranch, Lot: 21301sf
Prior Sale: \$700,000 (07/24)

53 BROOK ST U:53 \$800,000
B: Ashley Freyre & Alfred Chan
S: Michele Washek
Book/Page: 42164/440, Date: 12/16/24
Mtg: General Mortgage Corp \$600,000
Term: 2055
Use: 5 Bdrm Condo
Prior Sale: \$630,000 (03/24)

116 HIGH ST \$845,000
B: Brian Martins & Jessica Morales
S: Donna M Bruno, Tr for Alberta Ft
Book/Page: 42174/458, Date: 12/20/24
Mtg: Leader Bank NA \$665,000
Term: 2055
Use: 4 Bdrm Contemporary, Lot: 45459sf

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

20 BROAD ST \$630,000
B: Reinaldo Faria, Tr for Faria Rt
S: Village District Dev LLC
Book/Page: 42169/65, Date: 12/18/24
Use: 3-Family Old Style, Lot: 21780sf
Prior Sale: \$290,000 (12/17)

28 CAUSEWAY ST \$574,900
B: Justin J Tupper & Jessica A Powers
S: Anne P Thompson
Book/Page: 42174/430, Date: 12/20/24
Mtg: Leader Bank NA \$504,900
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 100188sf
Prior Sale: \$329,000 (10/03)

4 CURTIS LN \$853,059
B: Zachary Scafati & Victoria Scafati
S: Jeffrey H Cramer & Barbara A Cramer
Book/Page: 42174/521, Date: 12/20/24
Mtg: Fairway Ind Mtg \$767,753
Term: 2055
Use: 4 Bdrm Colonial, Lot: 44954sf
Prior Sale: \$274,000 (02/95)

33 MAIN ST \$75,600,000
B: Bel Medway LLC
S: Medway Residential Lp
Book/Page: 42165/232, Date: 12/17/24
Use: Commercial Devlpble Land, Lot: 492664sf

39 MAIN ST \$75,600,000
B: Bel Medway LLC
S: Medway Residential Lp
Book/Page: 42165/232, Date: 12/17/24
Use: Apartment Bldg - 9 + Units, Lot: 44126sf
Prior Sale: \$125,000 (10/17)

36 OAKLAND ST \$455,000
B: Anderson F Campos & Valeria S Campos
S: Mark T Tingley & K Hanrahan-Tingley
Book/Page: 42166/584, Date: 12/17/24
Mtg: First Natl Bk \$386,750
Term: 2054
Use: 3 Bdrm Old Style, Lot: 49223sf
Prior Sale: \$286,500 (07/03)

4 SUMMER HILL RD \$862,000
B: Franklin S Osborne & Karen A Osborne
S: Joyce Dunbar
Book/Page: 42164/318, Date: 12/16/24
Mtg: Bay Equity LLC \$612,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 45607sf
Prior Sale: \$635,000 (09/21)

18 SYCAMORE WAY \$922,350
B: Abhay Bhurane & Chhaya Bhurane
S: Timber Crest LLC
Book/Page: 42164/373, Date: 12/16/24
Mtg: NBKC Bank \$737,880
Term: 2055
Use: Residential Developable Land, Lot: 18208sf

23 SYCAMORE WAY..... \$317,700
B: Alysha A Mason
S: Timber Crest LLC
Book/Page: 42175/193, Date: 12/20/24
Mtg: Norwich Commercial Grp \$292,200
Term: 2055
Use: Residential Developable Land, Lot: 10237sf

246 VILLAGE ST \$650,000
B: Amanda Kelly
S: Stephanie J Sioras & Dean G Sioras
Book/Page: 42167/88, Date: 12/17/24
Mtg: Leader Bank NA \$400,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 13809sf
Prior Sale: \$152,000 (08/98)

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

19 COUNTRY VILLAGE WAY U:19 \$412,900
B: Abhilash R Nambiar & Dhanya Puthusseri
S: Linda Smith
Book/Page: 42164/253, Date: 12/16/24
Mtg: Bay Equity LLC \$247,740
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$272,000 (05/05)

43 HILLTOP DR..... \$416,000
B: Sagar Desai & Atul Desai
S: Scott Cousland, Tr for Cousland Rt Of 2023
Book/Page: 42171/28, Date: 12/19/24
Use: 3 Bdrm Ranch, Lot: 20909sf

979 MAIN ST U:1-3 \$849,000
B: Alam & Mema Realty LLC
S: Agios Nikolaos LLC
Book/Page: 42164/528, Date: 12/16/24
Mtg: Northwest Bank \$1,664,000
Use: Condo

26 MIDDLESEX ST..... \$725,000
B: Luke Soelch
S: Edward Paturzo
Doc#: 00000001546378, Date: 12/20/24
Mtg: Mortgage Research Ctr \$580,000
Term: 2055
Use: 2 Bdrm Split Level, Lot: 39640sf
Prior Sale: \$440,000 (07/24)

12 PLIMPTON FARM RD U:246..... \$839,995
B: Debra R Hoffmann
S: Toll Ma Land Iii Lp
Book/Page: 42163/308, Date: 12/16/24
Use: Condo

Milton

MARKET STATISTICS THROUGH NOVEMBER
YTD 2023 YTD 2024
Number of 1-Fam Sales 170 192
Median Price \$925,000 \$1,000,000

REAL ESTATE SALES

BRUSH HILL RD \$7,000
B: Timothy A Trani
S: Sheffield Robert J Est & Ann C Sheffield
Book/Page: 42163/560, Date: 12/16/24

302 BRUSH HILL RD \$1,200,000
B: Alexander J Phillibert
S: Donald C Phillibert & Margaret Phillibert
Book/Page: 42172/545, Date: 12/20/24
Mtg: Rockland Tr Co \$710,000
Term: 2055
Use: Residential-Multiple Bldgs, Lot: 40602sf
Prior Sale: \$198,000 (08/95)

65 ESSEX RD \$470,000
B: Lamy Investments LLC
S: Maccallum Robert D Est & K Whalen-Giannandrea
Book/Page: 42165/446, Date: 12/17/24
Mtg: 1 Bradshaw St Llc \$526,000
Use: 3 Bdrm Colonial, Lot: 6913sf

175 MILTON ST U:12..... \$550,000
B: Mara E Parker, Tr for 1992 Parker Cogbill Ft
S: Michaela M Dattero
Book/Page: 42173/24, Date: 12/20/24
Use: 2 Bdrm Condo
Prior Sale: \$549,900 (10/20)

27 POPE HILL RD \$985,000
B: Cassandra Giustino & Rocco F Giustino
S: Brian Corcoran & Nicole Corcoran
Doc#: 00000001546069, Date: 12/16/24
Mtg: TD Bank NA \$788,000
Term: 2055 Rate: 6.0% Type: Adj
Use: 3 Bdrm Ranch, Lot: 8089sf
Prior Sale: \$735,000 (06/19)

87 WALDECK RD \$800,000
B: Thomas Smith & Kristina Pettiti
S: Carlos Rodriguez
Book/Page: 42163/174, Date: 12/16/24
Mtg: Bank of Canton \$480,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 5271sf
Prior Sale: \$265,000 (06/99)

15 WOLCOTT WOODS LN U:15..... \$1,610,000
B: Bruce Cranna & Jill I Cranna
S: Wolcott Residential LLC
Book/Page: 42170/207, Date: 12/19/24
Use: Condo

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

105 CHESTNUT ST U:10 \$600,000
B: Richard Suder & Jianmei Fan
S: Tda Properties LLC
Book/Page: 42169/9, Date: 12/18/24
Use: Office Condo Unit
Prior Sale: \$337,000 (07/07)

208 HUNNEWELL ST \$1,090,000
B: Rina B Yosubash & Yehoram Yosubash
S: Matthias Eberstadt, Tr for Eberstadt-Von Herder Ft
Book/Page: 42173/160, Date: 12/20/24
Mtg: United Wholesale Mtg \$600,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 12937sf
Prior Sale: \$582,000 (04/06)

12 OAKLAND AVE..... \$1,900,000
B: Andrew F Creamer & Maria Creamer
S: Split Rock Const LLC
Book/Page: 42175/55, Date: 12/20/24
Mtg: JPMorgan Chase Bank \$900,000
Term: 2045
Use: 6 Bdrm Colonial, Lot: 7841sf
Prior Sale: \$1,050,000 (03/24)

71 SCHOOL ST..... \$1,100,000
B: 71-73 School St LLC
S: David W Lombard, Tr for Lombard Nt
Book/Page: 42175/122, Date: 12/20/24
Mtg: Dedham Inst for Svgs \$2,150,000
Use: 2-Family Two Family, Lot: 8712sf

100 THORNTON RD \$1,860,000
B: Kerry B Couraud & Nicolas Couraud
S: Susan L Adamson
Book/Page: 42173/468, Date: 12/20/24
Mtg: Guaranteed Rate Inc \$1,200,000
Term: 2055
Use: 5 Bdrm Colonial, Lot: 11195sf
Prior Sale: \$400,000 (03/92)

76 WOODBINE CIR \$1,160,000
B: Joseph Grossbard & Margherita Grossbard
S: Charlene Pinner
Book/Page: 42164/16, Date: 12/16/24
Mtg: Guaranteed Rate Inc \$160,000
Term: 2040
Use: 4 Bdrm Split Level, Lot: 13634sf
Prior Sale: \$755,000 (11/04)

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

50 FRUIT ST \$1,100,000
B: Christos Giaropoulos
S: Sterling Fruit Street Rt & Arlie G Sterling 3rd
Book/Page: 42170/335, Date: 12/19/24
Use: 6 Bdrm Cape Cod, Lot: 356209sf

67 MEDWAY ST..... \$709,500
B: Jahvari Junior & Mark Schramm
S: Robert A Didomenico
Doc#: 00000001546373, Date: 12/20/24
Mtg: Mortgage Corp Eastlll \$567,6

35 DEERFIELD ST..... \$699,000
 B: James J Reynolds & Linda Reynolds
 S: Barbara M Lee
 Doc#: 00000001546196, Date: 12/18/24
 Mtg: Rocket Mortgage LLC \$110,997
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 5400sf
 Prior Sale: \$350,000 (04/14)

110 DIXWELL AVE..... \$975,000
 B: Soo L Phung & Jimmy D Phung
 S: Mark Albrecht & Mary Albrecht
 Book/Page: 42163/420, Date: 12/16/24
 Use: 3 Bdrm Conventional, Lot: 6470sf
 Prior Sale: \$592,500 (05/16)

973 FURNACE BROOK PKWY..... \$608,000
 B: Wendi Jiang
 S: Steven P Carey & Rosemary Purtell
 Doc#: 00000001546175, Date: 12/18/24
 Mtg: Leader Bank NA \$230,000
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 8220sf
 Prior Sale: \$330,000 (03/16)

26 GAY ST..... \$370,296
 B: A-Four Properties LLC
 S: Dieu T Vo
 Book/Page: 42169/315, Date: 12/18/24
 Mtg: Alpha Real Est Lndg \$400,000
 Use: 4 Bdrm Conventional, Lot: 5510sf
 Prior Sale: \$90,000 (11/95)

54 KIDDER ST..... \$560,000
 B: Wenguang Zou
 S: Olga C Garcia & Yon M Pulgarin
 Book/Page: 42175/340, Date: 12/20/24
 Mtg: Washington Trust Mtg \$392,000
 Term: 2055
 Use: 3 Bdrm Conventional, Lot: 3650sf
 Prior Sale: \$121,000 (04/98)

63 LENOX ST..... \$1,120,000
 B: Steven M Gamble & Lillian Boudreau
 S: Michael J Davis
 Book/Page: 42170/70, Date: 12/19/24
 Mtg: New Fed Mtg Corp \$1,008,000
 Term: 2055
 Use: 2-Family Two Family, Lot: 5000sf

100 MARINA DR U:107..... \$450,000
 B: Bong Lam & Ricky Z Zeng
 S: Edward F Strickland & Sheila K Strickland
 Doc#: 00000001546383, Date: 12/20/24
 Mtg: Newrez LLC \$292,500
 Term: 2055
 Use: 1 Bdrm Condo
 Prior Sale: \$380,000 (08/20)

1001 MARINA DR U:604..... \$535,000
 B: Edward Stickland
 S: Lisa P Theriault
 Doc#: 00000001546181, Date: 12/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$356,900 (05/01)

19 MARTENSEN ST..... \$600,000
 B: Joseph Carinci & Lindsay Carinci
 S: Louis Carinci, Tr for Carinci Hm lrt
 Doc#: 00000001546323, Date: 12/19/24
 Mtg: Mass Bay CU \$300,000
 Term: 2055
 Use: 6 Bdrm Cape Cod, Lot: 9226sf

47 MERRYMOUNT RD..... \$741,000
 B: Maria Baze
 S: Maryann Verria & Robert E Mccarthy
 Book/Page: 42163/386, Date: 12/16/24
 Mtg: Colorado Federal SB \$592,800
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 4809sf

189 PHIPPS ST..... \$625,000
 B: Hongcheng Mao & Hongshun Mao
 S: Hillary V Havener
 Book/Page: 42173/323, Date: 12/20/24
 Mtg: Guaranteed Rate Inc \$365,000
 Term: 2040
 Use: 3 Bdrm Conventional, Lot: 4510sf
 Prior Sale: \$440,000 (06/18)

91 PLEASANT ST..... \$916,000
 B: John Z Chen & Mei Y Chen
 S: Lan P Mach, Tr for H & M Ft
 Book/Page: 42172/169, Date: 12/20/24
 Mtg: General Mortgage Corp \$466,000
 Term: 2055
 Use: 2-Family Two Family, Lot: 7904sf
 Prior Sale: \$480,000 (07/16)

2 SEA AVE..... \$420,000
 B: Drif Enterprises LLC
 S: Veve Darrow-Johnson
 Book/Page: 42175/311, Date: 12/20/24
 Mtg: Marblehead Svgs Bk \$315,000
 Use: 2 Bdrm Conventional, Lot: 2633sf

2 SHAWMUT PL..... \$690,000
 B: Gemma J Carter & Alec J Demello
 S: Andrew J Mcallister
 Doc#: 00000001546365, Date: 12/20/24
 Mtg: Milestone Mtg Solutio \$500,000
 Term: 2055
 Use: 3 Bdrm Split Level, Lot: 7392sf
 Prior Sale: \$357,500 (10/16)

506 SOUTH ST..... \$800,000
 B: South Street Assets LLC
 S: Cdrgr Rt & David G Oconnell Jr
 Book/Page: 42175/265, Date: 12/20/24
 Use: 3-Family Family Flat, Lot: 19150sf
 Prior Sale: \$175,000 (04/98)

20 WHITNEY RD..... \$1,425,000
 B: 20 Whitney LLC
 S: Laila Maalouf, Tr for 20 Whitney Road Rt
 Book/Page: 42172/2, Date: 12/19/24
 Mtg: Enterprise Bk & Tr Co \$2,484,750
 Use: Office Bldg-General, Lot: 8640sf
 Prior Sale: \$315,000 (09/96)

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**

151 BITTERSWEET LN U:215..... \$220,527
 B: Nir Margalit
 S: Alay Patel
 Doc#: 00000001546171, Date: 12/18/24
 Use: 1 Bdrm Condo
 Prior Sale: \$175,000 (04/24)

12 BOYLSTON ST..... \$582,000
 B: Mayra A Montoya & Marcos D Monterroza
 S: Trang Nguyen, Tr for Dang Tran
 Doc#: 00000001546306, Date: 12/19/24
 Mtg: JPMorgan Chase Bank \$564,540
 Term: 2055
 Use: 3 Bdrm Raised Ranch, Lot: 12000sf
 Prior Sale: \$361,000 (05/17)

605 IRVING RD U:605..... \$450,000
 B: Isaiah Hooks Jr
 S: Michael Virginia
 Book/Page: 42172/60, Date: 12/19/24
 Mtg: Mortgage Research Ctr \$450,000
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$293,000 (12/18)

34 ISABEL CIR..... \$560,000
 B: Thi T Do
 S: Avanelle Cole-Martin
 Doc#: 00000001546398, Date: 12/20/24
 Mtg: A & D Mortgage LLC \$392,000
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 12000sf
 Prior Sale: \$122,500 (01/94)

14 MCDEVITT RD..... \$443,000
 B: Elisabeth G Daley & Rina Grileco
 S: Marquardt Jonathan D Est & David Marquardt
 Book/Page: 42172/518, Date: 12/20/24
 Mtg: Guaranteed Rate Affin \$428,214
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 7500sf
 Prior Sale: \$325,000 (02/21)

1003 N MAIN ST U:3..... \$143,900
 B: Samantha L Doolan
 S: Daniel C Greaves
 Book/Page: 42172/461, Date: 12/20/24
 Mtg: Cross Country Mtg Inc \$136,705
 Term: 2055
 Use: Condo
 Prior Sale: \$29,000 (02/16)

16 NELSON DR U:3B..... \$244,226
 B: Yair Areli & Gal Areli
 S: Gloria L Chan
 Book/Page: 42168/322, Date: 12/18/24
 Mtg: NJ Lenders Corp \$146,536
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$72,900 (01/00)

52 PLEASANT ST..... \$735,000
 B: Mursalin & Linton Mgmt LL
 S: Diane B Shaw, Tr for 52 Pleasant Street lrt
 Book/Page: 42164/227, Date: 12/16/24
 Mtg: Philip L Johnson \$588,000
 Use: Apartment Bldg - 4-8 Units, Lot: 18178sf

60 POND LN..... \$466,000
 B: Investment Connection LLC
 S: Bading Myong C Est & Michelle L Pettinato
 Doc#: 00000001546330, Date: 12/19/24
 Use: 3 Bdrm Ranch, Lot: 13260sf

59 STACY ST..... \$459,000
 B: Carlos A Gomes
 S: Christina Tran
 Doc#: 00000001546207, Date: 12/18/24
 Mtg: Mass Bay CU \$159,000
 Term: 2055
 Use: 3 Bdrm Conventional, Lot: 10000sf
 Prior Sale: \$97,000 (03/95)

30 TIFFANY DR..... \$962,500
 B: Michael Besson & Nalida L Besson
 S: Peter E Hughes
 Doc#: 00000001546292, Date: 12/19/24
 Mtg: PHH US Mortgage Corp \$562,500
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 14400sf
 Prior Sale: \$830,000 (09/23)

41 WEST ST U:C:2..... \$240,000
 B: Sara Hamadane
 S: Eli Koata, Tr for Eli Koata T
 Book/Page: 42167/17, Date: 12/17/24
 Use: 2 Bdrm Condo
 Prior Sale: \$82,000 (01/00)

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**

415 MASSAPOAG AVE..... \$900,000
 B: Carlos M Rios & Maria P Puertas
 S: Nedje C Staco
 Book/Page: 42172/91, Date: 12/19/24
 Mtg: Mutual Of Omaha Mtg \$550,000
 Term: 2055
 Use: 3 Bdrm Contemporary, Lot: 40281sf
 Prior Sale: \$550,000 (10/19)

5-17 BENNETT DR..... \$4,144,736
 B: Stoughton 76 LLC
 S: Jacques M Telio, Tr for Wildwood Gardens Rt
 Doc#: 00000001546236, Date: 12/18/24
 Mtg: Centreville Bank \$14,200,000
 Use: Apartment Bldg - 9 + Units, Lot: 23579sf

33 BENNETT DR..... \$2,532,894
 B: Stoughton 76 LLC
 S: D A S T V Lp
 Doc#: 00000001546239, Date: 12/18/24
 Mtg: Centreville Bank \$14,200,000
 Use: Apartment Bldg - 9 + Units, Lot: 14941sf

36-44 BENNETT DR..... \$4,144,736
 B: Stoughton 76 LLC
 S: D A S T Iii Lp
 Doc#: 00000001546237, Date: 12/18/24
 Mtg: Centreville Bank \$14,200,000
 Use: Apartment Bldg - 9 + Units, Lot: 27147sf

45 BENNETT DR..... \$2,532,894
 B: Stoughton 76 LLC
 S: D A S T Iii Lp
 Doc#: 00000001546238, Date: 12/18/24
 Mtg: Centreville Bank \$14,200,000
 Use: Apartment Bldg - 9 + Units, Lot: 15647sf

26 CAMELOT CT U:26..... \$430,000
 B: Eric Salvador & Chareese McIntosh
 S: Michael Donoghue, Tr for Donoghue Lt
 Book/Page: 42170/282, Date: 12/19/24
 Mtg: Salem Five Mtg Co \$387,000
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$152,500 (10/97)

24 DONAHUE WAY..... \$530,000
 B: Augusto Holgado & Krystel M Holgado
 S: Antonio Queiroz
 Book/Page: 42170/151, Date: 12/19/24
 Mtg: Guaranteed Rate Inc \$477,000
 Term: 2055
 Use: 2 Bdrm Ranch, Lot: 16875sf
 Prior Sale: \$430,000 (06/21)

35 ERIN RD U:35..... \$440,000
 B: Jean D Desanges & Martta N Desanges
 S: Stephen J Deane, Tr for Deane Nt
 Book/Page: 42163/469, Date: 12/16/24
 Mtg: Middlesex Svgs Bk \$396,000
 Term: 2055
 Use: 2 Bdrm Condo

21 FOREST RD..... \$456,500
 B: Frank Graziano & Jennifer Graziano
 S: James K Calabrese & Christine Reilly
 Book/Page: 42166/111, Date: 12/17/24
 Use: 3 Bdrm Ranch, Lot: 19053sf

58-62 N PAUL ST..... \$4,144,740
 B: Stoughton 76 LLC
 S: Jacques M Telio, Tr for Wildwood Gardens Rt
 Doc#: 00000001546234, Date: 12/18/24
 Mtg: Centreville Bank \$14,200,000
 Use: Apartment Bldg - 9 + Units, Lot: 20512sf

PAGE ST L:12..... \$415,000
 B: Ofelia Villanueva & Rodolfo Villanueva
 S: Able Realty LLC
 Book/Page: 42175/494, Date: 12/20/24

501 TECHNOLOGY CENTER DR..... \$18,550,000
 B: Cj Shaughnessy Realty LLC
 S: R K Stoughton LLC
 Book/Page: 42166/550, Date: 12/17/24
 Mtg: South Shore Bank \$14,840,000
 Use: Retail-Department Store, Lot: 514879sf
 Prior Sale: \$20,000,000 (06/14)

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**

23 FLAMINGO CIR U:23..... \$840,000
 B: Pamela D Lynch
 S: Bradlee T Howe & Anne Howe
 Book/Page: 42162/462, Date: 12/16/24
 Mtg: Northpoint Mortgage \$672,000
 Term: 2055
 Use: 4 Bdrm Condo
 Prior Sale: \$465,001 (07/16)

42 GRANITE ST..... \$580,325
 B: Susan L Conroy & Keith A Drakos
 S: Deanna M Shock
 Book/Page: 42174/97, Date: 12/20/24
 Mtg: Fairway Ind Mtg \$464,260
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 40001sf

1650 MAIN ST..... \$350,000
 B: Harinder S Johar & Frank J Parella 4th
 S: Cindy M Berube
 Book/Page: 42169/246, Date: 12/18/24
 Use: 3 Bdrm Ranch, Lot: 28051sf
 Prior Sale: \$90,000 (10/88)

42 GRANITE ST..... \$580,325
 B: Susan L Conroy & Keith A Drakos
 S: Deanna M Shock
 Book/Page: 42174/97, Date: 12/20/24
 Mtg: Fairway Ind Mtg \$464,260
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 40001sf

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**

1 FIELDSTONE WAY U:1..... \$1,550,000
 B: Kenneth Leclair & Deborah Leclair
 S: Irwin B Weiss, Tr for Jaid Rt
 Book/Page: 42168/207, Date: 12/18/24
 Use: 2 Bdrm Condo
 Prior Sale: \$1,575,000 (06/23)

10 FIELDSTONE WAY U:10..... \$1,849,000
 B: Mario Krpan & Ivana Krpan
 S: Jeffrey B Swartz & Pamela B Swartz
 Book/Page: 42173/519, Date: 12/20/24
 Mtg: RBC Bank Georgia NA \$1,146,380
 Term: 2055 Rate: 5.5% Type: Adj
 Use: 3 Bdrm Condo

