

Suffolk Registry

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www.suffolkdeeds.com

Boston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	35	48
Median Price	\$2,995,000	\$3,462,500

► REAL ESTATE SALES

5 BATTERY ST U:1	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 2 Bdrm Condo, Lot: 733sf	
5 BATTERY ST U:2	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 1 Bdrm Condo, Lot: 386sf	
5 BATTERY ST U:3	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 1 Bdrm Condo, Lot: 320sf	
5 BATTERY ST U:4	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 2 Bdrm Condo, Lot: 827sf	
5 BATTERY ST U:5	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 2 Bdrm Condo, Lot: 819sf	

5 BATTERY ST U:6	\$3,150,000
B: 5-7 Battery Street CC LLC	
S: Pasquale Coppola Tr, Tr for Battery Street T	
Book/Page: 66680/165, Date: 11/16/21	
Use: 2 Bdrm Condo, Lot: 829sf	
76 BATTERYMARCH ST U:4	\$950,000
B: Erica Mastrangelo & David B Faddis	
S: Walter Bibikow & Claudia Dhmitri	
Book/Page: 66669/340, Date: 11/15/21	
Mtg: Residential Mtg Svcs \$650,000	
Use: 1 Bdrm Condo, Lot: 1786sf	
776 BOYLSTON ST U:W9C	\$4,437,500
B: John A Coppola Tr, Tr for John A Coppola RET	
S: Nancy B Gardiner&LLC Tr, Tr for WC9 Boylston RT	
Book/Page: 66672/300, Date: 11/15/21	
Use: 3 Bdrm Condo, Lot: 2559sf	
Prior Sale: \$4,600,000 (11/15)	
1091 BOYLSTON ST U:21	\$492,500
B: Tallia Kamyab	
S: Bifeng Yang	
Book/Page: 66672/322, Date: 11/15/21	
Use: 1 Bdrm Condo, Lot: 628sf	
Prior Sale: \$273,500 (05/12)	
510 COLUMBUS AVE U:2	\$1,190,000
B: Kelsey Mullaney	
S: Matthew Morse & Michelle Morse	
Book/Page: 66672/239, Date: 11/15/21	
Mtg: First Republic Bk \$952,000	
Use: 2 Bdrm Condo, Lot: 918sf	
Prior Sale: \$1,040,000 (07/16)	
85 E INDIA ROW U:17A	\$604,000
B: Mashbour Moukaddem & Lara Moukaddem	
S: Ronald J Burke	
Book/Page: 66669/294, Date: 11/15/21	
Mtg: Leader Bank NA \$400,000	
Use: 1 Bdrm Condo, Lot: 758sf	
1 FRANKLIN ST U:1105	\$1,550,000
B: Chia Yilu	
S: Dahia RE Hldg LLC	
Book/Page: 66671/165, Date: 11/15/21	
Use: 2 Bdrm Condo	
2 GOODWIN PL U:3	\$524,900
B: Jason C Cai	
S: Dale Rutstein & Helen Rutstein	
Book/Page: 66677/238, Date: 11/16/21	
Mtg: LoanDepot.Com \$325,000	
Type: Adj	
Use: 1 Bdrm Condo, Lot: 444sf	
Prior Sale: \$425,000 (08/15)	