63 LINDEN ST U:9..... \$695,000
 B: Francis W Roche & Victoria T Roche
 S: Christopher Price & Kathleen Price
 Book/Page: 42168/121, Date: 12/18/24
 Mtg: Merrimack Valley CU \$556,000
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 2 Bdrm Condo
 Prior Sale: \$330,000 (03/12)

61 OLD COLONY RD..... \$2,410,000
 B: Matthew C Dee & Nina R Dagbjartsson
 S: Charles W Gibson, Tr for Cw Gibson Rt
 Doc#: 00000001546192, Date: 12/18/24
 Mtg: Morgan Stanley Privat \$700,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 24946sf

7 PLEASANT VIEW RD..... \$410,000
 B: Egs & Sge LLC
 S: N & C Christie LLC
 Book/Page: 42165/487, Date: 12/17/24

5 POND TER..... \$410,000
 B: Egs & Sge LLC
 S: N & C Christie LLC
 Book/Page: 42165/487, Date: 12/17/24
 Mtg: Assarian Rassi Enterp \$560,000
 Term: 2026
 Use: Residential Undvlpble Land, Lot: 7976sf

3 VISTA RD..... \$1,368,000
 B: Kristin Farmer
 S: Fagan William J Est & Eileen M Gustin
 Doc#: 00000001546396, Date: 12/20/24
 Use: 3 Bdrm Colonial, Lot: 12277sf

148 WESTON RD U:101..... \$2,175,000
 B: Deborah Norberg & Joseph Norberg
 S: Lyx Wellesley Inv LLC
 Book/Page: 42174/486, Date: 12/20/24
 Use: Condo

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**

145 FENSVIEW DR..... \$1,150,000
 B: Nicolas Khouri & Nadine Samaha
 S: Modern Locale Inc
 Book/Page: 42173/550, Date: 12/20/24
 Mtg: M&T Bank NA \$920,000
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Raised Ranch, Lot: 41742sf
 Prior Sale: \$840,000 (07/19)

48 SUNRISE RD..... \$820,000
 B: D & R Realty Invs LLC
 S: Coppolino Salvatore F Est & Linda A Daley
 Book/Page: 42173/283, Date: 12/20/24
 Use: 3 Bdrm Cape Cod, Lot: 13534sf

217 WASHINGTON ST..... \$1,600,000
 B: Joshua M Kehoe & Renana G Kehoe
 S: Sean C Sweeney & Lisa Sweeney
 Book/Page: 42171/90, Date: 12/19/24
 Mtg: Guaranteed Rate Affin \$1,000,000
 Term: 2055
 Use: 5 Bdrm Conventional, Lot: 25869sf
 Prior Sale: \$654,000 (06/18)

115 WESTCHESTER DR..... \$1,055,000
 B: Victoria E True, Tr for Joseph Lonigro
 S: Karen E Murphy
 Book/Page: 42171/37, Date: 12/19/24
 Mtg: Guaranteed Rate Inc \$605,043
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 25040sf
 Prior Sale: \$480,000 (07/08)

209 WINTER ST..... \$850,000
 B: Marissa Bonardi & Nicolas Astarita
 S: Edmund J Rae & Elizabeth A Rae
 Book/Page: 42168/581, Date: 12/18/24
 Mtg: Guaranteed Rate Affin \$807,500
 Term: 2055
 Use: 4 Bdrm Cape Cod, Lot: 12972sf

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**

190 BROAD ST..... \$655,000
 B: Jonathan White & Michelle Meehan
 S: 6 Swan LLC
 Book/Page: 42171/328, Date: 12/19/24
 Mtg: Guild Mortgage Co \$615,587
 Term: 2055
 Use: 3 Bdrm Conventional, Lot: 7912sf
 Prior Sale: \$475,000 (08/24)

65 CALDWELL ST..... \$757,000
 B: Tilman Lewis & Chelsea Jones
 S: Brian F Baker & Kimberly E Baker
 Book/Page: 42164/344, Date: 12/16/24
 Mtg: Guaranteed Rate Inc \$681,300
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 10552sf
 Prior Sale: \$423,000 (05/15)

92 CHISHOLM RD..... \$550,000
 B: Grace E Ewanich & Daniel J Cone
 S: Susan Fidler, Tr for Mchugh Ft
 Book/Page: 42171/390, Date: 12/19/24
 Mtg: F & A Fcu \$1
 Use: 2 Bdrm Cape Cod, Lot: 7500sf

84 DONNELLAN CIR..... \$530,000
 B: John Phelan
 S: Stephen M Cashman & Janet L Mcdonald
 Book/Page: 42163/453, Date: 12/16/24
 Use: 3 Bdrm Cape Cod, Lot: 7500sf
 Prior Sale: \$530,000 (05/24)

5 LAMBERT AVE..... \$645,000
 B: Nam Q Nguyen
 S: Christopher Robery & Brianna Robery
 Book/Page: 42168/504, Date: 12/18/24
 Mtg: A & D Mortgage LLC \$451,500
 Term: 2055
 Use: 2 Bdrm Conventional, Lot: 6100sf
 Prior Sale: \$562,000 (10/22)

1121 MAIN ST U:4..... \$265,000<

PLYMOUTH REGISTRY

continued

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**

- 54 GRANGE PARK..... \$225,000**
B: Farmstone Homes LLC
S: John P Weldon, Tr for Weldon Properties Rt
Book/Page: 59546/208, Date: 12/16/24
Mtg: Bluestone Bank \$740,000
- 25 STONEYBROOK DR..... \$825,000**
B: Connor Hughes & Cori L Hughes
S: James P Hughes & Margaret M Hughes
Book/Page: 59566/82, Date: 12/20/24
Mtg: LoanDepot.Com \$660,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 58841sf
Prior Sale: \$223,500 (04/98)
- 59 TITICUT AVE..... \$1,125,149**
B: Paragiben Patel & Vijaykumar Patel
S: Duxbrow Estates LLC
Book/Page: 59565/209, Date: 12/20/24
Mtg: First Natl Bk \$750,000
Term: 2055
Use: Residential Developable Land, Lot: 10543sf
- 1397 VERNON ST..... \$400,000**
B: Matthew Donofrio & Meghan T Donofrio
S: Maureen J Mcfadden & Diane M Maki
Book/Page: 59560/311, Date: 12/19/24
Mtg: Radius Financial Grp \$380,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 18760sf

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**

- 147 CENTRE ST U:602..... \$320,000**
B: Frederick J Sommers Jr
S: Williams Paul Est & Paul R Williams
Book/Page: 59552/25, Date: 12/17/24
Mtg: Mortgage Research Ctr \$320,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$274,900 (11/21)
- 17 CHAMBERLAIN CT..... \$300,000**
B: Belmont Street East LLC
S: Midnight Sun LLC
Book/Page: 59557/50, Date: 12/18/24
Mtg: Belmont Realty Trust \$290,000
Use: 3 Bdrm Colonial, Lot: 11696sf
Prior Sale: \$192,700 (02/19)
- 19 CLIFFORD AVE..... \$295,000**
B: Loan Nguyen & Terrence Buffalo
S: Stephen Somario
Book/Page: 59550/28, Date: 12/17/24
Mtg: Sharon & Crescent Uni \$275,000
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 3990sf
Prior Sale: \$92,500 (07/13)
- 53 CLIFTON ST..... \$465,000**
B: Irlando R D'arosa & Joanna R Rosa
S: Carlota Depina
Book/Page: 59564/343, Date: 12/20/24
- 57 COPELAND ST..... \$450,000**
B: Jeffrey St Willette
S: Willemssen Johanna Est & Ellen J Willemssen
Book/Page: 59559/71, Date: 12/19/24
Use: 4 Bdrm Colonial, Lot: 6665sf
Prior Sale: \$110,000 (04/90)
- 101 CRANE RD..... \$400,000**
B: Dean M Budden
S: Donna L Clarke, Tr for 101 Crane Road Rt
Book/Page: 59546/309, Date: 12/16/24
Mtg: United Wholesale Mtg \$380,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11827sf
Prior Sale: \$235,000 (01/07)
- 566 FOREST AVE..... \$650,000**
B: Islamic Socie Of S Shore
S: Gordon Jezard, Tr for Kenna Rt
Book/Page: 59566/22, Date: 12/20/24
Use: Retail-Service, Lot: 19214sf
Prior Sale: \$465,000 (05/03)
- 17 FOSTER ST U:11..... \$399,900**
B: Veronique Soivilien & Veridson E Felissaint
S: Affordable Properties LLC
Book/Page: 59545/308, Date: 12/16/24
Use: 3 Bdrm Condo
- 184 HILLBERG AVE..... \$565,000**
B: Virginia Dattilo & John V Laroche
S: Jessica Hodges
Book/Page: 59560/133, Date: 12/19/24
Mtg: Leader Bank NA \$452,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 24812sf
Prior Sale: \$455,000 (03/21)
- 148 HOVENDEN AVE..... \$465,000**
B: Nacky Valcin & Marie A Valcin
S: Carl D Crooker
Book/Page: 59564/170, Date: 12/20/24
Mtg: Leader Bank NA \$456,577
Term: 2055
Use: 3 Bdrm Split Level, Lot: 6482sf
Prior Sale: \$111,900 (09/92)
- 26 LITCHFIELD TER..... \$449,000**
B: Sonie Charles & Jean Charles
S: Guerlande Joseph
Book/Page: 59556/218, Date: 12/18/24
Mtg: Fairway Ind Mtg \$359,200
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10001sf
Prior Sale: \$269,000 (02/20)
- 48 LOCUST ST..... \$680,000**
B: Gerald Dor & Wilfrid Sidierveu
S: Charles M Lowe & John J Lowe
Book/Page: 59545/104, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$667,683
Term: 2055
Use: 2-Family Two Family, Lot: 7113sf
Prior Sale: \$129,900 (03/87)
- 21 LOWELL ST..... \$445,000**
B: Lovely Meneide & Yves Meneide
S: Partners Choice Prop LLC
Book/Page: 59565/313, Date: 12/20/24
Use: 3 Bdrm Colonial, Lot: 5367sf
Prior Sale: \$240,000 (06/21)
- 21 LOWELL ST..... \$505,000**
B: Andso Fed & Sherlie F Sauvagner
S: Lovely Meneide & Yves Meneide
Book/Page: 59565/316, Date: 12/20/24
Mtg: Rocket Mortgage LLC \$479,750
Term: 2055
Use: 3 Bdrm Colonial, Lot: 5367sf
Prior Sale: \$445,000 (12/24)
- 66 MORAIN ST..... \$410,000**
B: Bruce Weinstein
S: Secretary Of Hsng & Urban
Book/Page: 59546/71, Date: 12/16/24
Mtg: Total Mtg Svcs \$389,500
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 6329sf
Prior Sale: \$362,600 (01/24)

- 221 OAK ST U:5-12..... \$305,000**
B: Donald H Macmillan Jr
S: Yasmine V Cetoutte
Doc#: 00000000857582, Date: 12/16/24
Mtg: LoanDepot.Com \$244,000
Term: 2055
Use: Condo
- 685 OAK ST U:3..... \$235,000**
B: Charles Burney
S: Hunter Logan Rity Grp LLC
Book/Page: 59548/327, Date: 12/17/24
Use: Condo
- 203 PROSPECT ST..... \$650,000**
B: Joseph Fortune & Marjorie Fortune
S: Patricia E Riley
Book/Page: 59547/32, Date: 12/16/24
Mtg: Embrace Home Loans \$638,226
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 47219sf
Prior Sale: \$138,000 (11/12)
- 72 RANDOLPH AVE..... \$469,900**
B: Todd K Stuckey 2nd
S: Torpey Dennis G Est & Daniel J Torpey
Book/Page: 59554/125, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$469,900
Term: 2055
Use: 3 Bdrm Ranch, Lot: 11117sf
Prior Sale: \$205,000 (09/08)
- 120 RIVERVIEW ST..... \$890,000**
B: Nixon G Fontes & Ana G Fontes
S: 120 Riverview LLC
Book/Page: 59552/326, Date: 12/17/24
Mtg: Penymac Loan Service \$873,879
Term: 2055 Rate: 5.1% Type: Adj
Use: 3-Family Mlti-Unt Bldg, Lot: 7148sf
Prior Sale: \$180,000 (05/16)
- 58 SINCLAIR RD..... \$491,000**
B: Yasmine V Cetoutte
S: Robert W Mcdonald
Book/Page: 59548/78, Date: 12/16/24
Mtg: Bay Equity LLC \$441,900
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10049sf
Prior Sale: \$50,000 (10/06)
- 45 SUMNER ST W..... \$580,000**
B: Annie Baez
S: Regina Gabriel & David A Soares
Book/Page: 59563/152, Date: 12/20/24
Mtg: Salem Five Mtg Co \$569,494
Term: 2055
Use: 3 Bdrm Split Level, Lot: 17202sf
Prior Sale: \$508,000 (12/22)
- 345 WESTGATE DR..... \$2,575,000**
B: Town Fair Brockton Corp
S: Brockton Four LLC
Book/Page: 59548/119, Date: 12/17/24
Use: Auto Repair, Lot: 29564sf
Prior Sale: \$550,000 (10/01)
- 23 WINSLOW AVE..... \$650,000**
B: Carline Augustin & Gerald T Gilles
S: John R Finnell Sr
Book/Page: 59557/105, Date: 12/18/24
Mtg: CMG Mortgage Inc \$638,226
Term: 2055
Use: 2-Family Two Family, Lot: 5293sf
Prior Sale: \$350,000 (05/04)

MARKET STATISTICS THROUGH NOVEMBER		
	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	131
Median Price	\$745,000	\$795,000

► **REAL ESTATE SALES**

- 96 BROADWAY..... \$910,000**
B: Brian M Denovellis & Ericka L Denovellis
S: Christopher P Candura & Allison J Candura
Book/Page: 59556/304, Date: 12/18/24
Use: 3 Bdrm Antique, Lot: 17860sf
Prior Sale: \$490,000 (05/19)
- 1432 BROADWAY..... \$755,000**
B: Richard E Rose
S: Leonarda Spinale-Rea, Tr for Spinale-Rea Ft
Book/Page: 59556/126, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$505,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 128502sf
- 612 WHITING ST..... \$500,000**
B: Elvina Struga
S: Nicholls Gloria Avis Est & Pamela G Hallett
Book/Page: 59560/204, Date: 12/19/24
Use: 4 Bdrm Raised Ranch, Lot: 30928sf
- 163 WOODLAND DR..... \$540,000**
B: Ryan J Kielczweski
S: Rutteman Maarten H Est & Dominique A Rutteman
Book/Page: 59563/280, Date: 12/20/24
Mtg: William Raveis Mtg Co \$500,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 31799sf

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**

- 175 PLYMOUTH ST..... \$435,000**
B: Evan Hackett
S: Kayla Cadogan
Book/Page: 59565/242, Date: 12/20/24
Mtg: Movement Mtg LLC \$427,121
Term: 2055
Use: 4 Bdrm Antique, Lot: 34848sf
Prior Sale: \$375,000 (06/22)

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**

- 45 ALEXANDER WAY..... \$1,360,000**
B: Michael L Pruell & Callie L Pruell
S: Charles M Harvey, Tr for Harvey Ft
Doc#: 00000000857594, Date: 12/16/24
Mtg: BankESB \$1,088,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 40053sf
Prior Sale: \$220,000 (11/91)
- 141 BOLAS RD..... \$756,500**
B: Shane P Dorsey & Christine M Dorsey
S: Judith A Mahaney, Tr for Mahaney Wintertime T
Book/Page: 59558/147, Date: 12/19/24
Mtg: Leader Bank NA \$605,200
Term: 2055
Use: 4 Bdrm Colonial, Lot: 40074sf
- 64 ELM ST..... \$1,765,432**
B: Tyler W Andersen & Jennifer M Andersen
S: Paul Kelley & Diane Kelley
Book/Page: 59550/58, Date: 12/17/24
Mtg: Guaranteed Rate Inc \$1,065,432
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 32180sf
Prior Sale: \$1,549,000 (12/22)
- 655 KEENE ST..... \$350,000**
B: Keene St Homes LLC
S: Perry Phillips Woods LLC
Book/Page: 59239/19, Date: 09/09/24
Mtg: Milton Hill Lending T \$995,000
Term: 2055
Use: Residential Developable Land, Lot: 43289sf

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**

- 1527 CENTRAL ST..... \$460,000**
B: Madison Dodd & Craig D Allesandro Jr
S: Cynthia L Keefe Ft & Ronald J Keefe Jr
Book/Page: 59559/40, Date: 12/19/24
Mtg: Leader Bank NA \$360,000
Term: 2055
Use: 4 Bdrm Raised Ranch, Lot: 30000sf
- EAST ST..... \$20,000**
B: Margaret K Primak
S: Alan D Cline & Claire I Cline
Doc#: 00000000857738, Date: 12/20/24
- 19 WILDWOOD AVE..... \$420,000**
B: Joseph M Mcdonald & Kristen A Mcdonald
S: Tyler Naughton
Book/Page: 59565/110, Date: 12/20/24
Mtg: Newrez LLC \$412,392
Term: 2055
Use: 2 Bdrm Conventional, Lot: 10542sf
Prior Sale: \$299,900 (10/19)

- WINTER ST..... \$75,000**
B: Kingman Properties LLC
S: James F Canavan, Tr for Charleser Rt
Book/Page: 59566/62, Date: 12/20/24

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**

- 19 CHESTNUT RD..... \$356,000**
B: Jessalyn King
S: Gail A Jemmott
Book/Page: 59545/78, Date: 12/16/24
Mtg: LoanDepot.Com \$320,400
Term: 2055
Use: 3 Bdrm Ranch, Lot: 20000sf
Prior Sale: \$275,000 (06/07)
- 113 PLYMOUTH ST..... \$399,900**
B: Emily R Barnard & Samuel R Barnard 3rd
S: John R Burke & Kelly Burke
Book/Page: 59565/31, Date: 12/20/24
Mtg: Guaranteed Rate Affn \$319,920
Term: 2040
Use: 3 Bdrm Cape Cod, Lot: 41900sf
Prior Sale: \$155,000 (05/90)

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**

- 96 BROADWAY..... \$910,000**
B: Brian M Denovellis & Ericka L Denovellis
S: Christopher P Candura & Allison J Candura
Book/Page: 59556/304, Date: 12/18/24
Use: 3 Bdrm Antique, Lot: 17860sf
Prior Sale: \$490,000 (05/19)
- 1432 BROADWAY..... \$755,000**
B: Richard E Rose
S: Leonarda Spinale-Rea, Tr for Spinale-Rea Ft
Book/Page: 59556/126, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$505,000
Term: 2055
Use: 2 Bdrm Conventional, Lot: 128502sf
- 612 WHITING ST..... \$500,000**
B: Elvina Struga
S: Nicholls Gloria Avis Est & Pamela G Hallett
Book/Page: 59560/204, Date: 12/19/24
Use: 4 Bdrm Raised Ranch, Lot: 30928sf
- 163 WOODLAND DR..... \$540,000**
B: Ryan J Kielczweski
S: Rutteman Maarten H Est & Dominique A Rutteman
Book/Page: 59563/280, Date: 12/20/24
Mtg: William Raveis Mtg Co \$500,000
Term: 2055
Use: 2 Bdrm Raised Ranch, Lot: 31799sf

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**

- 554 HIGH ST..... \$795,000**
B: Ryan Reale & Bruan Marotta
S: William Obrien
Book/Page: 59566/109, Date: 12/20/24
Mtg: River Works CU \$636,000
Term: 2055
Use: 2 Bdrm Cape Cod, Lot: 223463sf
Prior Sale: \$200,000 (05/10)
- 269 LAKESIDE RD..... \$305,000**
B: Christine Eaton
S: Lloyd Deborah A Est & John A Gianino
Book/Page: 59553/124, Date: 12/18/24
Use: 2 Bdrm Conventional, Lot: 9967sf
- 1027 MONPONSETT ST..... \$260,000**
B: Kimberly M Lewis
S: Lewis Andrea Est & Phillip Lewis
Book/Page: 59561/304, Date: 12/19/24
Mtg: Citizens Bank \$254,375
Term: 2055
Use: 3 Bdrm Ranch, Lot: 9600sf
- 107 STONEBRIDGE DR U:107..... \$710,000**
B: Ellen P Pantzer
S: Hannouche Labibe Est & Peter A Hannouche
Book/Page: 59562/169, Date: 12/20/24
Mtg: Leader Bank NA \$385,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$378,805 (02/14)
- 31 VICTORY AVE..... \$660,000**
B: Paul D Smith & Deborah Smith
S: Alison Mcdonough, Tr for John M Mcdonough FT
Book/Page: 42173/152, Date: 12/20/24

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**

- 15 BEALS COVE RD U:J..... \$330,000**
B: Cronin Beals Cove LLC
S: Beals Back River LLC
Book/Page: 59564/329, Date: 12/20/24
Use: 1 Bdrm Condo
- 9 CROOKED MEADOW LN..... \$2,780,000**
B: Griffin Keeler & Taylor Keeler
S: Andria L Clancy
Book/Page: 59551/125, Date: 12/17/24
Mtg: William O Keeler Revo \$1,390,000
Use: 4 Bdrm Cape Cod, Lot: 157176sf
Prior Sale: \$1,375,000 (07/15)
- 47 ELM ST..... \$1,750,000**
B: Martin Wright & Eillen Wright
S: Elm Corner LLC
Book/Page: 59546/292, Date: 12/16/24
Use: 4 Bdrm Conventional, Lot: 11700sf
Prior Sale: \$1,000,000 (03/24)
- 180 HALSTED DR U:180..... \$1,300,000**
B: David F Nicoli, Tr for David Nicoli RET
S: Carole Waite
Book/Page: 59545/137, Date: 12/16/24
Use: 2 Bdrm Condo
Prior Sale: \$1,290,000 (10/24)
- 9 HARVEST LN..... \$995,000**
B: Marsel Kane & Elona Kane
S: Maureen Pizzi, Tr for Francis Odonnell Rt
Doc#: 00000000857744, Date: 12/20/24
Mtg: Colonial Fed Svgs Bk \$796,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 21700sf
- 3 HOME MEADOWS LN..... \$3,200,000**
B: Michelle Murphy
S: 3 Home Meadows LLC
Book/Page: 59557/281, Date: 12/19/24
Use: 4 Bdrm Antique, Lot: 50115sf

- 20 OLD COLONY RD..... \$750,000**
B: Magnor Re Developers LLC
S: Quimbach Raymond W Est & Paul Quimbach
Book/Page: 59559/143, Date: 12/19/24
Use: 3 Bdrm Split Level, Lot: 93579sf

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**

- 64 SAMOSET AVE..... \$899,000**
B: Celeste Natale
S: 132-220 Talphillips LLC
Book/Page: 59561/117, Date: 12/19/24
Mtg: Cornerstone Bank \$719,200
Term: 2055 Rate: 6.1% Type: Adj
Use: 2-Family Mlti-Unt Bldg, Lot: 5401sf
Prior Sale: \$220,603 (04/17)
- 76 WYOLA RD..... \$865,000**
B: Miranda Miele & Matthew Miele
S: William R Rogers
Book/Page: 59556/184, Date: 12/18/24
Mtg: American Fncl Resrcs \$665,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 16030sf
Prior Sale: \$390,000 (11/12)

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**

- 23 CHARLES DR..... \$250,000**
B: Linda Culhane & Grandy Culhane
S: Gregory Culhane & Linda Culhane
Book/Page: 59551/179, Date: 12/17/24
Mtg: Cape Cod Five Cent Bk \$450,000
Term: 2055
Use: Residential Developable Land, Lot: 16105sf
Prior Sale: \$879,900 (11/23)
- 37 HARVEST DR..... \$850,000**
B: David T Morgan & Sunday S Morgan
S: Francesca Waddell & Kevin W Sweet
Book/Page: 59562/60, Date: 12/20/24
Use: 3 Bdrm Cape Cod, Lot: 40088sf
Prior Sale: \$665,000 (12/22)
- 4 NAVA LNDG..... \$1,099,900**
B: Martin R Madden Jr
S: Absolute Builders LLC
Book/Page: 59561/146, Date: 12/19/24
Mtg: LoanDepot.Com \$524,900
Term: 2055
Use: Residential Developable Land, Lot: 80368sf
- 14 SILVER LAKE DR..... \$985,000**
B: Harrison Foster & Brittany Fitzgerald
S: Maria Visconti
Book/Page: 59564/140, Date: 12/20/24
Mtg: Radius Financial Grp \$620,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 72310sf
Prior Sale: \$951,000 (05/24)
- 18 WILDER RD..... \$855,000**
B: Paul Anderson
S: Julie A Lynch
Book/Page: 59566/159, Date: 12/18/24
Mtg: North Easton Svgs Bk \$355,000
Term: 2040
Use: 5 Bdrm Colonial, Lot: 43996

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**

22 FAIRWAY LN	\$1,065,000
B: Daniel Zaccardi S: Michael K Carson, Tr for Carson-Smith Ft Book/Page: 59560/36, Date: 12/19/24 Mtg: Barrett Fncl Grp Llc \$725,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 46797sf Prior Sale: \$687,000 (03/17)	
96 FAIRWOOD DR	\$700,000
B: Luke E Fogel & Joseph M Lebedew S: Roger B Gill, Tr for Roger & Barbara Gill Lt Book/Page: 59557/18, Date: 12/18/24 Mtg: Guaranteed Rate Inc \$630,000 Term: 2055 Use: 4 Bdrm Garrison, Lot: 40050sf Prior Sale: \$200,000 (09/97)	
85 FURNACE LN	\$550,000
B: Michael Solari S: Michelle M Kowal, Tr for Margaret Ruffin Irt Book/Page: 59558/64, Date: 12/19/24 Use: 2 Bdrm Cape Cod, Lot: 26784sf	
42 HILL FARM RD	\$1,005,000
B: Joshua W Henderson & Bridget S Henderson S: Christopher W Dow & Erin F Dow Book/Page: 59550/134, Date: 12/17/24 Mtg: Movement Mtg LLC \$670,000 Term: 2055 Use: 1-Family Colonial, Lot: 40000sf Prior Sale: \$575,000 (06/14)	
34 MILL ST	\$891,000
B: James Wheeler & Lauren Wheeler S: Daniel A Zaccardi & Elizabeth M Zaccardi Book/Page: 59558/185, Date: 12/19/24 Mtg: Members Mtg Co Inc \$712,800 Term: 2055 Rate: 5.4% Type: Adj Use: 3 Bdrm Cape Cod, Lot: 40002sf Prior Sale: \$420,000 (06/10)	
16 REDWOOD CIR	\$635,000
B: William Jewers & Mary Jewers S: Joshua W Henderson & Bridget S Henderson Book/Page: 59544/318, Date: 12/16/24 Use: 2 Bdrm Cape Cod, Lot: 9404sf Prior Sale: \$350,000 (06/15)	
17 ROXANNE RD	\$1,300,000
B: Zachary P Blawie & Nicole Blawie S: Shelby Kamath & Rohan Kamath Book/Page: 59564/106, Date: 12/20/24 Mtg: Radius Financial Grp \$1,040,000 Term: 2055 Use: 4 Bdrm CustomDesign, Lot: 52719sf Prior Sale: \$1,150,000 (07/23)	
26 WELLINGTON DR	\$919,000
B: Kimberly A Cronin & Douglas J Humphrey S: Kenneth W Zaval & Maura A Zaval Book/Page: 59550/271, Date: 12/17/24 Mtg: Guaranteed Rate Affin \$735,200 Term: 2055 Use: 3 Bdrm Garrison, Lot: 40201sf	
► FORECLOSURE DEEDS	
10 GLENWOOD RD	\$385,000
B: Freepport Rt & James L Keough S: Jonathan P Feldman & Phh Mortgage Corp Book/Page: 59566/285, Date: 12/20/24 Use: 3 Bdrm Cape Cod, Lot: 13528sf	

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**

3 BIRCH AVE	\$292,000
B: Simar House Inc S: Mary A Dupuis Book/Page: 59561/28, Date: 12/19/24 Mtg: Raymond C Green & Co \$580,000 Use: 3 Bdrm, Lot: 12349sf	
BLACK CAT RD (OFF)	\$1,150,000
B: Plymouth Town Of S: Makepeace F-H Acqui Corp Book/Page: 59566/144, Date: 12/20/24	
67 COTTAGE CV	\$750,000
B: Gail Otis & Barbara J Moore S: Orrin G Wood 3rd Book/Page: 59558/225, Date: 12/19/24 Use: 3 Bdrm Contemporary, Lot: 6660sf Prior Sale: \$589,000 (11/21)	
270 COURT ST	\$710,000
B: Linwood Ellis LLC S: Daryl Diegoli & David A Diegoli Book/Page: 59560/182, Date: 12/19/24 Mtg: Signature Lending LLC \$749,994 Use: 3-Family Colonial, Lot: 8982sf	
29 DOROTHY DR	\$520,000
B: Alicia M Guenther & Sakina M Karim S: Robert R Histen & Nancy A Histen Book/Page: 59565/344, Date: 12/20/24 Mtg: Freedom Mortgage Corp \$470,085 Term: 2065 Use: 3 Bdrm Cape Cod, Lot: 21741sf	
19 E RUSSELL MILLS RD	\$1,150,000
B: Corinne T King, Tr for Corinne T King T S: Sandra J Hodges, Tr for Hodges Ft Book/Page: 59545/165, Date: 12/16/24 Use: 3 Bdrm Cape Cod, Lot: 60945sf Prior Sale: \$215,000 (09/10)	
22 FARMHURST RD	\$622,000
B: Lawrence Abramoff S: Kristin D Dewitt & Gerritt Dewitt Doc#: 00000000857564, Date: 12/16/24 Use: 3 Bdrm Ranch, Lot: 6499sf Prior Sale: \$142,800 (07/11)	
166 HALFWAY POND RD	\$660,000
B: Shannon M Demontigny & Cameron J Scigliano S: Richard H Strout & Katie J Strout Book/Page: 59564/3, Date: 12/20/24 Mtg: Guaranteed Rate Inc \$528,000 Term: 2055 Use: 3 Bdrm Gambrel, Lot: 44392sf Prior Sale: \$370,000 (03/05)	
90 HEDGES POND RD	\$475,000
B: Sam Speakman LLC S: Philip Lapointe Jr & Nancy E Lapointe Book/Page: 59554/182, Date: 12/18/24 Mtg: Cape Cod Five Cent Bk \$380,000 Use: 2 Bdrm Raised Ranch, Lot: 46134sf Prior Sale: \$85,000 (03/99)	
94 HEDGES POND RD	\$475,000
B: Sam Speakman LLC S: Philip Lapointe Jr & Nancy E Lapointe Book/Page: 59554/182, Date: 12/18/24 Mtg: Cape Cod Five Cent Bk \$380,000 Use: Commercial Devlpble Land, Lot: 49092sf	
169 HEDGES POND RD	\$365,000
B: Putters Ln Rt & Eugene T Lane Jr S: Catherine R Griffin Book/Page: 59553/31, Date: 12/17/24 Mtg: Rockland Tr Co \$405,500 Term: 2025 Use: 4 Bdrm Raised Ranch, Lot: 23919sf Prior Sale: \$185,000 (07/11)	

96 HERRING POND RD	\$790,000
B: Nicole S Hoffman & Kitt R Hoffman S: Champion Builders Inc Book/Page: 59566/201, Date: 12/20/24 Mtg: Guaranteed Rate Affin \$766,000 Term: 2055	
7 HILL DALE RD	\$750,000
B: Lisa N Della Piana & Jesse Greenstein S: Kaye L Porter, Tr for Popklt Np Book/Page: 59554/219, Date: 12/18/24 Mtg: Fairway Ind Mtg \$675,000 Term: 2055 Use: 4 Bdrm Cape Cod, Lot: 22612sf Prior Sale: \$352,500 (01/11)	
92 HOLBECK COR U-92	\$795,000
B: Jeffrey A Tegen, Tr for Jeffrey A Tegen T S: Richard D Swanson & Vicki C Swanson Book/Page: 59554/45, Date: 12/18/24 Use: 2 Bdrm Condo Prior Sale: \$485,000 (07/09)	
25 JAN MARIE DR	\$490,000
B: Lindsay J Allan S: Steven J Allan, Tr for Steven J Allan T Book/Page: 59546/85, Date: 12/16/24 Mtg: First Community Mtg \$392,000 Term: 2055 Use: 3 Bdrm Raised Ranch, Lot: 21741sf Prior Sale: \$28,150 (10/97)	
18 KARAS WAY	\$905,000
B: Michael Archambault, Tr for Michael Archambault Lt S: Thomas J Orourke & Brianna Orourke Book/Page: 59545/32, Date: 12/16/24 Use: 4 Bdrm Colonial, Lot: 20038sf Prior Sale: \$749,900 (12/21)	
18 KENSINGTON	\$862,500
B: Priscilla Phelps S: Cheryl Sauter Book/Page: 59558/302, Date: 12/19/24 Use: 3 Bdrm Contemporary, Lot: 6142sf Prior Sale: \$835,000 (10/23)	
1 KING AVE	\$345,000
B: Joshua Valenzano S: Aaron D Lewis & Samantha B Lewis Book/Page: 59563/3, Date: 12/20/24 Mtg: First Home Mtg \$305,000 Term: 2055 Use: 2 Bdrm Ranch, Lot: 7841sf Prior Sale: \$243,000 (04/22)	
82 LAKE DR	\$455,000
B: Julie A Lynch S: Daniel J Longo Book/Page: 59556/313, Date: 12/18/24 Use: 3 Bdrm Ranch, Lot: 8712sf Prior Sale: \$302,500 (04/20)	
384 LONG POND RD	\$855,000
B: Clark A Goodrich & Robin A Steeves S: Thomas G Mayer & Karen M Mayer Book/Page: 59555/324, Date: 12/18/24 Use: 4 Bdrm Colonial, Lot: 74013sf Prior Sale: \$385,000 (10/02)	
922 LONG POND RD	\$525,000
B: Lydia Gardiner & Jason Gardiner S: Eugene F Difrancesco & Anne C Difrancesco Book/Page: 59551/80, Date: 12/17/24 Mtg: Guaranteed Rate Inc \$498,750 Term: 2055 Use: 3 Bdrm Ranch, Lot: 60074sf Prior Sale: \$121,000 (02/98)	
68 LOOKOUT POINT RD	\$200,000
B: Wesley Cartier & Cynthia Abron S: Nancy L Aborn, Tr for Nancy L Aborn T Book/Page: 59562/308, Date: 12/20/24 Mtg: Nancy L Aborn Tr \$200,000 Use: 3 Bdrm Ranch, Lot: 6534sf	
55 MARINERS WAY U:55	\$685,000
B: Jean M Raimondi S: Wayne R Hester & Joanne M Hester Book/Page: 59550/247, Date: 12/17/24 Mtg: Bluestone Bank \$335,000 Term: 2055 Use: 2 Bdrm Condo	
11 MAUREEN WAY	\$500,000
B: Ian J Stewart & Sara A Stewart S: Paul W Garvey Book/Page: 59560/281, Date: 12/19/24 Mtg: Rocket Mortgage LLC \$250,000 Term: 2055 Use: 4 Bdrm Garrison, Lot: 50926sf	
20 OUTLOOK E U:20	\$966,376
B: Mark A Mitchell & Susan E Mitchell S: Ridge Development LLC Book/Page: 59560/220, Date: 12/19/24 Mtg: Patricia W Mitchell \$367,654 Term: 2055 Use: Condo	
17 PINCHION VALE U:17	\$663,000
B: Martin T Greene & Jane S Greene S: Opendoor Property J LLC Book/Page: 59554/77, Date: 12/18/24 Mtg: Rockland Tr Co \$400,000 Term: 2055 Rate: 6.3% Type: Adj Use: 2 Bdrm Condo Prior Sale: \$688,100 (05/24)	
36 PLANTATION RD	\$712,500
B: Laura Woodruff & Stephen Woodruff Jr S: Nancy L Farrell Book/Page: 59560/154, Date: 12/19/24 Mtg: Leader Bank NA \$500,001 Term: 2055 Use: 4 Bdrm Garrison, Lot: 21741sf	
16-R POWDER HORN POND RD	\$2,000,000
B: Kamesit LLC S: Eight Mates LLC Book/Page: 59559/63, Date: 12/19/24 Use: Mixed Use-Prim Res & Forest, Lot: 647698sf	
77 POWDER HORN POND RD	\$1,250,000
B: 77 & 89 Powderhorn Pond R S: Eight Mates LLC Book/Page: 59549/74, Date: 12/17/24 Use: 2 Bdrm Ranch, Lot: 103198sf Prior Sale: \$1,150,000 (12/19)	
89 POWDER HORN POND RD	\$1,250,000
B: 77 & 89 Powderhorn Pond R S: Eight Mates LLC Book/Page: 59549/74, Date: 12/17/24 Use: 1 Bdrm Cottage, Lot: 50055sf Prior Sale: \$1,150,000 (12/19)	
46 PRISCILLA BEACH RD	\$596,910
B: Donald M Mctaggart, Tr for Bluebonnet Rt S: Donald M Mctaggart, Tr for 46 Priscilla Bch Road Rt Doc#: 00000000857785, Date: 12/20/24 Use: 1 Bdrm Cape Cod, Lot: 16117sf	
49 RIVER ST	\$1,282,900
B: Thomas Orourke & Brianna Orourke S: Jonathan Jaffe & Robin Jaffe Doc#: 00000000857577, Date: 12/16/24 Mtg: Cross Country Mtg Inc \$567,000 Term: 2055 Use: 4 Bdrm Colonial, Lot: 40036sf Prior Sale: \$995,000 (12/23)	
737 ROCKY HILL RD	\$742,000
B: Brycen Spencer & Stephanie Spencer S: Thomas R Mierzejewski & Catherine Mierzejewski Doc#: 00000000857712, Date: 12/19/24 Mtg: First Home Mtg \$587,000 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 12449sf Prior Sale: \$415,000 (04/18)	

7 RYANS WAY	\$740,000
B: Christopher Casavant & Vanessa Casavant S: Denae Higgins Book/Page: 59556/52, Date: 12/18/24 Mtg: First Home Mtg \$592,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 21305sf Prior Sale: \$430,000 (04/17)	
207 SAMOSET ST U:C3	\$226,500
B: Kellyann Barrett, Tr for Francis J Barrett Jr Rt S: Vrmgt Asset T & United States Bk T Na Tr Book/Page: 59544/222, Date: 12/16/24 Use: 1 Bdrm Condo Prior Sale: \$170,000 (02/24)	
174 SANDWICH ST U:174	\$1,450,000
B: Thomas G Mayer & Karen M Mayer S: Nancy C Robinson Book/Page: 59567/142, Date: 12/20/24 Mtg: LoanDepot.Com \$1,050,000 Term: 2055 Rate: 6.1% Type: Adj Use: 3 Bdrm Condo Prior Sale: \$1,550,000 (08/22)	
59 SEA CLIFF DR U:59	\$675,000
B: Helen A Travers, Tr for Helen A Travers T S: John M Hobby Book/Page: 59552/97, Date: 12/17/24 Use: 2 Bdrm Condo Prior Sale: \$275,000 (03/00)	
16 SHOALS AVE	\$785,000
B: Kami Dolbear & Robert Dolbear S: Dawn E Ottino Book/Page: 59550/344, Date: 12/17/24 Mtg: Fairway Ind Mtg \$745,750 Term: 2055 Use: 4 Bdrm Colonial, Lot: 60074sf Prior Sale: \$489,000 (11/05)	
1550 STATE RD	\$539,000
B: John J Lowe & John J Lowe Jr S: Maureen H Kelly, Tr for Maureen H Kelly T Book/Page: 59546/237, Date: 12/16/24 Mtg: Leader Bank NA \$300,001 Term: 2055 Use: 3 Bdrm Cape Cod, Lot: 76191sf Prior Sale: \$245,000 (08/01)	
2 STEPHENS LN U:B	\$720,000
B: Richard H Strout & Katie J Strout S: Thurston Hartford Book/Page: 59565/186, Date: 12/20/24 Use: 2 Bdrm Condo Prior Sale: \$495,000 (04/08)	
23 SUNFLOWER WAY	\$576,700
B: Deanna J King & Marianne Gonzalez S: Gregory K Ouellette & Pamela J Ouellette Book/Page: 59555/273, Date: 12/18/24 Mtg: Fairway Ind Mtg \$556,081 Term: 2055 Use: 2 Bdrm Townhouse, Lot: 1947sf Prior Sale: \$383,193 (11/20)	
48 TUPPER HILL RD U:48	\$435,000
B: Maddalen M Djipietro S: Tupper Hill Phase 2 LLC Book/Page: 59544/345, Date: 12/16/24 Use: Condo	
633 WAREHAM RD	\$525,000
B: Erik J Simpson & Harold Simpson Jr S: Gary Glazier Book/Page: 59547/329, Date: 12/16/24 Mtg: Amerant Mortgage \$364,000 Term: 2055 Use: 3 Bdrm Ranch, Lot: 12680sf Prior Sale: \$439,000 (03/21)	
WATERCOURSE RD	\$1,150,000
B: Plymouth Town Of S: Makepeace F-H Acqui Corp Book/Page: 59566/144, Date: 12/20/24	
32 WINDING WAY	\$500,000
B: Carolline Forsberg S: M J Fernandez-Hodel & Andrea M Hodel Book/Page: 59563/92, Date: 12/20/24 Use: 4 Bdrm Garrison, Lot: 25226sf Prior Sale: \$825,000 (03/22)	
5 YELLOW BIRCH DR	\$764,900
B: Keith A Hodges Jr & Colleen K Hodges S: Ejp Redbrook LLC Book/Page: 59546/144, Date: 12/16/24 Mtg: Provident Funding \$479,000 Term: 2055	

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**

BISHOP RD L:2	\$265,000
B: Nathan Pietrowicz & Kenedi Pietrowicz S: Marc T Wilson Book/Page: 59555/178, Date: 12/18/24 Mtg: Bristol Cnty Svcs Bk \$212,000 Term: 2040 Rate: 6.1% Type: Adj	
13 GERRISH RD	\$722,500
B: Brian F Garner & Nancy Garner S: Brian Farrington Book/Page: 59563/171, Date: 12/20/24 Mtg: First Citizens Cr Un \$300,000 Term: 2055 Use: 3 Bdrm Colonial, Lot: 50530sf Prior Sale: \$689,900 (08/22)	
1 HAYLEY CIR U:31	\$666,300
B: George L Whiting Jr & Cynthia L Whiting S: Plumb Corner LLC Book/Page: 59564/334, Date: 12/20/24 Use: Condo	
9 KATLYN CIR U:9	\$702,475
B: Lynne Manley S: Plumb Corner LLC Book/Page: 59564/33, Date: 12/20/24 Use: Possible New Construction	

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**

65 DAMON RD	\$565,000
B: Christopher R Kokoros & Wednesday A Walton S: Sara M Rogers Doc#: 00000000857734, Date: 12/20/24 Mtg: Liberty Bay CU \$536,750 Term: 2055 Rate: 6.3% Type: Adj Use: 4 Bdrm Colonial, Lot: 12474sf Prior Sale: \$273,000 (08/11)	
119 GROVE ST U:247	\$214,999
B: Yair Areli & Gal Areli S: Sharyn L Herzog & Timothy J Herzog Book/Page: 59555/339, Date: 12/18/24 Mtg: NJ Lenders Corp \$128,999 Term: 2055 Use: 1 Bdrm Condo, Lot: 194713sf Prior Sale: \$57,000 (03/13)	
67 JOHN A DUNN MEMORIAL DR	\$2,950,000
B: Dunn Rockland LLC S: Js Residential LLC & Mj Cobalt Holdings LLC Book/Page: 59563/134, Date: 12/20/24 Mtg: Bluestone Bank \$2,210,000 Use: Apartment Bldg - 4-8 Units, Lot: 14550sf Prior Sale: \$2,850,000 (10/21)	

71 JOHN A DUNN MEMORIAL DR	\$2,950,000
B: Dunn Rockland LLC S: Js Residential LLC & Mj Cobalt Holdings LLC Book/Page: 59563/134, Date: 12/20/24 Mtg: Bluestone Bank \$2,210,000 Use: Apartment Bldg - 4-8 Units, Lot: 9900sf Prior Sale: \$2,850,000 (10/21)	
157 MARKET ST	\$1,650,000
B: Rockland Fed Cu S: Burger King Co LLC Book/Page: 59559/109, Date: 12/19/24 Use: Restaurant/Bar, Lot: 40802sf	
46 ROBIN LN U:46	\$484,000
B: Allison Guherio S: Paul J Maher & Mary M Kinsella-Maher Book/Page: 59559/78, Date: 12/19/24 Mtg: William Raveis Mtg Co \$225,000 Term: 2055 Use: 2 Bdrm Condo, Lot: 2306938sf Prior Sale: \$178,000 (10/99)	
403 UNION ST	\$1,485,000
B: Schoolhouse Apt Rockland S: Roman Catholic Archbishop Book/Page: 59544/169, Date: 12/16/24 Use: Religious Property, Lot: 158123sf	

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**

31 BROOK ST	\$1,800,000
B: Brett R Hagen & Kristen S Hagen S: William J Good Jr & Elizabeth Good Book/Page: 59559/240, Date: 12/19/24 Mtg: Movement Mtg LLC \$1,440,000 Term: 2055 Rate: 6.1% Type: Adj Use: 4 Bdrm Conventional, Lot: 21780sf Prior Sale: \$750,000 (04/23)	
50 COLLIER RD	\$1,600,000
B: Meredith Kelly & Travis Brimm S: Walter B Sullivan, Tr for 50 Collier Road Rt Book/Page: 59558/268, Date: 12/19/24 Mtg: Atlantic Coast Mtg \$1,125,000 Term: 2055 Use: 3 Bdrm Conventional, Lot: 6011sf Prior Sale: \$260,000 (01/96)	
489 HATHERLY RD	\$600,000
B: Christopher Lamb & Patricia Lamb S: C J Rooney,	

WORCESTER REGISTRY
continued

930 TEMPLETON RD U:14..... \$170,000
B: Kenneth R Godfrey
S: Joseph K Szulborski 3rd
Book/Page: 71437/285, Date: 12/18/24
Mtg: Lee Lee LLC \$140,000
Use: 2 Bdrm Condo
Prior Sale: \$135,260 (10/05)

28 TREMONT ST..... \$270,000
B: Akira Wilkinson
S: Dakota Dupuis & Michael Tarbell
Book/Page: 71430/28, Date: 12/17/24
Mtg: Cross Country Mtg Inc \$258,500
Term: 2055
Use: 4 Bdrm Conventional, Lot: 12000sf
Prior Sale: \$200,000 (06/22)

WEST ST..... \$12,500
B: Mary E Brunelle
S: Henry Woolsey
Book/Page: 71444/393, Date: 12/19/24

50 WOOD ST..... \$275,000
B: Michael Cote & Jennifer Calef
S: Deborah L Porter
Book/Page: 71449/205, Date: 12/20/24
Mtg: CMG Mortgage Inc \$270,019
Term: 2055
Use: 4 Bdrm Conventional, Lot: 13950sf

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**

19 ELIZABETH DR..... \$1,015,000
B: Ryan C Latour & Sarah Latour
S: Christal Bello
Book/Page: 71453/334, Date: 12/20/24
Use: Accessory Land Improved, Lot: 42547sf
Prior Sale: \$860,000 (07/22)

30 HAWTHORNE ST..... \$425,000
B: Bernard Yeboah & Taylor Nickel
S: David Cipriano
Book/Page: 71453/311, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$417,302
Term: 2055
Use: 3 Bdrm Conventional, Lot: 42554sf
Prior Sale: \$255,000 (05/19)

19 SHARY LN..... \$390,000
B: Jacob Rosinsky & Bryce A Rosinsky
S: Tracy J Casasanta
Book/Page: 71450/134, Date: 12/20/24
Mtg: Prestige Home Mtg LLC \$370,500
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$105,000 (02/97)