356 HANOVER ST	\$2,350,000
B: DR 2 LLC	
S: Nadia Bartolucci Tr, Tr for Orange Tree Lane T	
Book/Page: 66668/146, Date: 11/15/21	
112 PINCKNEY ST U:14	\$776,000
B: Alexandra Laundgren	
S: David L Loomes & Jane Loomes	
Book/Page: 66673/219, Date: 11/15/21	
Mtg: UniBank for Savings \$620,800	
Type: Adj	
Use: 1 Bdrm Condo, Lot: 762sf	
Prior Sale: \$660,000 (12/15)	
40 S RUSSELL ST U:1	\$1,385,000
B: Stephen W Page & Lisa McLaren-Page	
S: Hayden Broberg & Edward R Bennett	
Book/Page: 66671/126, Date: 11/15/21	
Use: 2 Bdrm Condo, Lot: 1168sf	
Prior Sale: \$1,250,000 (08/19)	
133 SEAPORT BLVD U:2106	\$2,999,000
B: Jason M Gesing & Christina Gentile	
S: Boston Seaport M1&2 Land	
Book/Page: 66676/99, Date: 11/16/21	
Mtg: Citizens Bank \$2,399,200	
Use: 2 Bdrm Condo	
135 SEAPORT BLVD U:709	\$1,595,000
B: Quoc Tran & Denise Tran	
S: Boston Seaport M1&2 Land	
Book/Page: 66668/99, Date: 11/15/21	
Mtg: Wells Fargo Bank \$1,116,500	
Type: Adj	
Use: Condo	
32 TRAVELER ST U:211	\$620,000
B: Katie Joohee-Kim	
S: Justine T Lee	
Book/Page: 66680/72, Date: 11/16/21	
Mtg: JPMorgan Chase Bank \$589,000	
Use: 1 Bdrm Condo	
39 WARREN AVE U:2	\$700,000
B: Randall Miner	
S: Michelle Mcinerney	
Book/Page: 66679/236, Date: 11/16/21	
Mtg: Mortgage Networks Inc \$577,500	
Use: 1 Bdrm Condo, Lot: 619sf	
1313 WASHINGTON ST U:416	\$745,000
B: Location Wise LLC	
S: Dana Angelo	
Book/Page: 66675/93, Date: 11/16/21	
Use: 1 Bdrm Condo, Lot: 878sf	

Allston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	7	7
Median Price	\$824,000	\$888,000

► REAL ESTATE SALES

90 BRAINERD RD U:12A	\$339,000
B: Lingyun Zhao & Hong Zhang	
S: Edenia Giang	
Book/Page: 66667/144, Date: 11/15/21	
Mtg: Homebridge Financial \$199,000	
Use: 1 Bdrm Condo, Lot: 520sf	
245 CAMBRIDGE ST	\$1,221,800
B: Michael Chiu	
S: Allston 245 Cambridge LLC	
Book/Page: 66676/196, Date: 11/16/21	
Use: 3-Family Semi Detachd, Lot: 2200sf	

Brighton

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	25	33
Median Price	\$820,000	\$865,000

► REAL ESTATE SALES

5 CYPRESS RD U:504	\$439,000
B: Ting Guo	
S: Vishwesh Patil & Boneeta Dsouza	
Book/Page: 66670/76, Date: 11/15/21	
Mtg: Rocket Mortgage LLC \$329,250	
Use: 2 Bdrm Condo, Lot: 615sf	
Prior Sale: \$405,000 (01/19)	
38 ENGLEWOOD AVE U:3	\$825,000
B: Megan Holben-Noe	
S: Jeffries Point Dev LLC	
Book/Page: 66680/18, Date: 11/16/21	
Mtg: Harvard University CU \$700,000	
Use: Condo	

Charlestown

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	38	61
Median Price	\$1,328,000	\$1,355,000

► REAL ESTATE SALES

102 BARTLETT ST	\$1,230,000
B: Dane Osmanski & Kaylene Gobbi	
S: Timothy J Obrien & Laura E Obrien	
Book/Page: 66669/144, Date: 11/15/21	
Mtg: Cross Country Mtg Inc \$984,000	
Use: 2 Bdrm Row-end, Lot: 1000sf	
Prior Sale: \$930,000 (10/17)	

12 BOLTON PL	\$1,230,000
B: Dane Osmanski & Kaylene Gobbi	
S: Timothy J Obrien & Laura E Obrien	
Book/Page: 66669/144, Date: 11/15/21	
421 MAIN ST U:3	\$700,000
B: Christopher A Scangas	
S: Danielle M Givner	
Book/Page: 66668/175, Date: 11/15/21	
Mtg: Community CU LYNN \$548,000	
Use: 2 Bdrm Condo	
Prior Sale: \$411,000 (06/12)	
7-7R MONUMENT ST	\$1,600,000
B: Clodagh Hoey & Declan Orioridan	
S: Freeman Fisher & Carol J Fisher	
Book/Page: 66668/327, Date: 11/15/21	
Mtg: Leader Bank NA \$1,200,000	
Use: 2-Family Conventional, Lot: 2061sf	
4 N MEAD STREET CT	\$840,000
B: Caleb Koufman & Anna Holding	
S: Ryan C Clunan & Abigail Slotnick	
Book/Page: 66676/1, Date: 11/16/21	
Mtg: Academy Mortgage Corp \$672,000	
Use: 2 Bdrm Row-middle, Lot: 732sf	
Prior Sale: \$700,000 (09/18)	
50 SULLIVAN ST U:2	\$632,000
B: Joshua W Clark & Samantha D Motta	
S: Megan Donovan & Ross Donovan	
Book/Page: 66671/52, Date: 11/15/21	
Mtg: Leader Bank NA \$600,400	
Use: 2 Bdrm Condo	
Prior Sale: \$551,500 (09/17)	

Chelsea

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	28	28
Median Price	\$445,500	\$481,500

► REAL ESTATE SALES

932 BROADWAY U:404	\$199,000
B: Crystal A Coronel	
S: 66 Chester LLC & 102 Williams Street LLC	
Book/Page: 66665/158, Date: 11/15/21	
Mtg: Caliber Home Loans \$193,030	
Use: Condo	
142 MARLBOROUGH ST	\$823,000
B: Daniela Regalado & Edwin Regalado	
S: Mahoney Dias LLC	
Book/Page: 66672/47, Date: 11/15/21	
Mtg: Cross Country Mtg Inc \$776,352	
Use: 3-Family Family Flat, Lot: 3375sf	
Prior Sale: \$555,000 (12/15)	

TOWN / REGISTRY GUIDE

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

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

Hopkinton Middlesex South
Hubbardston Worcester
Hudson Middlesex South
Hull Plymouth
Huntington Hampshire
Hyannis Barnstable
Hyde Park Suffolk
Ipswich Essex South
Jamaica Plain Suffolk
Kingston Plymouth
Lakeville Plymouth
Lancaster Worcester
Lanesboro Berkshire North
Lawrence Essex North
Lee Berkshire Middle
Leicester Worcester
Lenox Berkshire Middle
Leominster Worcester North
Leverett Franklin
Lexington Middlesex South
Leyden Franklin
Lincoln Middlesex South
Littleton Middlesex South
Longmeadow Hampden
Lowell Middlesex North
Ludlow Hampden
Lunenburg Worcester North
Lynn Essex South
Lynnfield Essex South
Malden Middlesex South
Manchester Essex South
Mansfield Bristol North
Marblehead Essex South
Marion Plymouth
Marlborough Middlesex South
Marshfield Plymouth
Marstons Mills Barnstable
Mashpee Barnstable
Mattapan Suffolk
Mattapoisset Plymouth
Maynard Middlesex South
Medfield Norfolk
Medford Middlesex South
Medway Norfolk
Melrose Middlesex South
Mendon Worcester
Merrimac Essex South
Methuen Essex North
Middleboro

How to Read The Real Estate Records

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

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

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

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

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

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

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

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

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

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

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

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

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

- “Use” distinguishes residential homes from land sales and commercial sales.

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

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

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

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

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

Interested in Mortgage-Only Transactions?
Our online records offer a much deeper look into local markets.

- Navigate to bankerandtradesman.com
- Log in to your account
- Click on Real Estate Records under the Real Estate Transactions tab

And get busy putting our mortgage records to work!

48 WASHINGTON AVE U:102.....	\$350,000
B: Edgardo Dume S: Arthur Martirosio Book/Page: 66667/320, Date: 11/15/21 Mtg: Rocket Mortgage LLC \$332,500 Use: 2 Bdrm Condo Prior Sale: \$187,000 (11/15)	

Dorchester

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	105	134
Median Price	\$605,000	\$690,750

► REAL ESTATE SALES

72 CHICKATAWBUT ST	\$1,000,000
B: Joanne Paul Tr, Tr for Mazzone FT S: Ann M Mazzone Book/Page: 66671/199, Date: 11/15/21 Use: 2-Family Duplex, Lot: 9126sf	