320 SOUTHBRIDGE ST..... \$5,653,651
B: Mister Auburn LLC
S: Auburn Four LLC
Book/Page: 71425/173, Date: 12/16/24
Use: Auto Repair, Lot: 38271sf
Prior Sale: \$1,700,000 (11/97)

9 VICTORIA DR U:17-2C..... \$385,000
B: Stephen L Payson
S: Diana L Towner
Book/Page: 71448/160, Date: 12/20/24
Use: Condo

206 WEST ST..... \$474,000
B: Maxwell Dumerant
S: Bombay LLC
Book/Page: 71448/292, Date: 12/20/24
Mtg: New American Funding \$484,191
Term: 2055
Use: 3 Bdrm Conventional, Lot: 40488sf
Prior Sale: \$222,000 (04/24)

22 WESTCHESTER DR..... \$435,000
B: Hong-Wei Chen & Ming-Fen Ding
S: Stockhaus Kathleen A Est & Katherine A Bagdis
Book/Page: 71440/329, Date: 12/19/24
Use: 4 Bdrm Raised Ranch, Lot: 10359sf
Prior Sale: \$185,000 (07/13)

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**

40 GROVE ST N..... \$525,000
B: Scot S Silveira & Julia M Damon
S: Carmine Gugliotti & Grace R Gugliotti
Book/Page: 71437/103, Date: 12/18/24
Mtg: M&T Bank NA \$350,000
Term: 2055
Use: 4 Bdrm Antique, Lot: 21780sf
Prior Sale: \$275,000 (02/04)

154 MAIN ST..... \$329,900
B: Raymond Gonzalez
S: Shirley A Salvatore
Book/Page: 71437/381, Date: 12/18/24
Mtg: Plaza Home Mtg \$336,992
Term: 2055
Use: 4 Bdrm Conventional, Lot: 13068sf
Prior Sale: \$84,466 (02/03)

51 SCHOOL ST N..... \$260,000
B: Jakob Voelker
S: Ma Hsng Fin Agency
Book/Page: 71453/201, Date: 12/20/24
Mtg: Envoy Mtg LTD \$245,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 3657sf
Prior Sale: \$207,431 (03/23)

102 VALLEY RD..... \$430,000
B: Brandon T Mckown
S: Daniel A Obrien & Claire A Obrien
Book/Page: 71450/254, Date: 12/20/24
Mtg: NBKC Bank \$344,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 63459sf

612 WHEELWRIGHT RD..... \$65,000
B: Central City Prop LLC
S: Cullen Janice J Est & Ayden W Cullen
Book/Page: 71422/314, Date: 12/16/24
Use: 2 Bdrm Cape Cod, Lot: 21780sf

Berlin

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	23
Median Price	\$675,000	\$699,000

► **REAL ESTATE SALES**

95 BROOK LN U:95..... \$537,000
B: John J Gorgone & Julie M Gorgone
S: Robert Widman, Tr for Widman Ft
Book/Page: 71442/343, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$145,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$455,000 (09/05)

11 CARTER ST..... \$600,000
B: Caroline Teich
S: Orchard Hill Prop ll LLC
Book/Page: 71442/79, Date: 12/19/24
Use: 3-Family Family Flat, Lot: 33977sf
Prior Sale: \$550,000 (03/22)

61 LANCASTER RD..... \$899,900
B: Mark Crain & Valarie Clemente-Crain
S: Savoie Modular Homes Inc
Book/Page: 70706/172, Date: 06/28/24
Use: 4 Bdrm Raised Ranch, Lot: 81742sf
Prior Sale: \$205,000 (10/23)

64 RIVER RD W..... \$4,962,274
B: Gorika Realty LLC
S: Riverbridge West 1 LLC
Book/Page: 71429/329, Date: 12/17/24
Mtg: Enterprise Bk & Tr Co \$3,362,300
Use: Gas/Service Station, Lot: 38573sf

71 RIVER RD W..... \$3,871,619
B: Nakos Realty LLC
S: Riverbridge East 1 LLC
Book/Page: 71429/267, Date: 12/17/24
Mtg: Enterprise Bk & Tr Co \$2,071,600
Use: Child Care Facility, Lot: 52247sf

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**

159 LAKESHORE DR..... \$290,000
B: Brian Erickson & Uaira Erickson
S: Kadlec Michael R Est & Constance Kadlec
Book/Page: 71424/339, Date: 12/16/24
Mtg: CMG Mortgage Inc \$423,071
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 12800sf
Prior Sale: \$160,500 (10/98)

► **REAL ESTATE SALES**

159 LAKESHORE DR..... \$290,000
B: Brian Erickson & Uaira Erickson
S: Kadlec Michael R Est & Constance Kadlec
Book/Page: 71424/339, Date: 12/16/24
Mtg: CMG Mortgage Inc \$423,071
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 12800sf
Prior Sale: \$160,500 (10/98)

► **REAL ESTATE SALES**

GREEN RD..... \$1,300,000
B: Cote Contracting LLC
S: Maryann Zayka, Tr for Fiddler Green Rt
Book/Page: 71453/282, Date: 12/20/24
Mtg: Lowell Five Cent Svgs \$1,398,600

HARVARD RD..... \$1,300,000
B: Cote Contracting LLC
S: Maryann Zayka, Tr for Fiddler Green Rt
Book/Page: 71453/282, Date: 12/20/24

38 HARVARD RD..... \$1,150,000
B: Erik Hagendorn & Sylvia M Iwanska
S: Justin Mead & Elizabeth Mead
Book/Page: 71425/58, Date: 12/16/24
Mtg: Pennymac Loan Service \$550,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 228690sf
Prior Sale: \$970,196 (12/22)

655 MAIN ST..... \$715,000
B: Beatrice A Sims & Scott A Mackie
S: Seth Curtis & Megan Curtis
Book/Page: 71440/190, Date: 12/19/24
Mtg: CMG Mortgage Inc \$515,000
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 52272sf
Prior Sale: \$425,000 (07/17)

438 SUGAR RD..... \$1,060,000
B: Austin J Cormier & Kristen T Cormier
S: Clouthier Ft & Raymond J Clouthier Jr
Book/Page: 71450/50, Date: 12/20/24
Mtg: Society Mortgage Corp \$800,000
Term: 2055
Use: 3 Bdrm Contemporary, Lot: 67954sf
Prior Sale: \$850,000 (03/21)

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**

35 MOLASSES HILL RD..... \$665,000
B: Jared Benharris & Alexa Benharris
S: Kevin H Damon, Tr for Damon Ft
Book/Page: 71448/148, Date: 12/20/24
Use: 4 Bdrm Colonial, Lot: 156816sf
Prior Sale: \$357,400 (08/02)

17 PLEASANT ST..... \$440,000
B: Ekaterine Chavez
S: George A Hirtle & Chantal Hirtle
Book/Page: 71451/95, Date: 12/20/24
Mtg: Semper Home Loans \$432,030
Term: 2055
Use: 3 Bdrm Conventional, Lot: 32670sf
Prior Sale: \$115,900 (06/99)

4 TUPELO DR..... \$65,000
B: Ronald Brault Prop LLC
S: Michael A Maneggio & Janet Maury
Book/Page: 71421/75, Date: 12/16/24
Use: Residential Developable Land, Lot: 43734sf

Charlton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	97
Median Price	\$490,000	\$485,000

► **REAL ESTATE SALES**

193 NUGGET DR..... \$255,000
B: Neide Souza
S: Nancy A Auger
Book/Page: 71424/262, Date: 12/16/24
Mtg: First Natl Bk \$216,750
Term: 2054
Use: 2 Bdrm Ranch, Lot: 9300sf
Prior Sale: \$70,000 (01/96)

175 OLD WORCESTER RD..... \$300,000
B: Heritage Country Club Inc
S: Miller Robert J Est & Christine M Jacob
Book/Page: 71427/394, Date: 12/17/24
Use: Funeral Home, Lot: 43560sf

Clinton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	56
Median Price	\$425,000	\$437,500

► **REAL ESTATE SALES**

105 FLAGG ST..... \$400,000
B: Habiba O Idohou
S: Emmarose Realty LLC
Book/Page: 71448/325, Date: 12/20/24
Mtg: Cape Ann Svgs Bk \$320,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 4400sf
Prior Sale: \$195,000 (08/16)

151-169 GREEN ST..... \$4,050,000
B: 151-169 Green Street LLC
S: Paglia Remillard Family S
Book/Page: 71452/36, Date: 12/20/24
Mtg: Avidia Bank \$3,240,000
Use: Apartment Bldg - 9 + Units, Lot: 31859sf

1 PLAIN ST..... \$312,500
B: Jacob Brescia & Caitlin Gilman
S: Richard A Scheid
Book/Page: 71452/7, Date: 12/20/24
Mtg: Avidia Bank \$250,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 3 Bdrm Conventional, Lot: 22792sf

55 STERLING ST U:102..... \$379,000
B: Robert Wagner
S: Cig-Liams Crossing LLC
Book/Page: 71443/331, Date: 12/19/24
Use: Condo

81 WOODLAWN ST..... \$335,000
B: Osman R Vicente
S: Jason S Ruiz
Book/Page: 71420/322, Date: 12/16/24
Use: 2-Family Duplex, Lot: 5804sf
Prior Sale: \$158,000 (11/15)

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**

51 CHESTNUT ST..... \$427,500
B: Roland Cote
S: Michael A Pavoni
Book/Page: 71451/374, Date: 12/20/24
Mtg: HarborOne Mortgage \$406,125
Term: 2055
Use: 4 Bdrm Ranch, Lot: 92391sf

48 GLEN ST..... \$565,000
B: Diane B Trebier
S: Richard R Corcoran
Book/Page: 71448/265, Date: 12/20/24
Mtg: Webster FiveCent Svgs \$281,830
Term: 2055
Use: Residential Developable Land, Lot: 124582sf
Prior Sale: \$350,000 (12/06)

77 LOCUST ST..... \$985,000
B: Kenneth Marcotte & Chelsea Marcotte
S: Grzegorz Podstawka & Agnieszka Podstawka
Book/Page: 71435/122, Date: 12/18/24
Mtg: Province Mtg Assoc \$245,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 111078sf
Prior Sale: \$500,000 (08/12)

30 MARTIN RD..... \$537,000
B: Brendan Peltier & Alexandra Peltier
S: Jeremiah Pratt & Susan Pratt
Book/Page: 71450/174, Date: 12/20/24
Mtg: Fairway Ind Mtg \$464,997
Term: 2055
Use: 3 Bdrm Colonial, Lot: 29756sf
Prior Sale: \$315,000 (09/08)

72 MARTIN RD..... \$5,250
B: Daniel W Dunleavy Jr
S: Cloverhill Properties LLC
Book/Page: 71424/53, Date: 12/16/24
Use: 3 Bdrm Ranch, Lot: 35135sf
Prior Sale: \$260,000 (10/19)

37 OLDE CARRIAGE LN..... \$750,000
B: Nevena T Disaia & Nicholas R Disaia
S: Gregory S Morgan & Kathleen R Morgan
Book/Page: 71428/288, Date: 12/17/24
Mtg: Guaranteed Rate Inc \$485,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 90169sf
Prior Sale: \$425,000 (07/12)

60 POND ST..... \$533,000
B: William J Fredericks 4th & Julie E Fredericks
S: Ryan J Gover & Michelle A Gover
Book/Page: 71434/269, Date: 12/18/24
Mtg: UniBank for Savings \$426,400
Term: 2055
Use: 3 Bdrm Colonial, Lot: 32809sf
Prior Sale: \$285,000 (02/17)

115 SE MAIN ST..... \$540,000
B: Hubert Szczepanek
S: Lisa C Hartman
Book/Page: 71424/200, Date: 12/16/24
Mtg: Semper Home Loans \$506,976
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 116741sf

291 SE MAIN ST..... \$945,000
B: John G Ambro, Tr for J G & Janice D Ambro RET
S: New Sherborn LLC
Book/Page: 71147/383, Date: 10/11/24
Use: Residential Developable Land, Lot: 90169sf

233 YEW ST..... \$75,000
B: Leslie M Stevens
S: David A Sherman & Claudia M Sherman
Book/Page: 70718/26, Date: 07/02/24
Use: Residential Developable Land, Lot: 89999sf

8 ALTON DR..... \$410,000
B: Michael Shong & Darline Shong
S: Michael Pollone
Book/Page: 71422/340, Date: 12/16/24
Mtg: New American Funding \$389,500
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 9000sf
Prior Sale: \$375,000 (09/20)

3 GEORGE ST..... \$480,000
B: Maximo Cruz Jr
S: Federal Natl Mtg Assn
Book/Page: 71452/396, Date: 12/20/24
Mtg: Homespire Mortgage \$471,306
Term: 2055
Use: 4 Bdrm Conventional, Lot: 6960sf
Prior Sale: \$209,500 (05/22)

90 RAMSHORN RD..... \$629,900
B: Nathan J Stawiecki & Arelis Stawiecki
S: 90 Ramshorn Road LLC
Book/Page: 71422/115, Date: 12/16/24
Mtg: LoanDepot.Com \$611,003
Term: 2055
Use: 5 Bdrm Colonial, Lot: 94926sf
Prior Sale: \$250,000 (12/23)

1 SOPHIES WAY..... \$650,000
B: Christopher J Majka & Lisa Majka
S: T Reardon Builders Inc
Book/Page: 71233/284, Date: 10/31/24
Mtg: Leader Bank NA \$617,500
Term: 2054
Use: Residential Developable Land, Lot: 17208sf

2 SOPHIES WAY..... \$119,900
B: Amparo B Munoz
S: Sawmill Road LLC
Book/Page: 70496/147, Date: 05/10/24
Use: Residential Developable Land, Lot: 18387sf

4 SOPHIES WAY..... \$135,000
B: William Lepage & Nancy Lepage
S: Sawmill Road LLC
Book/Page: 70429/375, Date: 04/24/24
Use: Residential Developable Land, Lot: 40143sf

5 SOPHIES WAY..... \$125,000
B: Pawel Surowaniec
S: Sawmill Road LLC
Book/Page: 70289/201, Date: 03/15/24
Use: Residential Developable Land, Lot: 35568sf

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**

51 ALLEN ST..... \$479,900
B: Rebecca Merrikin
S: Winridge Holdings LLC
Book/Page: 70962/173, Date: 08/30/24
Mtg: Bay Equity LLC \$431,910
Term: 2054
Use: Residential Developable Land, Lot: 30131sf

63 ALLEN ST..... \$450,000
B: Kwabena O Kwarteng & Gladys O Kwarteng
S: Winridge Holdings LLC
Book/Page: 71085/167, Date: 09/27/24
Mtg: Leader Bank NA \$441,849
Term: 2054
Use: Residential Developable Land, Lot: 12730sf

181 CHAPEL ST..... \$405,000
B: Joseph C Nault & Ian R Nault
S: Alan J Poirier & Sharon A Poirier
Book/Page: 71447/33, Date: 12/20/24
Mtg: United Wholesale Mtg \$396,825
Term: 2055
Use: 3 Bdrm Raised Ranch, Lot: 13665sf

22 KNOWLTON ST..... \$1,435,000
B: Gap Apt Gardner LLC
S: New Man Ventures LLC
Book/Page: 71430/359, Date: 12/17/24
Mtg: Jeanne DArc CU \$1,076,250
Term: 2030
Use: Apartment Bldg - 9 + Units, Lot: 7325sf
Prior Sale: \$787,750 (10/21)

10 MYRTLE RD..... \$383,000
B: Michelle Donahue & Andrew Bellantoni
S: Michael W Divito
Book/Page: 71449/36, Date: 12/20/24
Mtg: Triangle Credit Union \$371,510
Term: 2065 Rate: 5.9% Type: Adj
Use: 3 Bdrm Cape Cod, Lot: 6714sf
Prior Sale: \$180,000 (10/15)

15 ORIOLE ST..... \$450,000
B: Gap Apt Gardner LLC
S: New Man Ventures LLC
Book/Page: 71431/251, Date: 12/18/24
Mtg: Jeanne DArc CU \$337,500
Term: 2030
Use: Apartment Bldg - 4-8 Units, Lot: 10000sf
Prior Sale: \$295,000 (01/22)

16-18 ORIOLE ST..... \$930,000
B: Gap Apt Gardner LLC
S: New Man Ventures LLC
Book/Page: 71431/284, Date: 12/18/24
Mtg: Jeanne DArc CU \$697,500
Term: 2030
Use: Apartment Bldg - 4-8 Units, Lot: 8177sf
Prior Sale: \$300,000 (09/19)

105 RIDGEWOOD LN U:14..... \$163,000
B: Mary E Carroll
S: 14 At Rdgwood Cndos LLC
Book/Page: 71452/250, Date: 12/20/24
Mtg: CMG Mortgage Inc \$100,000
Term: 2055
Use: 1 Bdrm Condo
Prior Sale: \$112,000 (06/22)

245-247 S MAIN ST..... \$330,000
B: Maged Tadrout, Tr for Tadrout FT
S: Jeffrey A Chartier & Krissiauna S Chartier
Book/Page: 71434/209, Date: 12/18/24
Use: 2-Family Duplex, Lot: 2521sf
Prior Sale: \$200,000 (09/05)

78 SHERMAN ST..... \$752,450
B: Gap Apt Gardner LLC
S: New Man Ventures LLC
Book/Page: 71430/323, Date: 12/17/24
Mtg: Jeanne DArc CU \$564,337
Term: 2030
Use: Apartment Bldg - 4-8 Units, Lot: 5098sf
Prior Sale: \$435,000 (12/23)

Grafton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	134
Median Price	\$617,500	\$612,500

► **REAL**

68 BANCROFT PARK **\$650,000**
 B: Lucas Santos
 S: Mary E Thibault & Alexander J Oneschuk 3rd
 Book/Page: 71425/120, Date: 12/16/24
 Mtg: United Wholesale Mtg \$520,000
 Term: 2055
 Use: 2-Family Conventional, Lot: 6382sf

71 JONES RD **\$270,000**
 B: Atulkumar Patel & Daxaben Patel
 S: 71 Jones Road LLC
 Book/Page: 71423/102, Date: 12/16/24
 Mtg: Rockland Tr Co \$210,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 15002sf
 Prior Sale: \$405,000 (01/18)

11 LAURELWOOD DR U:11 **\$430,000**
 B: Melissa M Mitcham
 S: Michelle L Witham & Carl Witham
 Book/Page: 71433/90, Date: 12/18/24
 Use: 2 Bdrm Condo
 Prior Sale: \$249,000 (04/04)

38 MELLEN ST **\$610,000**
 B: Wai P Thein & Yadanar M Win
 S: Michael J Cardone & Bridgid A Byrne
 Book/Page: 71441/77, Date: 12/19/24
 Mtg: Newrez LLC \$480,000
 Term: 2055
 Use: 4 Bdrm Cape Cod, Lot: 12001sf
 Prior Sale: \$417,500 (08/20)

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

45 GEORDIE LN **\$470,000**
 B: Denis P Dorgan & Patricia A Dorgan
 S: David E Leger, Tr for Michelle M Leger 2022 RET
 Book/Page: 71430/293, Date: 12/17/24
 Mtg: Rocket Mortgage LLC \$376,000
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 84792sf
 Prior Sale: \$186,000 (12/12)

51 LOMBARD RD **\$350,000**
 B: John Healy & Mary K Healy
 S: Smith Kerry Kent Est & C V Smith
 Book/Page: 71452/97, Date: 12/20/24
 Use: Mixed Use-Forest & Resid, Lot: 1106274sf

32 SIMONDS HILL RD **\$525,000**
 B: Michael W Divito & Megan B Divito
 S: Warren M Brodmerkle, Tr for Brodmerkle Lt
 Book/Page: 71451/231, Date: 12/20/24
 Mtg: GFA Federal Credit Un \$365,000
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 856633sf
 Prior Sale: \$351,200 (03/05)

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

OLD UNION TPKE **\$50,000**
 B: Goventure Cap Group LLC
 S: Guy Winters, Tr for Satyrs Rt
 Book/Page: 71451/29, Date: 12/20/24

WHITE POND RD **\$100,000**
 B: Goventure Cap Group LLC
 S: Guy Winters, Tr for Satyrs Rt
 Book/Page: 71451/27, Date: 12/20/24

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

12 LEXINGTON AVE **\$385,000**
 B: Annmarie E Lahiti & Ronald L Lahiti
 S: Matthew J Smith
 Book/Page: 71450/382, Date: 12/20/24
 Mtg: Pennymac Loan Service \$378,026
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 9496sf
 Prior Sale: \$132,900 (11/09)

315 RIVER ST **\$410,000**
 B: Megan Auchy & Kaitlin M Auchy
 S: Peter Leslie
 Book/Page: 71444/134, Date: 12/19/24
 Mtg: Newrez LLC \$402,573
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 22521sf
 Prior Sale: \$265,000 (07/22)

► FORECLOSURE DEEDS

10 CONWAY DR **\$225,000**
 B: Federal Natl Mtg Assn
 S: Francis E Coderre & Phh Mortgage Corp
 Book/Page: 71427/49, Date: 12/17/24
 Use: 3 Bdrm Old Style, Lot: 14985sf

39 CRAIG ST **\$260,820**
 B: Gsamp T2006-He8 & U S Bank TCo Na Tr
 S: Colleen Sheard & Us Bank TCo Na Tr
 Book/Page: 71426/94, Date: 12/17/24
 Use: 2 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$210,000 (09/04)

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

6 ELM ST **\$560,000**
 B: Terrence Moore & Barbara Moore
 S: David W Rich & Jolena L Rich
 Book/Page: 71447/267, Date: 12/20/24
 Use: 4 Bdrm Conventional, Lot: 28793sf
 Prior Sale: \$259,000 (06/03)

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

7 BARBARAS WAY **\$899,900**
 B: Jason Fitzgerald & Kristina Leblanc
 S: Joseph A Walker & Kate L Amalfi
 Book/Page: 71444/283, Date: 12/19/24
 Mtg: Fairway Ind Mtg \$719,920
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 47393sf
 Prior Sale: \$568,395 (09/17)

3 DANA CIR **\$550,000**
 B: Glaydson M Coelho & Solange Coelho
 S: David R Bruce
 Book/Page: 71435/395, Date: 12/18/24
 Mtg: United Wholesale Mtg \$522,500
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 16466sf
 Prior Sale: \$305,500 (08/12)

300 DEER ST **\$9,100,000**
 B: Fairfield Milford Vista L
 S: Cedar Street Route 85 LLC
 Book/Page: 71425/196, Date: 12/16/24
 Mtg: Associated Bank NA \$52,178,810
 Use: Commercial Potntl Dvlp Land, Lot: 751497sf
 Prior Sale: \$5,500,000 (11/19)

1 DIEGO DR **\$715,000**
 B: Marques Wilson & Amanda Dodge
 S: Matthew R Pica & Jessica Pica
 Book/Page: 71433/123, Date: 12/18/24
 Mtg: Evolve B&T \$572,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 15011sf
 Prior Sale: \$379,900 (01/12)

47 HARDING ST **\$471,000**
 B: Derly L Ferreira & Nilza L Matias
 S: Anthony M Lucca
 Book/Page: 71439/205, Date: 12/19/24
 Mtg: United Wholesale Mtg \$273,180
 Term: 2055
 Use: 2 Bdrm Split Entry, Lot: 11191sf

78 HIGHLAND ST **\$460,000**
 B: Lance C Gibson & Jessica K Gibson
 S: Adam Annotti
 Book/Page: 71421/165, Date: 12/16/24
 Mtg: Triangle Credit Union \$446,200
 Term: 2055 Rate: 5.9% Type: Adj
 Use: 3 Bdrm Split Entry, Lot: 20042sf
 Prior Sale: \$215,000 (07/12)

1 KODIAK LN U:1 **\$619,900**
 B: Nikhil Bawa & Mansi Bawa
 S: F&d Ctr Realty Corp Inc
 Book/Page: 71449/3, Date: 12/20/24
 Use: 2 Bdrm Condo