101 HOWARD AVE.....	\$375,000
B: Reaching Properties LLC S: 15 Woodbriar LLC Book/Page: 66680/1, Date: 11/16/21	

51 SAGAMORE ST	\$980,000
B: Adam C Pearson & Justine E Selsing S: Derek M Tobin & Autumn Tobin Book/Page: 66679/206, Date: 11/16/21 Mtg: Guaranteed Rate Inc \$724,500 Use: 4 Bdrm Colonial, Lot: 3212sf	

3 STOCKTON ST	\$855,000
B: 3 Stockton Street LLC S: Gladys Taylor & Richard Taylor Book/Page: 66672/211, Date: 11/15/21 Mtg: Helios Holdings LLC \$350,000 Use: 3-Family Decker, Lot: 4300sf	

86 WHITFIELD ST	\$940,000
B: Sandra Feliz & Allen Feliz S: J M Browne-Richelieu Book/Page: 66671/206, Date: 11/15/21 Mtg: Radius Financial Grp \$705,000 Use: 3-Family Decker, Lot: 3015sf	

East Boston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	32	35
Median Price	\$610,000	\$650,000

► REAL ESTATE SALES

74 BARNES AVE	\$1,410,000
B: Sandy Emmanouilidis S: Damien Dipaola Book/Page: 66676/281, Date: 11/16/21 Mtg: Cross Country Mtg Inc \$610,000 Use: 3-Family Decker, Lot: 3315sf Prior Sale: \$955,000 (08/18)	

333 CHELSEA ST	\$650,000
B: Igor Liberman S: Jeannette E Fallavollita & Marc S Fallavollita Book/Page: 66673/112, Date: 11/15/21 Mtg: Eastern Bank \$487,000 Use: 3 Bdrm Cape Cod, Lot: 1760sf	

160 COTTAGE ST U:201	\$383,000
B: Laura L Good S: William C Crory Book/Page: 66679/148, Date: 11/16/21 Mtg: American Airlines FCU \$191,500 Use: 2 Bdrm Condo, Lot: 529sf Prior Sale: \$295,000 (11/16)	

204 FALCON ST	\$800,000
B: Angelo Theofilopoulos S: Blue Sky Ranch LLC Book/Page: 66680/102, Date: 11/16/21 Mtg: Lowell Five Cent Svgs \$600,000 Use: 2-Family Two Family, Lot: 1656sf Prior Sale: \$510,000 (04/17)	

360 MERIDIAN ST U:5.....	\$549,900
B: Jeanne Ciccone & James Kras S: 360 Meridian Street LLC Book/Page: 66677/288, Date: 11/16/21 Mtg: Bank of America NA \$412,425 Use: 1 Bdrm Condo, Lot: 570sf Prior Sale: \$162,500 (05/15)	

910 SARATOGA ST U:3	\$398,636
B: Sintia Orellana S: Chun H Chen Book/Page: 66676/310, Date: 11/16/21 Mtg: Santander Bank NA \$368,000 Use: 3 Bdrm Condo, Lot: 1233sf Prior Sale: \$268,100 (08/13)	

211 WEBSTER ST U:2.....	\$950,000
B: Jeffrey M Guinee S: Beau B Wright & Deborah C Segal Book/Page: 66668/247, Date: 11/15/21 Mtg: Luxury Mtg Corp \$760,000 Type: Adj Use: 2 Bdrm Condo, Lot: 1514sf	

249 WEBSTER ST	\$1,300,000
B: Matthew Gateman S: Robert Chandler Book/Page: 66673/193, Date: 11/15/21 Use: Apartment Bldg - 4-8 Units, Lot: 2700sf	

Jamaica Plain

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	66	74
Median Price	\$917,500	\$972,500

► REAL ESTATE SALES

6 ALFRED ST U:3.....	\$435,000
B: Max T Brodsky & Evelyn J Mayberger S: Erica N Quigley Book/Page: 66677/50, Date: 11/16/21 Mtg: Mortgage Networks Inc \$326,250 Use: 2 Bdrm Condo, Lot: 558sf	