51 PINE ISLAND RD **\$380,000**
 B: Mark J Ferrazzani & Raquel Kaplan
 S: Lynn Leblanc-Macneil
 Book/Page: 71431/182, Date: 12/18/24
 Mtg: American Pacific Mtg \$255,000
 Term: 2055
 Use: 1 Bdrm Contemporary, Lot: 10550sf

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	123
Median Price	\$446,000	\$450,000

► REAL ESTATE SALES

8 HORSESHOE LN **\$575,000**
 B: Randy Seaman & Nicole Seaman
 S: Guy L Ferrante & Marylou Ferrante
 Book/Page: 71433/1, Date: 12/18/24
 Mtg: Newrez LLC \$275,000
 Term: 2055
 Use: 3 Bdrm Cape Cod, Lot: 24394sf
 Prior Sale: \$168,000 (04/95)

3 JESSICA J DR **\$567,500**
 B: Benjamin Parmentier & Julie M Parmentier
 S: Stephanie A Jezewski
 Book/Page: 71441/70, Date: 12/19/24
 Use: 3 Bdrm Colonial, Lot: 15682sf
 Prior Sale: \$141,025 (07/98)

13 PINNACLE PL U:112 **\$708,313**
 B: Diana L Townner
 S: Czervik Properties LLC
 Book/Page: 71450/284, Date: 12/20/24
 Mtg: Bank of Canton \$341,313
 Term: 2055
 Use: Condo

15 PINNACLE PL U:111 **\$752,973**
 B: William E Manseau & Karen J Wadleigh
 S: Czervik Properties LLC
 Book/Page: 71442/269, Date: 12/19/24
 Use: Condo

27 PROVIDENCE ST **\$1,675,000**
 B: Village Farm Building LLC
 S: Trolley Turnaround LLC
 Book/Page: 71441/247, Date: 12/19/24
 Mtg: Fall River Five Cents \$3,900,000
 Use: Industrial Warehouse, Lot: 126324sf

19 RIVERLIN PKWY **\$435,000**
 B: Laura Geidel
 S: Ronald E Scholz
 Book/Page: 71452/80, Date: 12/20/24
 Use: 4 Bdrm Cape Cod, Lot: 44431sf
 Prior Sale: \$41,750 (05/05)

Millbury

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	101	102
Median Price	\$670,000	\$722,500

► REAL ESTATE SALES

8 ASSABET HILL CIR U:8 **\$420,000**
 B: Mekki M Larbah & Hind El Mountassir
 S: Ramona E Suriel & Juan L Lara
 Book/Page: 71443/390, Date: 12/19/24
 Mtg: Cambridge Svcs Bk \$399,000
 Term: 2055 Rate: 6.6% Type: Adj
 Use: Condo

25 COOLIDGE CIR **\$850,000**
 B: Mark S Allen & Heather Allen
 S: John B Gillis, Tr for 25 Coolidge Circle Rt
 Doc#: 00000000124012, Date: 12/19/24
 Mtg: United Wholesale Mtg \$457,873
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 41744sf

311 CRAWFORD ST **\$300,000**
 B: Marcelo H Da Silva & Sirlene D Ribeiro
 S: Venkata C Bandi & Manaswini Kokkula
 Book/Page: 71425/279, Date: 12/16/24
 Use: Residential Developable Land, Lot: 52050sf
 Prior Sale: \$290,000 (07/22)

7 ELIZABETH DR U:7 **\$685,000**
 B: Koduwayur A Narayana & Radha Narayana
 S: John R Hall, Tr for 7 Elizabeth Dr-Unit 39a N
 Book/Page: 71428/273, Date: 12/17/24
 Use: 3 Bdrm Condo, Lot: 28750sf
 Prior Sale: \$280,000 (09/15)

3 NEWTON ST **\$709,900**
 B: Corey B Fisher & Lauren Sulmone
 S: No Limit Assets LLC
 Book/Page: 71435/20, Date: 12/18/24
 Mtg: Nationstar Mtg \$567,920
 Term: 2055
 Use: 2 Bdrm Split Entry, Lot: 22207sf
 Prior Sale: \$342,000 (11/23)

165 RICE AVE **\$699,500**
 B: Peeratorm Sethakosee, Tr for Aix T
 S: Bruce L Harmon
 Book/Page: 71449/104, Date: 12/20/24
 Mtg: HarborOne Mortgage \$559,600
 Term: 2040
 Use: 3 Bdrm Split Entry, Lot: 69661sf
 Prior Sale: \$185,000 (08/95)

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

18 GILL CT **\$570,000**
 B: Peter Barton & Carol A Barton
 S: Ann K Obrien
 Book/Page: 71423/356, Date: 12/16/24
 Use: 3 Bdrm Colonial, Lot: 20038sf

135 ROCKY RD **\$965,000**
 B: Matthew R Pica & Jessica L Pica
 S: David R Morrow & Sharon R Morrow
 Book/Page: 71435/240, Date: 12/18/24
 Mtg: New Fed Mtg Corp \$765,000
 Term: 2055
 Use: 4 Bdrm Colonial, Lot: 63162sf
 Prior Sale: \$35,000 (02/98)

Oakham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	15
Median Price	\$375,000	\$500,000

► REAL ESTATE SALES

28 BULLARD RD **\$460,000**
 B: Camden R Frederick & Katherine E Frederick
 S: Michael S Johnston
 Book/Page: 71433/147, Date: 12/18/24
 Mtg: All One Credit Union \$390,000
 Term: 2055 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Colonial, Lot: 142877sf
 Prior Sale: \$287,000 (10/18)

49 DENNIS WHITNEY RD **\$655,000**
 B: Flora A Smith-Johnson & Alisha R Johnson
 S: Norman P Mackenzie & Nancy J Carroll
 Book/Page: 71443/362, Date: 12/19/24
 Use: 4 Bdrm Colonial, Lot: 137650sf
 Prior Sale: \$375,950 (08/19)

635 E HILL RD **\$620,000**
 B: William J Montague & Lisa A Montague
 S: Robert A Helfenbein & Cynthia Helfenbein
 Book/Page: 71449/141, Date: 12/20/24
 Mtg: Homefield Credit Un \$490,000
 Term: 2055 Rate: 6.5% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 196020sf
 Prior Sale: \$65,000 (10/02)

North Brookfield

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	42
Median Price	\$325,000	\$360,000

► REAL ESTATE SALES

5 BIGELOW ST **\$305,000**
 B: Kelsey M Charron
 S: Dale A Flamand
 Book/Page: 71449/258, Date: 12/20/24
 Mtg: Baycoast Mortgage Co \$274,500
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 12197sf

3 BIRCH ST **\$242,500**
 B: Catherine A Patchen
 S: Zachary Edwards & Shannon Anderson
 Book/Page: 71448/68, Date: 12/20/24
 Mtg: Cornerstone Bank \$184,000
 Term: 2055
 Use: 1 Bdrm Conventional, Lot: 4356sf
 Prior Sale: \$225,000 (09/21)

22 EVERGREEN ST **\$400,555**
 B: Brandon M Nichols-Hogan & Jessica E Lutz
 S: Phyllis M Belmore
 Book/Page: 71439/254, Date: 12/19/24
 Mtg: Country Bank \$290,000
 Term: 2055
 Use: 3 Bdrm Raised Ranch, Lot: 31363sf
 Prior Sale: \$175,000 (01/02)

23 EVERGREEN ST **\$339,900**
 B: Zachary L Bleu
 S: Lani A Carpentier
 Book/Page: 71440/253, Date: 12/19/24
 Mtg: Country Bank \$339,900
 Term: 2055 Rate: 6.0% Type: Adj
 Use: 3 Bdrm Ranch, Lot: 17860sf
 Prior Sale: \$175,150 (02/15)

MOUNT PLEASANT ST **\$190,000**
 B: Richard A Duhamel Jr & Roxanne M Duhamel
 S: Roman Catholic Bishop Of
 Book/Page: 71443/257, Date: 12/19/24

60 NEW BRAINTREE RD **\$320,000**
 B: James B Dorr
 S: Lillian J Gay
 Book/Page: 71429/80, Date: 12/17/24
 Use: 3 Bdrm Ranch, Lot: 33106sf

7 SUMMIT TER **\$270,000**
 B: Alexander M Schrader & Katelyn Swaine
 S: Bruce W Granger & Michael P Granger
 Book/Page: 71444/192, Date: 12/19/24
 Mtg: Community Bank NA \$243,000
 Term: 2055
 Use: 2 Bdrm Ranch, Lot: 29621sf
 Prior Sale: \$185,000 (10/23)

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

6 HOLLY ST **\$214,142**
 B: Rcf 2 Acquisition T & U S Bank TNa Tr
 S: Frances M Brunelle & Us Bank TNa Tr
 Book/Page: 71444/326, Date: 12/19/24
 Use: 3 Bdrm Ranch, Lot: 12300sf
 Prior Sale: \$35,000 (01/93)

Paxton

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	48
Median Price	\$480,000	\$500,000

► REAL ESTATE SALES

10 TANGLEWOOD RD **\$428,500**
 B: Daniel Turgeon & Abigail Potvin
 S: Brian K Lafountain
 Book/Page: 71449/346, Date: 12/20/24
 Mtg: Cornerstone Bank \$377,500
 Term: 2055 Rate: 6.3% Type: Adj
 Use: 3 Bdrm Cape Cod, Lot: 10979sf
 Prior Sale: \$239,000 (09/20)

Petersham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	15
Median Price	\$441,250	\$400,000

► REAL ESTATE SALES

66 NEW SALEM RD **\$574,999**
 B: Pamela A Toy
 S: Dale Hunter, Tr for Noreen Conlon Ft
 Book/Page: 71452/286, Date: 12/20/24
 Mtg: United Wholesale Mtg \$50,000
 Term: 2055
 Use: 3 Bdrm Ranch, Lot: 104544sf
 Prior Sale: \$540,000 (09/23)

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 BULLARD RD **\$875,000**
 B: Caesar Naples
 S: Laural Adams
 Book/Page: 71450/307, Date: 12/20/24
 Mtg: Leader Bank NA \$515,000
 Term: 2055 Rate: 5.9% Type: Adj
 Use: 4 Bdrm Colonial, Lot: 590238sf
 Prior Sale: \$485,000 (06/20)

85 WHEELER RD **\$545,000**
 B: Justin W Sleeper
 S: Douglas J Steadman
 Book/Page: 71432/231, Date: 12/18/24
 Mtg: Drew Mortgage Assnnc \$517,750
 Term: 2055
 Use: 3 Bdrm Colonial, Lot: 87120sf

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

232 DELAND RD **\$440,000**
 B: James J Dufresne & Tammy L Dufresne
 S: Roger R Richard & Donna M Richard
 Book/Page: 71453/79, Date: 12/20/24
 Mtg: CMG Mortgage Inc \$230,000
 Term: 2055
 Use: 3 Bdrm Raised Ranch, Lot: 108900sf
 Prior Sale: \$108,500 (10/98)

19 RIVER RD **\$325,000**
 B: Steven N Baker
 S: Dennis Baker
 Book/Page: 71441/34, Date: 12/19/24
 Mtg: Total Mtg Svcs \$260,000
 Term: 2055
 Use: 2 Bdrm Ranch, Lot: 60548sf
 Prior Sale: \$72,000 (08/02)

76 S ROYALSTON RD **\$429,000**
 B: Nathan Kay & Kianna Kay
 S: Southern Lending & Deveol
 Book/Page: 71452/110, Date: 12/20/24
 Mtg: Southern Lending & De \$428,400
 Use: 4 Bdrm Conventional, Lot: 125888sf
 Prior Sale: \$125,000 (03/22)

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

29 CHARLTON ST **\$800,000**
 B: Freckle International LLC
 S: Benjamin J Parmentier & Julie M Parmentier
 Book/Page: 71432/366, Date: 12/18/24
 Mtg: Navigator Private Cap \$774,300
 Term: 2026
 Use: Mixed Use-Prim Res & Comm, Lot: 23485sf
 Prior Sale: \$300,000 (02/03)

24 HAMMOND ST **\$90,000**
 B: Savory Csmg Realty Inc
 S: Smith Earline M Est & Thomas B Smith
 Book/Page: 71436/199, Date: 12/18/24
 Use: Residential Developable Land, Lot: 40386sf

14 NOTTINGHAM RD **\$210,000**
 B: Joseph M Palermo
 S: Michael T Palermo, Tr for M & P Rt
 Book/Page: 71447/313, Date: 12/20/24
 Mtg: Total Mtg Svcs \$190,000
 Term: 2055
 Use: 2 Bdrm Cape Cod, Lot: 19941sf
 Prior Sale: \$200,000 (07/23)

27 OXBOW RD **\$750,000**
 B: 27 North Oxbow Road LLC
 S: Brendan G Fox & Ann B Ritsick-Fox
 Book/Page: 71424/189, Date: 12/16/24
 Use: 3 Bdrm Cape Cod, Lot: 295547sf
 Prior Sale: \$130,000 (07/18)

23 THAYER POND DR U:6 **\$330,000**
 B: Marguerite Oconnell
 S: Shelia Fulginiti
 Book/Page: 71439/148, Date: 12/19/24
 Mtg: Drew Mortgage Assnnc \$264,000
 Term: 2055
 Use: 2 Bdrm Condo
 Prior Sale: \$260,900 (08/21)

22 WHITING RD **\$545,000**
 B: Glen F Bogdanovich & Myndi B Bogdanovich
 S: Mil Childs T & Iq Eq TCo Us LLC Tr
 Book/Page: 71438/308, Date: 12/19/24
 Use: 3 Bdrm Split Level, Lot: 45227sf
 Prior Sale: \$389,900 (01/21)

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

8 JOHNSON WAY **\$230,000**
 B: Maddalena E Saksas
 S: Dianalee Manoogian
 Book/Page: 71443/6

WORCESTER REGISTRY

continued

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

4 METACOMET LN..... \$1,125,000
B: Goutham V Goudgere & Shruti Bharadwaj
S: Shankar Jagannathan & Vandana Jagannathan
Book/Page: 71430/103, Date: 12/17/24
Mtg: Mutual Of Omaha Mtg \$765,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 55321sf
Prior Sale: \$735,900 (09/03)

43 VALLEY RD..... \$1,750,000
B: Samson Schoerning & Laura J Schoerning
S: Devi Deluca, Tr for Carlo J Deluca 2016 T
Book/Page: 71426/114, Date: 12/17/24
Mtg: Laura J Schoerning 19 \$1,696,036
Term: 2054
Use: 4 Bdrm Contemporary, Lot: 113692sf
Prior Sale: \$1,250,000 (06/19)

5 WITHERBEE LN..... \$2,195,000
B: Jean Qiu, Tr for Jean Qiu Ft
S: Matthew A Gattuso, Tr for 5 Witherbee Lane Rt
Book/Page: 71440/48, Date: 12/19/24
Use: 4 Bdrm Colonial, Lot: 58980sf
Prior Sale: \$910,000 (05/10)

3 WYNDEMER DR..... \$2,900,000
B: Yuri Souza
S: Alfred P Rossini, Tr for Rossini Joint RET
Book/Page: 71420/64, Date: 12/16/24
Mtg: Avidia Bank \$2,320,000
Term: 2055 Rate: 6.5% Type: Adj
Use: 4 Bdrm Colonial, Lot: 200376sf

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

313 DENNISON DR..... \$185,000
B: Devon P LLC
S: Sonia Alvarado
Book/Page: 71442/167, Date: 12/19/24
Use: 2-Family Two Family, Lot: 9583sf
Prior Sale: \$100,000 (05/21)

101 DENNISON HILL RD..... \$485,000
B: Yamileh R Dure & Ryder Corey
S: Nicholas S Billis & Deborah A Billis
Book/Page: 71450/334, Date: 12/20/24
Mtg: Mtg Equity Partners \$388,000
Term: 2055
Use: 4 Bdrm Conventional, Lot: 28314sf

67 FAIRLAWN AVE..... \$50,000
B: C & J Fairlawn LLC
S: Mark W Manthome
Book/Page: 71450/217, Date: 12/20/24
Mtg: Brian Ravenelle \$400,000
Use: 3-Family Mlti-Unt Bldg, Lot: 10019sf
Prior Sale: \$95,000 (05/11)

79 FAIRLAWN AVE..... \$350,000
B: C & J Fairlawn LLC
S: Mark Manthome
Book/Page: 71450/214, Date: 12/20/24
Mtg: Brian Ravenelle \$400,000
Use: 3-Family Mlti-Unt Bldg, Lot: 10019sf
Prior Sale: \$90,000 (05/18)

12 LEBANON HILL RD..... \$405,000
B: Abraham Rivera
S: Manuel Rivera & Tanisha Ocasio
Book/Page: 71434/297, Date: 12/18/24
Mtg: Total Mtg Svcs \$378,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 35719sf
Prior Sale: \$313,000 (07/21)

41 MORRIS ST..... \$385,000
B: Judith E Whitman
S: Kelley Webb & Lynn Webb
Book/Page: 71443/37, Date: 12/19/24
Mtg: Nations Lending Corp \$270,000
Term: 2055
Use: 2-Family Two Family, Lot: 6098sf
Prior Sale: \$127,000 (09/02)

9 RANDOLPH ST..... \$520,000
B: Tyler Kane & Anjeza Hoxhallari
S: Jonathan J Normandin & Wendy A Normandin
Book/Page: 71442/295, Date: 12/19/24
Mtg: Primelending \$488,300
Term: 2055
Use: Apartment Bldg - 4-8 Units, Lot: 11326sf
Prior Sale: \$303,000 (07/04)

11 RANDOLPH ST..... \$520,000
B: Tyler Kane & Anjeza Hoxhallari
S: Jonathan J Normandin & Wendy A Normandin
Book/Page: 71442/295, Date: 12/19/24

104 RIVERVIEW PL U:B..... \$250,000
B: Alison Scully
S: John G Durocher & Patricia A Durocher
Book/Page: 71421/19, Date: 12/16/24
Mtg: Guild Mortgage Co \$205,000
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$136,500 (06/03)

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

21 CASTLE LN..... \$750,000
B: Elizabeth C Putnam
S: Brenda A Usher
Book/Page: 71452/315, Date: 12/20/24
Use: 2 Bdrm Contemporary, Lot: 55147sf
Prior Sale: \$599,000 (07/22)

9 G H WILSON RD..... \$105,000
B: Scott Lindsey
S: David J Sanchez & Iliza L Sanchez
Book/Page: 71434/217, Date: 12/18/24
Mtg: Country Bank \$460,000
Term: 2054 Rate: 6.3% Type: Adj
Use: Residential Developable Land, Lot: 246437sf

21 HOLMES ST..... \$345,000
B: Sofia Ceron
S: Elizabeth Omara
Book/Page: 71441/133, Date: 12/19/24
Mtg: United Wholesale Mtg \$334,650
Term: 2055
Use: 3 Bdrm Colonial, Lot: 9350sf
Prior Sale: \$148,000 (12/13)

5 LAMBS GRV..... \$599,900
B: Brenda Usher
S: Mts Realty & Dev LLC
Book/Page: 71452/362, Date: 12/20/24
Mtg: Prestige Home Mtg LLC \$224,900
Term: 2055

2 PARENT ST..... \$135,000
B: Birch Grove Prop Inc
S: Joseph A Young
Book/Page: 71423/61, Date: 12/16/24
Mtg: Pinnacle Fncl Svc LLC \$165,000
Use: 4 Bdrm Conventional, Lot: 6163sf

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

94 LAKE SHORE DR..... \$460,000
B: Tyrone Jones
S: Peter G Oberton & Rosemary L Oberton
Book/Page: 71427/98, Date: 12/17/24
Mtg: Cibm Bank \$322,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 22215sf

7 WALNUT ST..... \$505,000
B: Joseph R Charbonneau & Elyse Charbonneau
S: Rezuke Nancy P Est & Karen M Jolin
Book/Page: 71435/310, Date: 12/18/24
Mtg: Webster FiveCent Svgs \$400,000
Term: 2055

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

60 GOODRICH RD..... \$357,000
B: Chad D Gibson & Michelle D Gibson
S: Michael P Miller & Sheila Noyes-Miller
Book/Page: 71434/179, Date: 12/18/24
Use: 2 Bdrm Camp/Cabin, Lot: 13503sf
Prior Sale: \$126,900 (12/01)

19 NORTH DR..... \$490,000
B: Christopher E Walker
S: Paul J Oconnor & Sue M Oconnor
Book/Page: 71447/364, Date: 12/20/24
Mtg: Leader Bank NA \$373,000
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 34884sf
Prior Sale: \$131,000 (12/95)

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

74 ARIEL CIR U:74..... \$204,300
B: Nora Matamoras
S: Ariel Development Corp
Book/Page: 71448/351, Date: 12/20/24
Mtg: Commonwealth of Mass \$184,300
Use: 2 Bdrm Condo

83 BARNETT RD..... \$675,000
B: Brian Cervone & Jaclyn Cervone
S: Dorothy R Page
Book/Page: 71427/362, Date: 12/17/24
Mtg: United Wholesale Mtg \$573,750
Term: 2055
Use: 2 Bdrm Antique, Lot: 80436sf
Prior Sale: \$190,000 (06/23)

26 BENONI DR..... \$695,000
B: David Pirovich & Kathleen Pirovich
S: Erik R Hagendom
Book/Page: 71422/284, Date: 12/16/24
Mtg: Leader Bank NA \$556,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 24016sf
Prior Sale: \$430,000 (03/19)

337 BOSTON RD..... \$275,000
B: Peter Amorello, Tr for Peter & Nancy Amorello Ft
S: Kristine A Smith
Book/Page: 71431/322, Date: 12/18/24
Use: 2 Bdrm Conventional, Lot: 26934sf
Prior Sale: \$197,000 (11/01)

559 BOSTON RD..... \$768,900
B: Victoria R Mcmanus & Alexander A Mcmanus
S: Kristen K Borsella & Johnathan A Manchoia
Book/Page: 71451/346, Date: 12/20/24
Mtg: Webster FiveCent Svgs \$615,120
Term: 2055 Rate: 6.3% Type: Adj
Use: 4 Bdrm Colonial, Lot: \$4792sf
Prior Sale: \$680,000 (05/21)

22 HOUGH RD..... \$462,250
B: Lindsay M Aloise-Graf
S: Winiewicz Dorothy A Est & Stephanie A Fennelly
Book/Page: 71422/143, Date: 12/16/24
Mtg: United Wholesale Mtg \$369,800
Term: 2055
Use: 3 Bdrm Conventional, Lot: 14810sf

11 QUABBIN PATH..... \$790,000
B: Edwin M Motari & Judith K Michoma
S: Phillip Brown & Rachel Brown
Book/Page: 71436/116, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$550,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 43331sf
Prior Sale: \$645,512 (05/21)

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

32 HOSPITAL RD..... \$425,000
B: Lisa M Boyce
S: Mary Beauregard, Tr for Stephen W Trinque
Book/Page: 71441/186, Date: 12/19/24
Use: 3 Bdrm Ranch, Lot: 31799sf

134 OLD WINCHENDON RD..... \$460,000
B: Austin P Myers & Berklee R Vaillancourt
S: Wayne E Fontaine
Book/Page: 71433/279, Date: 12/18/24
Mtg: Paramount Res Mtg Gp \$425,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$22,000 (12/99)

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

3 CHICADEE WAY U:16..... \$806,573
B: Robert A Gallant & Rosemary J Gallant
S: Black Brook Rity Prop LLC
Book/Page: 71444/347, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$125,000
Term: 2055
Use: Condo

95 MENDON ST..... \$740,000
B: Susan Pratt & Jeremiah Pratt
S: Lara S Trimble, Tr for Derek L Trimble
Book/Page: 71450/355, Date: 12/20/24
Mtg: UniBank for Savings \$450,000
Term: 2055 Rate: 5.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 88601sf
Prior Sale: \$287,500 (04/00)

15 W MAIN ST..... \$1,500,000
B: Bugst LLC
S: Richard W Beatty & Kathleen S Beatty
Book/Page: 71437/223, Date: 12/18/24
Mtg: MutualOne Bk \$2,800,000
Use: 3 Bdrm Colonial, Lot: 958320sf