192-194 AMORY ST U:2.....	\$775,000
B: Bryan J Harsnett & Jamie H Gaynes S: Lederman Us RE Corp Book/Page: 66678/178, Date: 11/16/21 Mtg: Fairway Ind Mtg \$69,000 Use: Condo	

82 CHILD ST	\$806,000
B: Thomas R Dehner & Carol R Mallory S: Casey Brendan & Erin Casey Book/Page: 66667/266, Date: 11/15/21 Mtg: EMM Loans LLC \$506,000 Use: 3 Bdrm Row-end, Lot: 2386sf Prior Sale: \$525,000 (05/15)	

63-65 FOREST HILLS ST	\$975,000
B: 63-65 Forest Hills St LLC S: Stephen B Hyman Book/Page: 66675/312, Date: 11/16/21 Mtg: Cooperative Bank \$1,380,000 Use: 3-Family Conventional, Lot: 5906sf	

137 HYDE PARK AVE U:B.....	\$649,000
B: David K Baggs S: Parcel U Phase B LLC Book/Page: 66675/1, Date: 11/16/21 Mtg: Guaranteed Rate Inc \$584,000 Use: Condo	

141 HYDE PARK AVE U:A.....	\$819,000
B: Anish Asthana & Urvashi Mohnani S: Parcel U Phase B LLC Book/Page: 66673/88, Date: 11/15/21 Mtg: Cross Country Mtg Inc \$409,000 Use: Condo	

Mattapan

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	24	36
Median Price	\$493,500	\$577,500

► REAL ESTATE SALES

5 VIOLET ST.....	\$415,000
B: Darlyn Noel & Jean Noel S: Frants Emile & Marie N Neree Book/Page: 66670/270, Date: 11/15/21 Mtg: Guaranteed Rate Affin \$394,250 Use: 3 Bdrm Ranch, Lot: 5000sf	

Revere

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	149	170
Median Price	\$475,000	\$530,000

► REAL ESTATE SALES

470 BROADWAY.....	\$700,000
B: Hamel Mgmt Group Inc S: Revere Lodge 1272 Loyal Book/Page: 66679/329, Date: 11/16/21 Use: Fraternal Organization, Lot: 4687sf	

14 BURNHAM ST	\$570,000
B: Edwin O Moreno & Meybelin C Guillen-Ramos S: Deborah B Abreu Tr, Tr for James FT Book/Page: 66673/321, Date: 11/15/21 Mtg: MSA Mortgage LLC \$541,500 Use: 3 Bdrm Raised Ranch, Lot: 4500sf	

154 RUMNEY RD	\$329,000
B: Chau B Tran S: Uyen N Do & Thuong VanTran Book/Page: 66668/39, Date: 11/15/21 Mtg: Leader Bank NA \$246,500 Use: 3 Bdrm Ranch, Lot: 5088sf Prior Sale: \$385,000 (06/16)	

65 THORNDIKE ST	\$710,000
B: Michelle Villatoro & Wilber A Villatoro S: Edwin M Dominguez & Yuri V Dominguez Book/Page: 66678/310, Date: 11/16/21 Mtg: Oatfree Funding Corp \$568,000 Use: 3 Bdrm Raised Ranch, Lot: 6752sf Prior Sale: \$465,500 (09/16)	

Roslindale

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	88	130
Median Price	\$626,750	\$692,500

► REAL ESTATE SALES

1084-1086 CANTERBURY ST U:2	\$840,000
B: Hector Guerrero S: American Inv Group Corp Book/Page: 66678/268, Date: 11/16/21 Mtg: Plan Investment Trust \$500,000 Use: Condo	

14-16 HARRISON ST U:2.....	\$532,000
B: Amanda Karece-Wilson S: Richard Wells & Charlotte Dorris Book/Page: 66668/6, Date: 11/15/21 Mtg: Fairway Ind Mtg \$516,040 Use: 2 Bdrm Condo Prior Sale: \$490,000 (09/20)	

65-67 STARBRIDGE AVE.....	\$275,000
B: Bobby J Garces S: William R Garces & Dina Garces Book/Page: 66680/298, Date: 11/16/21 Mtg: United Wholesale Mtg \$220,000 Use: 2-Family Duplex, Lot: 15000sf	

129 WALTER ST	\$990,000
B: Patrick L McGuire & Katherine B Tuckett S: Courtney Ederle & Ryan Ederle Book/Page: 66677/117, Date: 11/16/21 Mtg: Luxury Mtg Corp \$640,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 3988sf Prior Sale: \$780,000 (11/19)	

Roxbury

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	24	30
Median Price	\$620,000	\$611,000

► REAL ESTATE SALES

40 FOREST ST	\$1,060,000
B: Debjani Biswas & Kama Cicero S: Chatham Realty Assoc LLC Book/Page: 66680/334, Date: 11/16/21 Mtg: EMM Loans LLC \$795,000 Use: 3-Family Decker, Lot: 3610sf Prior Sale: \$750,000 (01/19)	

South Boston

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	55	66
Median Price	\$850,000	\$925,000

► REAL ESTATE SALES

150 DORCHESTER AVE U:102	\$790,000
B: Kathleen Hutchins S: Katiuska Bello Book/Page: 66673/52, Date: 11/15/21 Mtg: Guaranteed Rate Inc \$490,000 Use: 1 Bdrm Condo, Lot: 1055sf Prior Sale: \$740,000 (03/19)	

139 M ST U:1.....	\$425,000
B: Nicholas Carabitses S: Alexander Skandalis Book/Page: 66669/259, Date: 11/15/21 Mtg: MSA Mortgage LLC \$342,125 Use: 1 Bdrm Condo, Lot: 465sf	

29 STORY ST U:3.....	\$680,000
B: Thomas Barrett S: Michael J Arthur & Ashleigh Arthur Book/Page: 66671/229, Date: 11/15/21 Mtg: Mortgage Networks Inc \$590,000 Use: 2 Bdrm Condo, Lot: 718sf Prior Sale: \$645,000 (10/19)	

7 TRANSIT ST.....	\$1,375,000
B: Smiley 7 Transit LLC S: Vinitisky Anthony F Est & Nancy A Barnes Book/Page: 66673/23, Date: 11/15/21 Mtg: Bluestone Bank \$1,325,000 Use: 3-Family Decker, Lot: 1971sf	

314-330 W 2ND ST U:409.....	\$640,000
B: Kyle Signor S: Nathaniel McNamee & Britany A Mironovich Book/Page: 66672/1, Date: 11/15/21 Mtg: Guaranteed Rate Inc \$550,000 Use: 1 Bdrm Condo, Lot: 764sf Prior Sale: \$642,000 (09/19)	

165 W 8TH ST U:1	\$395,000
B: Holly A Driscoll S: John Amico Book/Page: 66673/138, Date: 11/15/21 Mtg: Leader Bank NA \$375,000 Use: 2 Bdrm Condo, Lot: 560sf	

West Roxbury

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	194	215
Median Price	\$677,750	\$755,000

► REAL ESTATE SALES

68 DESOTO RD	\$700,000
B: Michael Giovangelo S: Thomas Giovangelo & Judith H Giovangelo Book/Page: 66677/21, Date: 11/16/21 Mtg: Fidelity Cp Bk \$405,000 Use: 3-Family Conventional, Lot: 5029sf	

10 LANDSEER ST	\$890,000
B: James R Collimon & Marie Jean-Francois S: Daniel G Thurman & Karin B Thurman Book/Page: 66667/210, Date: 11/15/21 Mtg: Guild Mortgage Co \$712,000 Use: 6 Bdrm Colonial, Lot: 5000sf	

Winthrop

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	82	92
Median Price	\$550,000	\$644,500

► REAL ESTATE SALES

332 SHIRLEY ST	\$860,500
B: Ikechukwu Okpoebo	
S: Martin L Shannon Jr & Daniel M Shannon	
Book/Page: 66679/80, Date: 11/16/21	
Mtg: Cross Country Mtg Inc \$788,002	
Use: 2-Family Two Family, Lot: 3881sf	
Prior Sale: \$440,000 (04/15)	