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

50 BRADY CT..... \$785,000
B: Brian F Inman, Tr for Inman FT
S: John Latini, Tr for James John Latini Lt
Book/Page: 71451/142, Date: 12/20/24
Use: 2 Bdrm Contemporary, Lot: 50965sf
Prior Sale: \$514,715 (08/19)

96 CARRINGTON LN U:96..... \$400,000
B: Karen Zeno
S: Lindsay Aloise-Graf & Dennis Aloise-Graf
Book/Page: 71425/169, Date: 12/16/24
Mtg: Berkshire Bank \$361,000
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$290,000 (10/19)

HOMEWARD AVE L:1..... \$250,000
B: Wescott Custom Homes LLC
S: Mary Fournier & Brenda L Manning
Book/Page: 71422/309, Date: 12/16/24

HOMEWARD AVE L:2..... \$250,000
B: Wescott Custom Homes LLC
S: Mary Fournier & Brenda L Manning
Book/Page: 71422/309, Date: 12/16/24

27 LAKE ST..... \$185,000
B: Lokai Properties LLC
S: Lawrence J Milo Jr & Hsiu-Min H Milo
Book/Page: 71429/243, Date: 12/17/24
Use: 2-Family Conventional, Lot: 13913sf
Prior Sale: \$207,500 (01/12)

35 MOUNTAINVIEW RD..... \$714,900
B: Andrew C Borges
S: Russell Farmer & Elaine Farmer
Book/Page: 71451/183, Date: 12/20/24
Use: 4 Bdrm Colonial, Lot: 129809sf
Prior Sale: \$449,900 (12/18)

59 POUTS LN U:59..... \$569,400
B: Stephen J Koopman & Caitlin Koopman
S: West River Homes LLC
Book/Page: 71442/384, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$529,400
Term: 2055
Use: Possible New Construction

22 SEGRAVE ST..... \$417,800
B: Opendoor Property J LLC
S: Dillon D Caya & Rachel Griggs
Book/Page: 71450/196, Date: 12/20/24
Use: 3 Bdrm Cape Cod, Lot: 10001sf
Prior Sale: \$252,500 (03/20)

11 TALBOT TER..... \$475,000
B: Mark C Devries & Samantha S Vadakin
S: Kellie M Glenn
Book/Page: 71422/24, Date: 12/16/24
Mtg: Security First Mtg Fn \$451,250
Term: 2055
Use: 3 Bdrm Colonial, Lot: 12489sf
Prior Sale: \$223,000 (12/13)

TURNER RD..... \$1,250,000
B: Michael Tancreti, Tr for Tr Rt
S: Fikow LLC
Book/Page: 71434/369, Date: 12/18/24

11 YALE ST..... \$180,000
B: Jason J Drinkwater & Michelle L Drinkwater
S: William Ambrosino
Book/Page: 71447/243, Date: 12/20/24
Mtg: UniBank for Savings \$143,000
Term: 2055
Use: 6 Bdrm Old Style, Lot: 14449sf
Prior Sale: \$179,900 (11/16)

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

1338 BEMIS RD..... \$495,000
B: Jeffrey N Lebeau Jr & Kari P Lebeau
S: David E Chambers & Sharon A Chambers
Book/Page: 71442/241, Date: 12/19/24
Mtg: Greenfield Svgs \$470,250
Term: 2055 Rate: 5.8% Type: Adj
Use: 3 Bdrm Colonial, Lot: 49314sf
Prior Sale: \$234,000 (12/01)

BROOK RD L:5..... \$25,000
B: Vi Nguyen
S: William H Stevenson
Book/Page: 71441/198, Date: 12/19/24

1197 MAIN ST..... \$335,000
B: Christian R Wood & Therese A Wood
S: Joan A Mcdonald
Book/Page: 71425/8, Date: 12/16/24
Mtg: Cornerstone Bank \$324,950
Term: 2055
Use: 2-Family Conventional, Lot: 60984sf

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

5 DEERFIELD DR W..... \$515,000
B: Jan P Stelmach & Kim P Stelmach
S: Flat Rock Dev Co Inc
Book/Page: 71424/326, Date: 12/16/24
Use: Residential Developable Land, Lot: 10955sf

18 HIGHCREST PARK U:18..... \$289,900
B: Amber Elocks
S: Judith E Whitman & Christopher M Ayoub
Book/Page: 71437/185, Date: 12/18/24
Mtg: United Wholesale Mtg \$269,897
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$135,000 (11/17)

LOWER GORE RD L:3A..... \$150,000
B: Susan Seraphin
S: Charles F Meagher & Katherine Meagher
Book/Page: 71428/264, Date: 12/17/24

LOWER GORE RD L:4A..... \$150,000
B: Susan Seraphin
S: Charles F Meagher & Katherine Meagher
Book/Page: 71428/264, Date: 12/17/24

11 MAYNARD AVE..... \$400,000
B: Braylan F Zavala & Yanci B Escobar
S: Byrnes Capital LLC
Book/Page: 71435/183, Date: 12/18/24
Mtg: Guild Mortgage Co \$380,000
Term: 2055
Use: 2-Family Mlti-Unt Bldg, Lot: 7050sf
Prior Sale: \$305,000 (07/24)

► FORECLOSURE DEEDS

66 OLD DOUGLAS RD..... \$448,754
B: Federal Hm Loan Mtg Corp
S: Pamela Ward & Select Portfolio Servinc
Book/Page: 71425/46, Date: 12/16/24
Use: 3 Bdrm Cape Cod, Lot: 65340sf

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

126 AFRA DR U:126..... \$570,000
B: Anisha James & Sony S John
S: Mdreen K Shiridzinomwa
Book/Page: 71449/394, Date: 12/20/24
Mtg: Movement Mtg LLC \$541,500
Term: 2055
Use: 3 Bdrm Condo, Lot: 43560sf
Prior Sale: \$299,900 (06/10)

205 FAIRBANKS ST..... \$735,000
B: Theresa A Morse
S: Deborah J Fogarty
Book/Page: 71421/275, Date: 12/16/24
Mtg: Guaranteed Rate Inc \$513,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 55321sf
Prior Sale: \$165,000 (04/92)

153 MAPLE ST..... \$470,000
B: Husam Wis & Lobna Abolabadeh
S: Camila N Cecilio
Book/Page: 71442/142, Date: 12/19/24
Mtg: Guild Mortgage Co \$461,487
Term: 2055
Use: 2 Bdrm Ranch, Lot: 13523sf
Prior Sale: \$309,000 (10/21)

9 DIVISION ST \$832,000
B: Hani Karanouh & Nora Junaid
S: Francis N Kibera
Book/Page: 71442/174, Date: 12/19/24
Mtg: Avidia Bank \$606,000
Use: Apartment Bldg - 4-8 Units, Lot: 8000sf
Prior Sale: \$545,000 (01/22)

9 DIXON AVE \$365,000
B: Jurciley A Deandrade & Maria H Da Silva Andrade
S: Alicia Lavalle
Book/Page: 71428/83, Date: 12/17/24
Mtg: Nations Direct Mtg \$328,500
Term: 2055
Use: 3 Bdrm Conventional, Lot: 11500sf
Prior Sale: \$204,000 (08/14)

8 DOGWOOD RD \$415,000
B: Elisamuel Ortiz & Alfi Montero
S: Brazil Eleanor Ann Est & Mary K Beane
Book/Page: 71437/257, Date: 12/18/24
Mtg: Ross Mortgage Co Inc \$407,483
Term: 2055
Use: 4 Bdrm Cape Cod, Lot: 8915sf

64 DORCHESTER ST \$580,000
B: Qing H Pan & Yuxin Wang
S: Laurie Lorraine M Est & Matthew J Wright
Book/Page: 71428/180, Date: 12/17/24
Use: 3-Family Mlti-Unt Blg, Lot: 3750sf

19 DORIS ST \$425,500
B: Scott M Casassa Jr & Jocelyn Casassa
S: Kelsey M Mcginness
Book/Page: 71435/63, Date: 12/18/24
Mtg: Movement Mtg LLC \$361,675
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 10895sf
Prior Sale: \$270,000 (02/21)

14 ELLIS DR \$490,000
B: Michael Murphy & Emily J Roszahegyi
S: Ellen Oroure, Tr for Conrad M Swartz RET
Doc#: 00000000124004, Date: 12/18/24
Mtg: Cross Country Mtg Inc \$416,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 18810sf

20 ENVELOPE TER \$788,000
B: 7 Henry Street Rt & Robert T Franchi Jr
S: 14 Putnam LLC
Book/Page: 71441/346, Date: 12/19/24

27 FAIRFAX RD \$615,000
B: Saif Handhal
S: June P Gasperski
Book/Page: 71440/381, Date: 12/19/24
Use: 2-Family Two Family, Lot: 5110sf

35 FAIRMONT AVE \$635,000
B: Nialah M Edouazin
S: Armando C Fernandes & Maria C Fernandes
Book/Page: 71423/238, Date: 12/16/24
Mtg: Neighborhood Assistan \$630,554
Use: 2-Family Two Family, Lot: 7500sf
Prior Sale: \$240,000 (11/14)

72 FLORENCE ST \$729,000
B: Pansay S Nugent
S: Stephen Vigliotti & Cheryl Hoffner
Book/Page: 71450/248, Date: 12/20/24
Use: 3 Bdrm Conventional, Lot: 6560sf
Prior Sale: \$267,000 (08/23)

160 FREMONT ST U:405 \$330,030
B: Sanjay Balu & Reshma Balu
S: Julia B Germaine & Nial C Demena
Book/Page: 71440/13, Date: 12/19/24
Mtg: Bank of Canton \$247,523
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$181,300 (05/19)

48 GRANVILLE AVE \$432,000
B: Ryan Foley & Meghan Logan
S: Tyler Binette
Book/Page: 71433/53, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$345,600
Term: 2055
Use: 3 Bdrm Conventional, Lot: 6217sf
Prior Sale: \$185,000 (09/18)

12 GRENADA ST \$455,000
B: Adam Fitzgibbon & Suzanne E Mcalister
S: Patenaude Const & Dev LLC
Book/Page: 71442/10, Date: 12/19/24
Mtg: Millbury CU \$364,000
Term: 2055 Rate: 5.5% Type: Adj
Use: 3 Bdrm Bngl/Cottage, Lot: 4820sf
Prior Sale: \$250,000 (04/23)

14 INDIAN LAKE PKWY \$357,000
B: Danilsa G Liriano
S: Lauren M Most
Book/Page: 71421/376, Date: 12/16/24
Mtg: New American Funding \$345,085
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 4910sf
Prior Sale: \$75,500 (06/99)

37 KENWOOD AVE \$525,000
B: Coghlin Res Grp LLC
S: Robert M Cotter, Tr for 37 Kenwood Avenue Rt
Book/Page: 71424/126, Date: 12/16/24
Mtg: Country Bank \$341,250
Use: 6 Bdrm Conventional, Lot: 27842sf

473 LAKE AVE \$585,000
B: Patrick C Massad
S: Nancy A Whalen
Book/Page: 71428/187, Date: 12/17/24
Mtg: Northpoint Mortgage \$565,475
Term: 2055
Use: 2-Family Two Family, Lot: 4312sf

44 MEOLA AVE \$455,000
B: Collins S Boaitay & Yvonne Essiffie
S: Burgess Paul J Est & Robert F Burgess
Book/Page: 71442/197, Date: 12/19/24
Mtg: Total Mtg Svcs \$432,250
Term: 2055
Use: 3 Bdrm Duplex, Lot: 6267sf
Prior Sale: \$306,909 (07/05)

21 MONTCLAIR DR \$740,000
B: Alex M Mooradian
S: Julie A Motes & Nelson R Motes
Book/Page: 71449/323, Date: 12/20/24
Mtg: UniBank for Savings \$592,000
Term: 2040
Use: 3 Bdrm Ranch, Lot: 19181sf
Prior Sale: \$725,000 (02/23)

2 MONTELLO ST \$550,000
B: Nicolas E Dupuis & Laura C Gonzalez-Dupuis
S: B&B Partners LLC
Book/Page: 71422/389, Date: 12/16/24
Mtg: Clinton Svgs Bk \$522,500
Term: 2055
Use: 2-Family Two Family, Lot: 14612sf

9-B MONTELLO ST \$484,000
B: Vance Rogers & Beverly Rogers
S: Christina Ty & Richard L Bui
Book/Page: 71429/142, Date: 12/17/24
Mtg: Hanscom FCU \$469,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 8400sf
Prior Sale: \$430,000 (11/21)

32 MORGAN ST \$333,500
B: Brian Rucho
S: Beau Beardsley
Book/Page: 71453/239, Date: 12/20/24
Mtg: MA Housing Fin Auth \$316,350
Term: 2055
Use: 2 Bdrm Bngl/Cottage, Lot: 10000sf
Prior Sale: \$180,000 (07/19)

7 OAK ST \$950,000
B: Phigi I LLC
S: Scireh Four LLC
Book/Page: 71451/258, Date: 12/20/24
Use: Rooming/Boarding House, Lot: 10010sf
Prior Sale: \$575,000 (09/18)

19 ONEIDA AVE \$425,000
B: Ilton A Da Silva
S: George E Smith 4th
Book/Page: 71441/367, Date: 12/19/24
Mtg: United Wholesale Mtg \$417,302
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$154,900 (02/13)

PERROT ST \$175,000
B: Premier Rental Prop LLC
S: Delores S Felis
Book/Page: 71451/336, Date: 12/20/24

36 PLANTATION ST \$630,000
B: Rahul Munot & Yagnyasai Govada
S: James Alache
Book/Page: 71421/130, Date: 12/16/24
Mtg: Jeanne DArc CU \$598,500
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 10075sf
Prior Sale: \$229,000 (01/02)

503 PLANTATION ST \$20,350,000
B: Aam Worcester Hotel LLC
S: Nep Worcester Ma Owner LL
Book/Page: 71431/41, Date: 12/17/24
Mtg: Rockland Tr Co \$20,013,000
Use: Hotel, Lot: 316681sf
Prior Sale: \$22,002,725 (06/15)

30 PULLMAN ST \$6,500,000
B: Biomedical Research Model
S: Plmn Holdings LLC
Book/Page: 71441/60, Date: 12/19/24
Use: Industrial Warehouse, Lot: 285318sf
Prior Sale: \$6,500,000 (04/24)

14 PUTNAM LN \$1,012,000
B: Nebraska St Realty LLC
S: 14 Putnam LLC
Book/Page: 71441/296, Date: 12/19/24
Mtg: Clinton Svgs Bk \$2,725,000
Use: Commercial Warehouse, Lot: 40490sf
Prior Sale: \$375,000 (12/17)

8 ROSELAND RD \$580,000
B: Sarah M Brown & Christopher J Macdonald
S: John J Duggan & Mary E Duggan
Book/Page: 71441/159, Date: 12/19/24
Mtg: Drew Mortgage Assn Inc \$464,000
Term: 2055
Use: 4 Bdrm Colonial, Lot: 10581sf

94 SACHEM AVE \$409,900
B: Kathrene Valentine & Gabriel Decicco
S: Shirley Ross
Book/Page: 71424/375, Date: 12/16/24
Mtg: Fairway Ind Mtg \$327,920
Term: 2055
Use: 3 Bdrm Cape Cod, Lot: 7000sf
Prior Sale: \$225,000 (02/07)

27 SALISBURY HILL BLVD U:8 \$669,000
B: Larry G Benedict, Tr for Benedict Mcguinn RET
S: Marion R Aymie
Book/Page: 71440/100, Date: 12/19/24
Use: Condo

70 SOUTHBRIDGE ST U:70 \$160,000
B: Karen Coghlan
S: A E Laforte LLC
Book/Page: 71447/81, Date: 12/20/24

45 STANDISH ST \$570,000
B: Khanh P Hoang & Cam-Ha Dao
S: Niciane Bonilla & Martin Justiniano
Book/Page: 71433/199, Date: 12/18/24
Mtg: Pennymac Loan Service \$427,500
Term: 2055
Use: 2-Family Two Family, Lot: 4750sf
Prior Sale: \$250,000 (12/03)

11-B STOWELL AVE \$305,000
B: Jill Sullivan & Thomas Payne
S: Michael J Dearn & Kelly L Dearn
Book/Page: 71422/1, Date: 12/16/24
Use: 3 Bdrm Duplex, Lot: 4013sf
Prior Sale: \$195,000 (05/16)

9 THISTLE LN U:9 \$380,000
B: Sandra Fournier
S: Katelyn S Mistretta & Susan M Mistretta
Book/Page: 71429/366, Date: 12/17/24
Use: 2 Bdrm Condo
Prior Sale: \$242,000 (07/18)

31 TIVERTON PKWY \$450,000
B: Monifa Wilds & Llewellyn Wilds
S: Mk3 Properties LLC
Book/Page: 71449/233, Date: 12/20/24
Mtg: Rocket Mortgage LLC \$441,849
Term: 2055
Use: 3 Bdrm Ranch, Lot: 7193sf
Prior Sale: \$200,000 (05/24)

39 VALLEY HILL DR \$125,000
B: Kleodor Asllani
S: Kleodor Asllani & Joy Asllani
Book/Page: 71420/253, Date: 12/16/24
Mtg: Allcom CU \$250,000
Term: 2055
Use: 3 Bdrm Split Level, Lot: 8377sf
Prior Sale: \$290,000 (08/19)

21 VINEYARD ST \$460,000
B: Phan Nguyen & Huong Nguyen
S: Sau Nguyen & Ngoc Nguyen
Book/Page: 71451/297, Date: 12/20/24
Mtg: United Wholesale Mtg \$360,000
Term: 2055
Use: 3 Bdrm Bngl/Cottage, Lot: 4465sf
Prior Sale: \$229,000 (08/19)

1256 W BOYLSTON ST \$65,000
B: Sharon Buccheri
S: Leonard W Chirchigno & James L Chirchigno
Book/Page: 71443/372, Date: 12/19/24
Use: Residential Developable Land, Lot: 19260sf

61-R W MOUNTAIN ST \$6,500,000
B: Biomedical Research Model
S: Plmn Holdings LLC
Book/Page: 71441/60, Date: 12/19/24

15 WACHUSETT ST \$730,000
B: Arres 359 Shirley St LLC
S: Intellectual Prop LLC
Book/Page: 71438/136, Date: 12/18/24
Use: 3-Family Family Flat, Lot: 3004sf
Prior Sale: \$310,000 (12/13)

19 WARD ST \$995,000
B: Lufu Ventures LLC
S: Chairman Capital LLC
Book/Page: 71447/350, Date: 12/20/24
Use: Apartment Bldg - 4-8 Units, Lot: 3577sf
Prior Sale: \$820,000 (05/23)

155 WARNER AVE \$450,000
B: Huy Tang, Tr for Tam Truong
S: Ben H Figueredo
Book/Page: 71424/24, Date: 12/16/24
Mtg: Rocket Mortgage LLC \$325,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 5250sf
Prior Sale: \$335,000 (10/21)

144 WEST ST \$725,000
B: West Realty Holdings LLC
S: Mireille J Clavien, Tr for Marcel H Clavien Ft
Book/Page: 71451/69, Date: 12/20/24
Mtg: Central One FCU \$543,750
Use: 3-Family Mlti-Unt Blg, Lot: 5200sf

20 WESTMORLAND DR \$325,000
B: Ilir Allan & Eni Allan
S: Sabr 2004-Op1 Mtg Oass-Th & Wells Fargo Bank Na Tr
Book/Page: 71433/95, Date: 12/18/24
Use: 4 Bdrm Cape Cod, Lot: 11316sf
Prior Sale: \$192,600 (12/19)

20 WILLIAM ST U:2 \$307,400
B: Roberto I Morales & Nijal R Popat-Morales
S: Thompson Margot V Est & Edward L Thompson
Book/Page: 71421/199, Date: 12/16/24
Mtg: Total Mtg Svcs \$292,030
Term: 2055
Use: 3 Bdrm Condo
Prior Sale: \$159,500 (10/15)

20 WOODBINE ST \$680,000
B: Mirlene Cadet
S: Nelly Nganga
Book/Page: 71427/210, Date: 12/17/24
Mtg: Citizens Bank \$510,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 2750sf
Prior Sale: \$385,000 (06/19)

33 WRENTHAM RD \$574,000
B: Mary Lang
S: Vadim Lozko & Sandra Lozko
Book/Page: 71435/57, Date: 12/18/24
Use: 3 Bdrm Cape Cod, Lot: 14617sf
Prior Sale: \$256,000 (04/13)

► FORECLOSURE DEEDS

58 ELM ST U:11 \$150,000
B: Maria Mainini
S: Jeffrey P Johnson & Avidia Bank
Book/Page: 71436/42, Date: 12/18/24
Use: 2 Bdrm Condo
Prior Sale: \$104,900 (11/14)

Worcester Registry

Northern District

Kathleen R. Daigneault, Esq.
166 Boulder Drive, Suite 202
Fitchburg, MA 01420
Telephone: (978) 342-2637
Fax: (978) 345-2865
www.fitchburgdeeds.com

Ashburnham

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	71
Median Price	\$390,000	\$384,900

► REAL ESTATE SALES

81 DUNN RD \$850,000
B: John Sears & Marie Sears
S: Nancy Banker
Book/Page: 10905/218, Date: 12/19/24
Use: 3 Bdrm Contemporary, Lot: 23600sf
Prior Sale: \$410,000 (12/16)

32 S HIGH ST \$515,000
B: Peter Reed & Pamela Reed
S: Dennis L Tremblay, Tr for 32 S High St Rt
Book/Page: 10903/125, Date: 12/17/24
Mtg: Digital FCU \$55,000
Term: 2035
Use: 4 Bdrm Colonial, Lot: 45001sf
Prior Sale: \$316,676 (07/04)

57 WILLARD RD \$325,000
B: Christopher R Conrad & Cody E Conrad
S: Abl Rpc Res Credit Acqui
Book/Page: 10906/51, Date: 12/20/24
Use: Residential Developable Land, Lot: 68825sf

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

16 ATLANTIC AVE \$750,000
B: Tim Pomerleau & Emily Walden
S: Raye Hough
Book/Page: 10905/76, Date: 12/19/24
Mtg: Needham Bk \$600,000
Term: 2065 Rate: 7.3% Type: Adj
Use: 5 Bdrm Colonial, Lot: 19079sf
Prior Sale: \$700,000 (05/22)

7 AUTUMN DR \$465,000
B: Edwin E Monsalve & Jaime E Gutierrez
S: Marcos Perlera
Book/Page: 10903/58, Date: 12/17/24
Mtg: MSA Mortgage LLC \$456,577
Term: 2055
Use: 4 Bdrm Colonial, Lot: 12319sf
Prior Sale: \$241,500 (06/17)

79-81 BEMIS RD \$130,000
B: Andrew Horn
S: Campbell Assets LLC
Book/Page: 10906/348, Date: 12/20/24
Use: Mixed Use-Prim Comm & Resd, Lot: 2208sf
Prior Sale: \$90,000 (05/24)

12 BIRCH ST \$846,250
B: Gap Apt Gardner LLC
S: New Man Ventures LLC
Book/Page: 10903/231, Date: 12/17/24
Mtg: Jeanne DArc CU \$634,688
Term: 2030
Use: Apartment Bldg - 4-8 Units, Lot: 10720sf
Prior Sale: \$400,000 (08/20)

21 BIRCH ST \$450,000
B: Cg Northshore Prop LLC
S: Kassandre Francois
Book/Page: 10905/305, Date: 12/19/24
Mtg: Loan Funder LLC \$360,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 5702sf
Prior Sale: \$425,000 (09/21)

31 BOND ST \$260,000
B: Wachusett Investments LLC
S: Vincenzo A Seretto
Book/Page: 10903/158, Date: 12/17/24
Mtg: RFL7 LLC \$319,000
Term: 2026
Use: 2-Family Two Family, Lot: 2757sf
Prior Sale: \$119,900 (04/15)

29 BRIDLE CROSS RD U:29 \$379,900
B: Gerard Jones & Laura Jones
S: Gary A Kendall, Tr for Kendall Ft
Book/Page: 10904/346, Date: 12/19/24
Mtg: Fidelity Cp Bk \$303,920
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$214,500 (05/05)

129 BUTTRICK AVE \$500,000
B: Kenny Rico
S: 1520 LLC
Book/Page: 10902/342, Date: 12/16/24
Mtg: Freedom Mortgage Corp \$510,750
Term: 2055
Use: 5 Bdrm Conventional, Lot: 38903sf
Prior Sale: \$225,000 (02/23)

172 CHESTER ST \$640,000
B: Beatriz F Melo & Luis E Pena
S: Gail Boucher
Book/Page: 10906/361, Date: 12/20/24
Mtg: Sierra Pacific Mtg \$512,000
Term: 2055
Use: 3-Family Mlti-Unt Blg, Lot: 8398sf
Prior Sale: \$230,000 (05/07)

13-15 CHESTNUT ST \$325,000
B: Kph LLC
S: Valdeir G Vieira
Book/Page: 10905/223, Date: 12/19/24
Mtg: Unitas Funding Llc \$430,000
Use: 2-Family Two Family, Lot: 4818sf
Prior Sale: \$80,000 (03/21)

15 CONGRESS ST \$610,000
B: Lucia R Bravo & Juventino O Castillo
S: Vp Investments Inc
Book/Page: 10902/320, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$579,500
Term: 2055
Use: 2-Family Two Family, Lot: 6111sf
Prior Sale: \$220,000 (06/24)

16 DUDLEY ST \$420,000
B: Morgen Stamate
S: Benjamin A Levy & Rachel L Levy
Book/Page: 10906/84, Date: 12/20/24
Use: 4 Bdrm Colonial, Lot: 10659sf
Prior Sale: \$195,900 (09/16)

62 HARTFORD ST \$689,000
B: Jose A Orellana-Ramirez
S: Molina Landmark LLC
Book/Page: 10906/137, Date: 12/20/24
Mtg: Nqm Funding Linc \$516,750
Term: 2055
Use: 3-Family Family Flat, Lot: 10119sf
Prior Sale: \$400,000 (06/22)

430 HIGH ROCK RD \$415,000
B: Collin Johansson
S: Novelli Joseph R Est & Robert J Novelli
Book/Page: 10905/5, Date: 12/19/24
Mtg: Total Mtg Svcs \$332,000
Term: 2055
Use: 2 Bdrm Colonial, Lot: 75206sf

336-344 MAIN ST \$1,155,000
B: Rabia Development LLC
S: Triton Properties LLC
Book/Page: 10905/346, Date: 12/19/24
Mtg: Enterprise Bk & Tr Co \$810,000

29 MALLARD DR U:29 \$309,000
B: Stephanie N Gannon
S: David Ginisi
Book/Page: 10902/211, Date: 12/16/24
Mtg: Total Mtg Svcs \$293,550
Term: 2055
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (08/20)

788 MOUNT ELAM RD \$520,000
B: Daniel R Curylo, Tr for Curylo Ft
S: Arthur L Collins 3rd
Book/Page: 10902/187, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$115,000
Term: 2055
Use: 3 Bdrm Colonial, Lot: 26001sf

112 PLEASANT ST \$525,000
B: Jinhua Zhao & Zhengzhen Tan
S: Martins Family Prop LLC
Book/Page: 10904/298, Date: 12/18/24
Use: 3-Family Mlti-Unt Blg, Lot: 16422sf
Prior Sale: \$280,000 (03/23)

16 TEMPLE ST \$185,000
B: Danny Tran
S: Jones United LLC
Book/Page: 10906/55, Date: 12/20/24
Use: Apartment Bldg - 4-8 Units, Lot: 6194sf
Prior Sale: \$185,000 (02/23)

133 VILLAGE XING \$330,000
B: Chs Investments Inc
S: Catherine M Finn
Book/Page: 10905/73, Date: 12/19/24
Use: 2 Bdrm Cape Cod, Lot: 10799sf

784 WATER ST \$400,000
B: Jaylaksmi LLC
S: Srey Long & Annie Sann
Book/Page: 10903/287, Date: 12/18/24
Mtg: Rockland Tr Co \$320,000
Use: Retail-Service, Lot: 13181sf
Prior Sale: \$40,000 (01/13)

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

190 7TH ST \$570,000
B: Eric Gauvin
S: Guy Gauvin & Linda Fleck
Book/Page: 10902/259, Date: 12/16/24
Mtg: Cross Country Mtg Inc \$541,500
Term: 2055
Use: 3-Family Family Flat, Lot: 5520sf

320 CENTRAL ST \$800,000
B: 3 Way Realty LLC
S: Jchoate LLC
Book/Page: 10906/93, Date: 12/20/24
Mtg: Enterprise Bk & Tr Co \$840,000
Use: Retail-Service, Lot: 24217sf
Prior Sale: \$200,000 (04/21)

29 EASTERN AVE \$345,000
B: Fwp Realty Partners LLC
S: White Shirley Ann Est & Robert C White
Book/Page: 10906/189, Date: 12/20/24
Mtg: New Silver Lending \$330,000
Term: 2055
Use: 3 Bdrm Conventional, Lot: 18250sf

27 LOURDES DR \$530,000
B: Steven P Law & Elizabeth A Law
S: Henry R Szkaradek
Book/Page: 10904/121, Date: 12/18/24
Mtg: Paramount Res Mtg Gp \$424,000
Term: 2055
Use: 3 Bdrm Ranch, Lot: 12802sf
Prior Sale: \$160,000 (08/10)

MECHANIC ST \$50,000
B: Goventure Cap Group LLC
S: Guy Winters, Tr for Satyrs Rt
Book/Page: 10906/346, Date: 12/20/24

574 MERRIAM AVE \$450,000
B: Rene V Ochoa & Aura L Veliz
S: Whitton Debra R Est & Holly J Kokoris
Book/Page: 10905/46, Date: 12/19/24
Mtg: Guaranteed Rate Inc \$441,849
Term: 2055
Use: 3 Bdrm Ranch, Lot: 10000sf
Prior Sale: \$206,500 (12/14)

224 PRIEST ST \$135,000
B: James Greelish, Tr for Priest Street Rt
S: James W Coveny & Christopher Coveny
Book/Page: 10903/78, Date: 12/17/24
Mtg: Timothy S Damon \$185,000
Term: 2026
Use: 2-Family Two Family, Lot: 3540sf

179 WEST ST \$601,000
B: Trevor Lee & Lorraine Martinez
S: Jane K Choquette
Book/Page: 10904/224, Date: 12/18/24
Mtg: Leader Bank NA \$480,800
Term: 2055
Use: 2-Family Two Family, Lot: 4848sf

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

17 HIGHLAND ST \$325,000
B: Brandon B Chadwick & Emily N Wolfe
S: Casey Mcdonnell
Book/Page: 10906/283, Date: 12/20/24
Mtg: Cross Country Mtg Inc \$264,550
Term: 2055
Use: 2 Bdrm Conventional, Lot: 10019sf
Prior Sale: \$343,000 (06/23)

1295 MASSACHUSETTS AVE U:10 \$600,000
B: Scott Terranova
S: Bowerbank 6 LLC
Book/Page: 10903/221, Date: 12/17/24
Use: Condo

1295 MASSACHUSETTS AVE U:9 \$600,000
B: Scott Terranova
S: Bowerbank 6 LLC
Book/Page: 10906/68, Date: 12/20/24
Use: Condo

1455 MASSACHUSETTS AVE \$360,000
B: Kate Behlman
S: Modena Inc
Book/Page: 10906/309, Date: 12/20/24
Mtg: CMG Mortgage Inc \$210,000
Term: 2055
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$173,000 (10/24)

418 NEW WEST TOWNSEND RD \$54,629
B: Maia C Wentrup
S: Hans A Wentrup
Book/Page: 10904/150, Date: 12/18/24
Mtg: Guaranteed Rate Inc \$217,745
Term: 2055
Use: 2 Bdrm Conventional, Lot: 405088sf
Prior Sale: \$252,500 (08/03)

350 PAGE ST \$454,000
B: Alyssa Goodhue & Abigail Goodhue
S: Mark A Jenkins & Barbara L Brown
Book/Page: 10906/220, Date: 12/20/24
Mtg: Leader Bank NA \$431,300
Term: 2055
Use: 3 Bdrm Ranch, Lot: 66211sf
Prior Sale: \$146,000 (06/97)

1 RICHARDS WAY \$600,000
B: Iar Excavating & Landscap
S: 1 Richards Way LLC
Book/Page: 10904/271, Date: 12/18/24
Mtg: Camden National Bank \$480,000
Term: 2031
Use: Office Bldg-General, Lot: 38768sf
Prior Sale: \$350,000 (08/21)

10 TILTON AVE \$382,000
B: Kathleen Conley
S: Robert Brachel & Deborah A Brachel
Book/Page: 10905/282, Date: 12/19/

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BERKSHIRE MIDDLE

Becket

WEIR, Joanne, 52 Lakeshore Dr, Becket, 01223 D:12/26/24 Case#: 24-30689

BRISTOL FALL RIVER

Fall River

MEDEIROS, Anthony, 509 Madison St, Fall River, 02720-5627 D:12/27/24 Case#: 24-12593

BRISTOL NORTH

Raynham

CLARKE, Gerald L Jr , 205 Michael Rd, Raynham, 02767 D:12/23/24 Case#: 24-12576

Taunton

HASKELL, James R, 29 Harold St, Taunton, 02780 D:12/23/24 Case#: 24-12572

BRISTOL SOUTH

Dartmouth

SHEA, Beth A, 39 Smith St, Dartmouth, 02748 D:12/24/24 Case#: 24-12581

New Bedford

MORALES, Lorena, 103 S 2nd St, New Bedford, 02740-5813 D:12/22/24 Case#: 24-12570

ESSEX NORTH

Lawrence

ASHUROV, Barakatullo, 300 Methuen St, Lawrence, 01840-1051 D:12/26/24 Case#: 24-41316

OLAVARRIA, Orlando, 352 Prospect St, Lawrence, 01841-2041 D:12/24/24 Case#: 24-41315

RAMOS-REINA, Winder O, 547 Lowell St, Lawrence, 01841-4413 D:12/23/24 Case#: 24-41311

ROY, John J Jr , 113 Prospect St U:9, Lawrence, 01841-2820 D:12/23/24 Case#: 24-41312

ESSEX SOUTH

Haverhill

TEVENAL, Melissa Gonzalez, 796 Washington St, Haverhill, 01832-4420 D:12/23/24 Case#: 24-41314

Lynn

GAGNON, Nadine, 81 Lexington St, Lynn, 01902 D:12/26/24 Case#: 24-12586

FRANKLIN

Montague

DECKER, Robert J 4th , 77 Federal St, Montague, 01349 D:12/23/24 Case#: 24-30685

HAMPDEN

Agawam

BASSETTE, Matthew W, 116 Raymond Cir, Agawam, 01001-2426 D:12/27/24 Case#: 24-30690

Chicopee

BRADFORD-HALL, Julissa, 450 Broadway St, Chicopee, 01020-2403 D:12/23/24 Case#: 24-30686

THORNTON, Jasmin D, 23 Dixie Ter, Chicopee, 01020-2918 D:12/24/24 Case#: 24-30687

Holyoke

JACKSON, Frank P, 405 Rock Valley Rd, Holyoke, 01040 D:12/21/24 Case#: 24-30684

Westfield

HENSLEY, Lincoln M, 40 Prospect St U:1D, Westfield, 01085 D:12/24/24 Case#: 24-30688

MIDDLESEX SOUTH

Arlington

JOHN DIBIASE, Robert Jr , 8 Seminole Ave, Arlington, 02474 D:12/23/24 Case#: 24-12577

Cambridge

DONNELLY, Meaghan E, 75 Normandy Ave, Cambridge, 02138-1016 D:12/27/24 Case#: 24-12588

HAGGERTY, Ziakeya Sherelle, 250 Kendall St U:250, Cambridge, 02142-1107 D:12/27/24 Case#: 24-12591

Malden

MOULTON, Tracy, 18 Julia St, Malden, 02148-6530 D:12/23/24 Case#: 24-12573

Melrose

REGAN, Michael, 36 Briggs St, Melrose, 02176 D:12/27/24 Case#: 24-12592

Newton

FREEDMAN, Andrew Howard, 27 School St, Newton, 02458 D:12/24/24 Case#: 24-12583

Stoneham

MCGLONE, Margaret, 225 Fallon Rd U:243, Stoneham, 02180-2904 D:12/23/24 Case#: 24-12574

NORFOLK

Norwood

CONNELL, Matthew W, 12-R Granite St, Norwood, 02062-2304 D:12/24/24 Case#: 24-12582

PLYMOUTH

East Bridgewater

OROURKE, Ryan J, 1332 Plymouth St U:1332, East Bridgewater, 02333-2455 D:12/26/24 Case#: 24-12585

Hanson

FARISH, Thomas M, 35 Karen St, Hanson, 02341 D:12/24/24 Case#: 24-12580

WORCESTER

Northbridge

SETTE, Breno D, 29 Swift Rd, Northbridge, 01588 D:12/27/24 Case#: 24-41320

Worcester

CHANTHAVONG, Andrew M, 29 Catalpa Cir, Worcester, 01603-1803 D:12/27/24 Case#: 24-41319

GALBRAITH, Scott W, 26 Shaffner St, Worcester, 01605-3602 D:12/26/24 Case#: 24-41318

Chapter 13 Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These allow for an adjustment of debt. An individual with a regular income proposes a plan to pay off debts from future earnings over a period of time between three to five years. Usually these payments are in full satisfaction of the debt, but may be a percentage of them. Upon completion, the debtor receives a discharge of all debts covered by the plan except child support and alimony, if applicable.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#)

BRISTOL SOUTH

New Bedford

DAGNELLO, Joseph M, 368 Summer St, New Bedford, 02740-5521 D:12/23/24 Case#: 24-12578

ESSEX NORTH

Methuen

THIBODEAU, Norman, 32 Strongwater Rd, Methuen, 01844-4213 D:12/23/24 Case#: 24-41313

NORFOLK

Needham

SPRING, William C, 32 Gordon Rd, Needham, 02492 D:12/27/24 Case#: 24-12590

PLYMOUTH

Brockton

PENNEY, John R, 166 Howard St, Brockton, 02302-1015 D:12/27/24 Case#: 24-12589

Carver

WILLIAMS, Melissa J, 136 S Meadow Rd, Carver, 02330 D:12/24/24 Case#: 24-12579

Scituate

TOIRAC, Melanie M, 6 Wheeler Ave, Scituate, 02066 D:12/23/24 Case#: 24-12571

SUFFOLK

Brighton

PHAM, Matthew, 24 Matchett St U:1, Brighton, 02135-1516 D:12/23/24 Case#: 24-12575

Hyde Park

THEIRSE, Angella, PO Box 365825, Hyde Park, 02136 D:12/26/24 Case#: 24-12584

WORCESTER

Charlton

PELLETZ, Michael, 42 J Davis Rd, Charlton, 01507 D:12/23/24 Case#: 24-41310

Uxbridge

BARRY, Linda M, 205 Hazel St, Uxbridge, 01569-3119 D:12/26/24 Case#: 24-41317

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#).

SUFFOLK

Boston

KWENCH JUICE FRANCHISING, 100 Cambridge St, Boston, 02114-2509 D:12/26/24 Case#: 24-12587

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

Dennis

TERRIO, John W & TERRIO, Carol A, 17 Farm Ln, Dennis, 02660-3508 D:12/19/24 Tax:1040 Amt: \$75,410

ESSEX NORTH

Andover

NAZARIAN, Jessica, 92 Abbot St, Andover, 01810-4006 D:12/19/24 Tax:1040 Amt: \$65,142

North Andover

TODAYS WELLNESS PLLC, 790 Turnpike St, North Andover, 01845-6100 D:12/16/24 Tax:941 Amt: \$35,798

ESSEX SOUTH

Danvers

MILBURYS EXCEL PAVING COR, 67 High St, Danvers, 01923-3145 D:12/17/24 Tax:941 Amt: \$49,129

Gloucester

SWANSBURG, Matthew & SWANSBURG, Jennifer, 11-13 Old Salem Rd, Gloucester, 01930-4026 D:12/17/24 Tax:1040 Amt: \$93,555

CAPE ANN COPPER CO INC, 68 Maplewood Ave, Gloucester, 01930-6229 D:12/20/24 Tax:940 Amt: \$911

Lynn

WAMBA, Annemarie, 530 Western Ave, Lynn, 01904-3239 D:12/17/24 Tax:1040 Amt: \$30,473

Peabody

PAPKEN CORP, 84 Pine St, Peabody, 01960-3639 D:12/17/24 Tax:940 Amt: \$335,493

Salisbury

D & B CORP & GOLDEN BANANA, 11 N End Blvd, Salisbury, 01952-2202 D:12/20/24 Tax:941 Amt: \$13,667

Swampscott

SAR, Samnang, 5 Dale St, Swampscott, 01907-1403 D:12/17/24 Tax:1040 Amt: \$63,169

FRANKLIN

Orange

DECAROLIS, Anthony J, 24 Horton Rd, Orange, 01364-2007 D:12/19/24 Tax:1040 Amt: \$35,468

MIDDLESEX NORTH

Chelmsford

DENNIS, Gary M, 6 Omega Cir, Chelmsford, 01824-4459 D:12/18/24 Tax:1040 Amt: \$1,197,689

Lowell

NGOMA, Sarah, 106 Corbett St, Lowell, 01852-5303 D:12/18/24 Tax:1040 Amt: \$28,945

CAMERON, Tony B, 620 Princeton Blvd, Lowell, 01851-2208 D:12/18/24 Tax:1040 Amt: \$68,237

Westford

KIMMEL, Carole A, 1 Pleasant St, Westford, 01886-2371 D:12/19/24 Tax:1040 Amt: \$56,706

MIDDLESEX SOUTH

Ayer

ADAMS, David, PO Box 879, Ayer, 01432 D:12/18/24 Tax:1040 Amt: \$1,120,223

Cambridge

REDLINE FIGHT SPORTS, 21 Prospect St, Cambridge, 02139-2402 D:12/18/24 Tax:941 Amt: \$10,866

NICKS MOVING CO INC, 129 Mount Auburn St, Cambridge, 02138-5703 D:12/18/24 Tax:1120 Amt: \$29,231

Hudson

EBR INC, 167 Broad St, Hudson, 01749-2711 D:12/19/24 Tax:941 Amt: \$26,385

North Reading

CRISSEY, Anne W & CRISSEY, Torin D, 14 Wyoming Ave, North Reading, 01864 D:12/18/24 Tax:1040 Amt: \$76,440

Watertown

BIALER, Brett F & BIALER, Mary B, 26 Templeton Pkwy, Watertown, 02472-3521 D:12/19/24 Tax:1040 Amt: \$147,473

Woburn

SILVA, Rosa F, 211 School St, Woburn, 01801-2451 D:12/18/24 Tax:1040 Amt: \$14,069

NORFOLK

Norfolk

CHOATE, Stephen, 73 Leland Rd, Norfolk, 02056-1222 D:12/19/24 Tax:1040 Amt: \$570,223

Stoughton

FRIENDLY GOMES CLEANERS I, 408 Technology Dr, Stoughton, 02072 D:12/19/24 Tax:940 Amt: \$37,522

Walpole

SCHWARTZ, Stanley J, 258 Moosehill Rd, Walpole, 02032-1405 D:12/19/24 Tax:1040 Amt: \$14,590

SUFFOLK

Boston

HOMESITE GROUP INC, 1 Federal St, Boston, 02110-2004 D:12/20/24 Tax:941 Amt: \$13,146

Dorchester

MCGILLYCUDDY, Christopher, 27 Bloomington St, Dorchester, 02122-3201 D:12/16/24 Tax:1040 Amt: \$125,945

HOME RUN CAFE INC, 1269 Massachusetts Ave, Dorchester, 02125-1603 D:12/19/24 Tax:941 Amt: \$26,716

East Boston

D MACO RESTAURANT INC, 386 Chelsea St, East Boston, 02128-1481 D:12/16/24 Tax:941 Amt: \$18,562

ULICH, Christopher E, 429 Border St, East Boston, 02128-2403 D:12/19/24 Tax:1040 Amt: \$37,213

Revere

FAROUL, Abel S, 48 Emanuel St, Revere, 02151-4501 D:12/16/24 Tax:1040 Amt: \$20,366

CASABLANCA THE HOUSE OF P, 151 Vfw Pkwy, Revere, 02151-2555 D:12/16/24 Tax:941 Amt: \$11,029

South Boston

SHEEHY, John, 321 W 2nd St, South Boston, 02127-1315 D:12/20/24 Tax:1040 Amt: \$31,627

SULLIVAN, Brian, 560 E 5th St, South Boston, 02127-3062 D:12/16/24 Tax:1040 Amt: \$94,516

State Tax Liens

Filed: Registry of Deeds

Liens are placed by the Massachusetts Department of Revenue on the property of the taxpayer deemed to be in default on taxes. If the lien is not fully satisfied, the property may be sold at public auction. Releases are not published.

The name and address of the taxpayer and the filing date (D) is listed followed by the type(s) of tax for which the lien is made (Tax) and the dollar amount assessed (Amt) which includes penalties and interest as of the filing date. If more than one tax is owed, the amount shown is the total of all amounts assessed.

BARNSTABLE

Bourne

COSTA, Nathan, 751 County Rd, Bourne, 02559-2131 D:12/20/24 Amt:\$3,107

Bedford

BHORB CORP, 328 Great Rd, Bedford, 01730-2317
D:12/20/24 Amt:\$55,669

Belmont

SOARES, Adilsson, 42 Drew Rd, Belmont, 02478-2341 D:12/20/24 Amt:\$5,868

Burlington

REDD, Lisa, 14 Birchcrest St, Burlington, 01803-3724
D:12/20/24 Amt:\$5,757

Everett

BELACY, Levque, 112 Walnut St, Everett, 02149-2328
D:12/20/24 Amt:\$14,887

MCPHEE, Keith, 43 Woodward St, Everett, 02149-1614 D:12/20/24 Amt:\$17,905

Framingham

DENEAULT, Russell, 150 Oaks Rd, Framingham, 01702-5956 D:12/20/24 Amt:\$18,110

JORDAN, David, 20 Summit St, Framingham, 01702-7363 D:12/20/24 Amt:\$2,607

NEW ENG GENERAL CONST INC, 18 Beaver Ct, Framingham, 01702-7054 D:12/20/24 Amt:\$8,827

VALUKIS, Darren, 80 Queens Way, Framingham, 01701-7774 D:12/20/24 Amt:\$5,472

Hopkinton

SABA, Fathima, 25 Valleywood Rd, Hopkinton, 01748-1634 D:12/20/24 Amt:\$41,728

Medford

MCQUARRIE, Wayne, 33 Martin St, Medford, 02155-4305 D:12/20/24 Amt:\$15,570

SANTOS, Denis D, 508 Fulton St, Medford, 02155-1261 D:12/20/24 Amt:\$14,777

Melrose

SIKORSKI, Stephen, 409 Lebanon St, Melrose, 02176-4842 D:12/20/24 Amt:\$11,955

Natick

CONNORS, Richard, 20 Lakeview Gdns, Natick, 01760-2613 D:12/20/24 Amt:\$3,327

GRANT, Jason, 13 Walden Dr, Natick, 01760-3833 D:12/20/24 Amt:\$51,052

Newton

DEVLIN Jr, Richard, 10 Morgan Pl, Newton, 02458-1321 D:12/20/24 Amt:\$9,848

Reading

HUNTER, Sheri, 5 Mount Vernon St, Reading, 01867-2536 D:12/20/24 Amt:\$3,507

Shirley

HARRINGTON, Keith, 122 Townsend Rd, Shirley, 01464-2300 D:12/20/24 Amt:\$2,812

Somerville

CERCROSS AND SONS INC, 307 Somerville Ave, Somerville, 02143-2935 D:12/20/24 Amt:\$26,515

RENDON, Robert, 21 Bow St, Somerville, 02143-2933 D:12/20/24 Amt:\$3,373

Stoneham

XFX CLEANING SERVICES INC, 9 Mount Vernon St, Stoneham, 02180-4528 D:12/20/24 Amt:\$1,508

Waltham

DUARTE, Hugo L, 111 Charles St, Waltham, 02453-4223 D:12/20/24 Amt:\$52,555

Watertown

HERETZ, Jaroslav, 7 Summit Rd, Watertown, 02472-3536 D:12/20/24 Amt:\$23,600

NANTUCKET**Nantucket**

GUEVARA ALFARO, Kelly A, 8 Orchard Pl, Nantucket, 02554 D:12/16/24 Amt:\$3,659

MONDANI, James, 9 Appleton Rd, Nantucket, 02554-2705 D:12/16/24 Amt:\$5,473

RODRIGUEZ, Elmer A, 8 Orchard Pl, Nantucket, 02554 D:12/16/24 Amt:\$15,058

SILVA, Donaldson, 6 Washman Ave, Nantucket, 02554 D:12/16/24 Amt:\$20,734

NORFOLK**Avon**

BENVISSUTO, David, 39 E Main St, Avon, 02322-1413 D:12/20/24 Amt:\$12,010

Bellingham

SANDS, Romaine, 9 Richard Ave, Bellingham, 02019-1709 D:12/20/24 Amt:\$7,303

Canton

DARCY, Renee, 130 Capper Dr, Canton, 02021-2635 D:12/20/24 Amt:\$4,693

Franklin

CORSA LP560 INC, 505 E Central St, Franklin, 02038-1306 D:12/20/24 Amt:\$9,000

HAUGHEY, Douglas, 5 Parliament Dr, Franklin, 02038-2722 D:12/20/24 Amt:\$4,735

HILLSIDE NURSERIES INC, 823 Washington St, Franklin, 02038-3396 D:12/20/24 Amt:\$4,045

Needham

PHELAN, James, 926 Greendale Ave, Needham, 02492-4414 D:12/20/24 Amt:\$12,114

Norwood

CALDWELL & ASSOCIATES LLC, 626 Pleasant St, Norwood, 02062-4604 D:12/20/24 Amt:\$2,003

Randolph

LE, Judy, 1309 Avalon Dr, Randolph, 02368-1544 D:12/20/24 Amt:\$2,951

POWELL, Joshua, 6 Desmond Ave, Randolph, 02368-5327 D:12/20/24 Amt:\$4,007

Westwood

NASR, Mariam, 45 Willow St, Westwood, 02090-3728 D:12/20/24 Amt:\$13,743

NASR, Richard, 45 Willow St, Westwood, 02090-3728 D:12/20/24 Amt:\$13,743

Weymouth

MCBRIDE, Katelyn, 115 Stonehaven Dr, Weymouth, 02190-3950 D:12/20/24 Amt:\$3,871

Wrentham

LAFLAMME, David J, 45 Arrowhead Rd, Wrentham, 02093-1663 D:12/20/24 Amt:\$2,003

SUFFOLK**Boston**

CHANG XIN GLOBAL CREATION, 400 Tremont St, Boston, 02116-6309 D:12/20/24 Amt:\$10,804

ORTIZ, Jeannette, 725 Tremont St, Boston, 02118-3417 D:12/20/24 Amt:\$4,355

Dorchester

DELGADO, Jose, 146 Woodrow Ave, Dorchester, 02124-3242 D:12/20/24 Amt:\$2,540

FOLAN, Brian, 53 Roseclair St, Dorchester, 02125-1703 D:12/20/24 Amt:\$8,814

TAYLOR, Dominika, 1 Shandon Rd, Dorchester, 02124-1524 D:12/20/24 Amt:\$9,009

East Boston

SMOOT, Paula, 147 Horace St, East Boston, 02128-1579 D:12/20/24 Amt:\$4,252

Hyde Park

CHARLES, Garphil, 127 Ruskindale Rd, Hyde Park, 02136-6238 D:12/20/24 Amt:\$4,955

DURHAM, Eric, 245 Dana Ave, Hyde Park, 02136-3351 D:12/20/24 Amt:\$7,455

LITTLE HAITI INTL CUISINE, 1184 Hyde Park Ave, Hyde Park, 02136-2810 D:12/20/24 Amt:\$10,219

MERCADO, Arsenio, 18 Cheryl Ln, Hyde Park, 02136-1219 D:12/20/24 Amt:\$2,524

STOYAK, James, 100 Fulton St, Hyde Park, 02109-1422 D:12/20/24 Amt:\$19,239

Mattapan

TAYLOR, Kevin, 227 River St, Mattapan, 02126-2784 D:12/20/24 Amt:\$3,241

Revere

BOSWORTH, Richard, 122 Suffolk Ave, Revere, 02151-3841 D:12/20/24 Amt:\$12,878

FIGUEROA, Jose, 244 Lincoln St, Revere, 02151-4942 D:12/20/24 Amt:\$57,137

M & EC LLC, 349 Broadway, Revere, 02151-5017 D:12/20/24 Amt:\$35,711

NARANJO, Hector, 98 Charger St, Revere, 02151-2052 D:12/20/24 Amt:\$2,542

Roslindale

DIEUDONNE, Claude, 37 Seymour St, Roslindale, 02131-4322 D:12/20/24 Amt:\$12,712

GUERRIER, James, 4255 Washington St, Roslindale, 02131-3018 D:12/20/24 Amt:\$23,965

Roxbury

ROLON, Israel, 74 Blue Hill Ave, Roxbury, 02119-2135 D:12/20/24 Amt:\$3,073

South Boston

CULLEN, Colleen, 413 W 4th St, South Boston, 02127-2653 D:12/20/24 Amt:\$33,828

SALS RISTORANTE & PIZZERIA, 205 L St, South Boston, 02127-4212 D:12/20/24 Amt:\$67,452

Winthrop

FURLONG, Denise, 30 Cutler St, Winthrop, 02152-1211 D:12/20/24 Amt:\$6,867

LYONS, Daniel, 26 Waveway Ave, Winthrop, 02152-1235 D:12/20/24 Amt:\$4,074

WESTMORELAND, Mary, 6 Elmwood Ct, Winthrop, 02152-1761 D:12/20/24 Amt:\$5,236

WORCESTER**Blackstone**

WILLIAMS Jr, Richard, 19 Handy Rd, Blackstone, 01504-1347 D:12/19/24 Amt:\$27,609

Clinton

GOMES, Filisbina, 11 John F Kennedy Ave, Clinton, 01510-1320 D:12/19/24 Amt:\$56,077

MCNAMARA, Jennifer D, 7 Pine St, Clinton, 01510-1806 D:12/19/24 Amt:\$4,694

MCNAMARA, Stephen, 7 Pine St, Clinton, 01510-1806 D:12/19/24 Amt:\$4,694

Hopedale

MILFORD TIRE PRODUCTS INC, 244 S Main St, Hopedale, 01747-1415 D:12/19/24 Amt:\$28,039

WHYTE, Craig, 35 Plain St, Hopedale, 01747-1407 D:12/19/24 Amt:\$93,323

Oxford

PAYNE, John, 44 Park St, Oxford, 01540-2325 D:12/19/24 Amt:\$3,548

Royalston

LACASSE, Barry, 78 Athol Richmond Rd, Royalston, 01368-8943 D:12/19/24 Amt:\$19,227

Shrewsbury

ESCOBAR, Margaret, 139 Boylston St, Shrewsbury, 01545-1917 D:12/19/24 Amt:\$3,278

PANARELLI Jr, Anthony, 62 Worthington Ave, Shrewsbury, 01545-4236 D:12/19/24 Amt:\$11,006

TEIXEIRA, Adao, 520 Grafton St, Shrewsbury, 01545-4015 D:12/19/24 Amt:\$6,441

TEIXEIRA, Andressa C, 520 Grafton St, Shrewsbury, 01545-4015 D:12/19/24 Amt:\$6,441

Spencer

DELEO, Michele, 19 Bixby Rd, Spencer, 01562-2401 D:12/19/24 Amt:\$2,745

Sturbridge

ROVEZZI, Christopher, 28 Maple St, Sturbridge, 01566-1250 D:12/19/24 Amt:\$8,837

Sutton

BAKER, Charles, 66 Providence Rd, Sutton, 01590-3813 D:12/19/24 Amt:\$2,645

MICROMETALS TECH CORP, 12 Hillside Dr, Sutton, 01590-3879 D:12/19/24 Amt:\$17,860

Warren

CONNER, Nicole, 55 Shamrock Dr, Warren, 01092-0456 D:12/19/24 Amt:\$3,081

Westborough

COBURN, James, 2407 Windsor Ridge Dr, Westborough, 01581-2350 D:12/19/24 Amt:\$3,319

Winchendon

MONAHAN, Ronald, 66 Elmwood Rd, Winchendon, 01475-1002 D:12/19/24 Amt:\$16,907

Worcester

ARSENAULT, Todd, 51 Harlem St, Worcester, 01610-2149 D:12/19/24 Amt:\$4,023

CHAMBERS, Nicholas, 111 Santoro Rd, Worcester, 01606-1152 D:12/19/24 Amt:\$5,539

DELEON, Harvis, 28 Strathmore Rd, Worcester, 01610-2026 D:12/19/24 Amt:\$2,842

ED & TED INC, 1393 Grafton St, Worcester, 01604-2719 D:12/19/24 Amt:\$6,602

FERRARO Jr, Francis & Francis E Ferraro Jr, 13 Dartmouth St, Worcester, 01604-3051 D:12/19/24 Amt:\$8,413

NGUYEN, Michael, 250 Stafford St, Worcester, 01603-1140 D:12/19/24 Amt:\$3,544

PHILLIPPI, David, 32 Merlin Ct, Worcester, 01602-1342 D:12/19/24 Amt:\$16,945

SIAW, Godfred, 79 Swan Ave, Worcester, 01602-3047 D:12/19/24 Amt:\$12,662

SOUSA, Fabio V, 14 Wabash Ave, Worcester, 01604-5422 D:12/19/24 Amt:\$1,508

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.

ESSEX SOUTH**Lynnfield**

LUSTER, William E & Erin S Ray, 12 Charing Cross, Lynnfield Plaintiff: North Easton Savings Bank D:12/16/24 Amt:\$1,200,000

Marblehead

PRECISION REMODELING & CO & Adam B Dixey, 30 Sewall St, Marblehead Plaintiff: Annie Lee & Nankun Li D:12/19/24 Amt:\$100,000

Salem

LUSTER, William E, 420 Lafayette St, Salem Plaintiff: North Easton Savings Bank D:12/16/24 Amt:\$1,200,000

PRECISION REMODELING & CO, 3 Tulip St, Salem Plaintiff: Annie Lee & Nankun Li D:12/19/24 Amt:\$100,000

Saugus

QIRICI, Kastriot, 62 Golden Hills Rd, Saugus Plaintiff: Webster Bank Na D:12/19/24 Amt:\$340,000

WORCESTER NORTH**Leominster**

DRALEAU, Armand H, 499 Litchfield St, Leominster Plaintiff: Ali One Cu D:12/20/24 Amt:\$16,840

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.

BARNSTABLE**Bourne**

24 Heather Hill Rd
Owner:L P Galisa Jr L:Newrez LLC
Case#:24 SM 004416 Filing Date:12/20/24

Sandwich

77 Falmouth Sandwich Rd
Owner:Melissa M Solomon L:Cwabs Inc Series 2007-11
Case#:24 SM 004437 Filing Date:12/24/24

BERKSHIRE MIDDLE**Becket**

19 Bowmans Ln
Owner:John Mcgeer L:Mtg Assets Management LLC
Case#:24 SM 004408 Filing Date:12/20/24

Lee

850 Summer St
Owner:Howard I Eisler L:County Mtg LLC
Case#:24 SM 004396 Filing Date:12/19/24

BRISTOL FALL RIVER**Fall River**

416 County St
Owner:Suzette Raposo L:Option One Mtg Ln Tr 2006
Case#:24 SM 004435 Filing Date:12/24/24

518 Snell St

Owner:Michele R Dacruz L:Th Msr Holdings LLC
Case#:24 SM 004424 Filing Date:12/23/24

BRISTOL NORTH**Taunton**

31 Benefit St
Owner:Lourenco P Monteiro L:Citizens Bk Na
Case#:24 SM 004421 Filing Date:12/23/24

198 Myricks St

Owner:Ralph W Alley L:Securitized Asset Backed
Case#:24 SM 004385 Filing Date:12/18/24
Lis Penden - Foreclosure

37 Wayland Ave

Owner:Robert F Menard Jr L:Newrez LLC
Case#:24 SM 004429 Filing Date:12/23/24

BRISTOL SOUTH**Dartmouth**

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.

BERKSHIRE MIDDLE

Otis
01/15/25 02:00 PM 122 Kibbe Rd
Owner:Donald J Belisle
Lender:M&T Bank NA Deposit:\$10,000
Doc#:D:12/08/10
Source:Berkshire Eagle (12/26/24)
Atty:Harmon Law Offices Pc 617-558-0500

BRISTOL FALL RIVER

Fall River
01/09/25 12:30 PM 526 3rd St U:6
Owner:Roca C LLC
Lender:Taylor Ridge Reit LLC Deposit:\$10,000
Doc#:D:06/12/23
Source:The Herald News (12/26/24)
Atty:Doonan Graves & Longoria 978-921-2670

Swansea
01/16/25 11:00 AM 1405 Gar Hwy
Owner:Km Dover LLC
Lender:Bristol County Savings Bank Deposit:\$50,000
Doc#:D:09/18/19
Source:The Herald News (12/24/24)
Atty:Partridge Snow & Hahn LLP 401-861-8254

BRISTOL NORTH

Attleboro
01/16/25 11:00 AM 15 Oak Ave
Owner:Adrian Eugenia
Lender:Massachusetts Housing Finance Agency
Deposit:\$10,000
Doc#:D:07/25/08
Source:Sun Chronicle (the) (12/20/24)
Atty:Doonan Graves & Longoria 978-921-2670

Taunton

01/14/25 11:00 AM 40 8th St U:A
Owner:James E Festa & Susan Festa
Lender:US Bank NA Deposit:\$5,000
Doc#:D:11/21/03
Source:Taunton Daily Gazette (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

BRISTOL SOUTH

New Bedford
01/15/25 12:00 PM 106 S 7th St
Owner:Ralph E Ayler Jr
Lender:LLCG COMMUNITY INVES Deposit:\$10,000
Doc#:D:08/19/05
Source:Standard Times (the) (12/24/24)
Atty:Marinosci Law Group Pc 401-234-9200

ESSEX NORTH

North Andover
01/14/25 02:00 PM 13 Annis St
Owner:Christopher P Rozzi
Lender:Eastern Bank Deposit:\$10,000
Doc#:D:04/11/19
Source:Lawrence Eagle Tribune (12/23/24)
Atty:Braucher & Associates Pll 603-486-1530

ESSEX SOUTH

Haverhill
01/27/25 01:00 PM 2 Juniper Wood Dr
Owner:Mariene C Lio Macdougall & William H Macdougall
Lender:Newrez LLC Deposit:\$15,000
Doc#:D:05/17/07
Source:Haverhill Gazette (12/26/24)
Atty:Harmon Law Offices Pc 617-558-0500

Saugus
01/21/25 01:00 PM 8 Edison St
Owner:Bernardo A Garcia
Lender:STEPHEN F BORELLI Deposit:\$5,000
Doc#:D:08/30/18
Source:Melrose Free Press (12/26/24)
Atty:Shapiro Legal Group Pllc 781-324-5200

Topsfield
01/17/25 01:00 PM 12 Arrowhead Rd
Owner:Khouri E Rice
Lender:Midfirst Bank State Savings Bank Deposit:\$5,000
Doc#:D:02/23/15
Source:Salem Evening News (12/20/24)
Atty:Korde & Associates Pc 978-256-1500

HAMPDEN

Chicopee
01/23/25 12:00 PM 20 Glendale St
Owner:Thomas W Adasiewicz
Lender:Nexus Nova LLC Deposit:\$5,000
Doc#:D:01/21/21
Source:Republican (the) (12/26/24)
Atty:Brock & Scott Pllc 401-217-8701

MIDDLESEX NORTH

Lowell
01/14/25 11:00 AM 142 Jewett St
Owner:1monark LLC
Lender:Reading Cooperative Bank Deposit:\$50,000
Doc#:D:05/26/22
Source:Boston Herald (12/20/24)
Atty:Pierce Atwood Llp 617-488-8116

Tewksbury

01/17/25 10:00 AM 11 Orchard St
Owner:William Corbett Jr & Cheryl Corbett
Lender:Bank of New York Mellon Deposit:\$5,000
Doc#:D:09/25/06
Source:Sun (the) (12/20/24)
Atty:Brock & Scott Pllc 401-217-8701

MIDDLESEX SOUTH

Ashby
01/15/25 12:00 PM 86 Beaver Dam Rd
Owner:Jason D Warner
Lender:Digital Federal Credit Union Deposit:\$5,000
Doc#:D:08/10/05
Source:Sentinel & Enterprise (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

Cambridge

01/14/25 10:00 AM 89 3rd St
Owner:Cambridge Brown Stone LLC
Lender:Steven A Ross Deposit:\$100,000
Doc#:D:01/27/20
Source:Post Gazette (12/20/24)
Atty:Baker Braverman & Barbado

Holliston

01/15/25 11:00 AM 16 Adam Wheeler Ln
Owner:Glenn Bergman & Margaret Bergman
Lender:Wells Fargo Bank NA Deposit:\$10,000
Doc#:D:02/28/05
Source:Boston Globe (12/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

Natick

01/13/25 03:00 PM 22 Western Ave
Owner:Robert G Leavitt
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:D:04/30/20
Source:Metro West (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

01/24/25 02:00 PM 8 Willow St
Owner:Clive E Godwin & Richard P Gagnon
Lender:MTG ASSETS MGMT LLC Deposit:\$10,000
Doc#:D:12/19/07
Source:Metro West (12/26/24)
Atty:Marinosci Law Group Pc 401-234-9200

Shirley

01/15/25 01:00 PM 23 Phoenix St
Owner:Svetlana A Kotlyarevskaya
Lender:Rocket Mortgage Deposit:\$5,000
Doc#:D:09/29/16
Source:Sentinel & Enterprise (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

Winchester

01/23/25 12:00 PM 210 Pond St
Owner:Chetina M Muteba
Lender:Trust Bank Deposit:\$5,000
Doc#:D:09/23/21
Source:Arlington Advocate (12/26/24)
Atty:Brock & Scott Pllc 401-217-8701

NORFOLK

Avon
01/14/25 10:00 AM 67 Gill St
Owner:Anne J Hagberg
Lender:Aura Mortgage Advisors LLC Deposit:\$5,000
Doc#:D:01/14/20
Source:Brocton Enterprise (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

01/22/25 02:00 PM 184 Packard St
Owner:Kevin D Struble & Noreen E Struble
Lender:Athene Annuity Deposit:\$10,000
Doc#:D:04/24/09
Source:Brocton Enterprise (12/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

Braintree

01/17/25 12:00 PM 67 Elliot St
Owner:Wayne A Rees
Lender:US Bank NA Deposit:\$5,000
Doc#:D:05/23/03
Source:Brocton Enterprise (12/20/24)
Atty:Korde & Associates Pc 978-256-1500

Quincy

01/21/25 10:00 AM 51 Bowes Ave
Owner:Kathleen A Mann & Daniel J Mann
Lender:HarborOne Mortgage Deposit:\$5,000
Doc#:D:06/24/20
Source:Patriot Ledger (12/24/24)
Atty:Brock & Scott Pllc 401-217-8701

Stoughton

01/16/25 01:00 PM 81 Joyce Dr
Owner:Linda Feibel & Eric K Feibel
Lender:Citizens Bank Deposit:\$10,000
Doc#:D:01/15/13
Source:Brocton Enterprise (12/24/24)
Atty:Albertelli Law 813-221-4743

PLYMOUTH

Brockton
01/10/25 10:00 AM 199 Hovenden Ave
Owner:Mitsuka Clervil
Lender:SERVBANK Deposit:\$5,000
Doc#:D:02/22/19
Source:Brocton Enterprise (12/20/24)
Atty:Orlans Pc 781-790-7800

01/21/25 03:00 PM 103 Grafton St
Owner:Kathleen E Carter
Lender:US Bank NA Deposit:\$10,000
Doc#:D:08/28/03
Source:Brocton Enterprise (12/24/24)
Atty:Harmon Law Offices Pc 617-558-0500

Pembroke

01/23/25 02:00 PM 8 Pinehurst Ave
Owner:Susan M Byrne
Lender:US Bank NA Deposit:\$5,000
Doc#:D:04/25/07
Source:Patriot Ledger (12/26/24)
Atty:Brock & Scott Pllc 401-217-8701

Plymouth

01/23/25 01:00 PM 3 Birch Ave
Owner:Maryann M Caldera
Lender:Citizens Bank Deposit:\$5,000
Doc#:D:06/03/05
Source:Old Colony Memorial (12/26/24)
Atty:Brock & Scott Pllc 401-217-8701

Wareham

01/23/25 12:00 PM 41 Cleveland Way
Owner:Kent O Haven & Esmin Haven
Lender:US Bank NA Deposit:\$5,000
Doc#:D:05/12/10
Source:Publication Unknown (12/26/24)
Atty:Brock & Scott Pllc 401-217-8701

Whitman

01/24/25 02:00 PM 102 Hancock St
Owner:Ben R McClennan
Lender:Bank Of America NA Deposit:\$10,000
Doc#:D:05/17/19
Source:Whitman Times (12/26/24)
Atty:Harmon Law Offices Pc 617-558-0500

SUFFOLK

Dorchester
01/13/25 11:00 AM 72-74 Homestead St
Owner:Athelston Sobers
Lender:Deutsche Bank Deposit:\$5,000
Doc#:D:11/11/05
Source:Boston Globe (12/24/24)
Atty:Korde & Associates Pc 978-256-1500

Mattapan

01/23/25 11:00 AM 1215-1221 Morton St
Owner:Inez A Smith & Walter B Smith
Lender:US Bank NA Deposit:\$10,000
Doc#:D:03/27/06
Source:Boston Herald (12/26/24)
Atty:Marinosci Law Group Pc 401-234-9200

WORCESTER

Athol
01/15/25 03:00 PM 26 Maple St
Owner:Herbert P Jewett & Helen B Jewett
Lender:GITSIT SOLUTIONS LLC Deposit:\$5,000
Doc#:D:02/26/07
Source:Athol Daily News (12/20/24)
Atty:Korde & Associates Pc 978-256-1500

Charlton

01/10/25 11:00 AM 11 Oak Ridge Dr
Owner:Linda Lundgren
Lender:Fifth Third Bank Deposit:\$10,000
Doc#:D:12/29/16
Source:Telegram Gazette (12/20/24)
Atty:Orlans Pc 781-790-7800

Webster

01/16/25 11:00 AM 15 Spring St
Owner:Louise M Buma
Lender:Webster First Federal Credit Union Deposit:\$5,000
Doc#:D:07/10/03
Source:Webster Times (12/20/24)
Atty:James M Obrien

Worcester

01/10/25 12:00 PM 42 N Worcester Ave
Owner:Louise M Holden
Lender:SAFEGUARD CREDIT COUN Deposit:\$5,000
Doc#:D:07/16/07
Source:Telegram Gazette (12/20/24)
Atty:Demerle & Associates Pc 617-337-4444

01/13/25 12:00 PM 32 1st St

Owner:Steven Paibo
Lender:Citizens Bank Deposit:\$10,000
Doc#:D:02/11/23
Source:Telegram Gazette (12/20/24)
Atty:Albertelli Law 813-221-4743

01/16/25 11:00 AM 218 Holden St

Owner:Edwin Gandulla
Lender:US Bank NA Deposit:\$5,000
Doc#:D:07/06/11
Source:Telegram Gazette (12/26/24)
Atty:Orlans Pc 781-790-7800

WORCESTER NORTH

Westminster
01/15/25 10:00 AM 53 Carter Rd
Owner:Stephan M Glover & Sheryl Glover
Lender:Deutsche Bank Deposit:\$5,000
Doc#:D:10/07/05
Source:Sentinel & Enterprise (12/23/24)
Atty:Korde & Associates Pc 978-256-1500

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