

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.

■ 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.

■ 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.

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!

66 MYRTLE ST

B: Boston Beacon HI Rlty LLC
S: Selmasson Holdings LLC
Book/Page: 66689/65, Date: 11/17/21
Mtg: Stormfield Cptl Fndng \$8,987,500
Use: Apartment Bldg - 9 + Units, Lot: 1586sf

132 MYRTLE ST U:1

B: Christopher Oliver & Tara Oliver
S: John E Petty & Lauren Petty
Book/Page: 66714/154, Date: 11/22/21
Use: 2 Bdrm Condo, Lot: 1023sf
Prior Sale: \$749,000 (11/12)

300 PIER 4 BLVD U-PHI

B: Pier 4 TIC LLC
S: Pier 4 Residences LLC
Book/Page: 66684/21, Date: 11/17/21
Use: 3 Bdrm Condo

45 PROVINCE ST U:2501

B: Rajesh Tekchandani & Sangeeta Moorjani
S: Laura Scott
Book/Page: 66738/56, Date: 11/24/21
Mtg: Guaranteed Rate Inc \$2,850,000
Type: Adj
Use: 3 Bdrm Condo, Lot: 2628sf
Prior Sale: \$3,501,810 (05/13)

77 RUTLAND ST U:2

B: George J Giannakis & Louise B Giannakis
S: Leo A Mierzwicki 2nd
Doc#: 000000000927, Date: 10/21/21
Mtg: Bangor Savings Bank \$1,360,000
Use: 2 Bdrm Condo, Lot: 1432sf
Prior Sale: \$1,654,000 (09/19)

133 SEAPORT BLVD U:1603

B: Colette E Cacciatore & Christopher T Archambault
S: Boston Seaport M1&2 Land
Book/Page: 66693/246, Date: 11/18/21
Mtg: Dedham Inst for Svgs \$1,512,000
Type: Adj
Use: 2 Bdrm Condo

133 SEAPORT BLVD U:1807

B: Zining Chen
S: Boston Seaport M1&2 Land
Book/Page: 66693/115, Date: 11/18/21
Use: 1 Bdrm Condo

135 SEAPORT BLVD U:1103

B: Michael S Juliano Tr, Tr for M S Juliano T 2021
S: Boston Seaport M1&2 Land
Book/Page: 66693/164, Date: 11/18/21
Mtg: North Easton Svgs Bk \$550,000
Use: Condo

135 SEAPORT BLVD U:1708

B: Sorin Marinescu & Maria Elizondo-Marinescu
S: Boston Seaport M1&2 Land
Book/Page: 66683/19, Date: 11/17/21
Use: Condo

135 SEAPORT BLVD U-PH3C

B: Kirk Kimler Tr, Tr for Stellacoom 88 T
S: Boston Seaport M1&2 Land
Book/Page: 66693/26, Date: 11/18/21
Use: Condo

242 SHAWMUT AVE U:3

B: Adam Towns & Helen Towns
S: Brett A Moss & Mimi Moss
Book/Page: 66711/241, Date: 11/22/21
Use: 3 Bdrm Condo, Lot: 2432sf

8 SPRUCE CT

B: Christopher J Zook & Donna J Robinson
S: Chris A Sherman Tr, Tr for 8 Spruce Court NT
Book/Page: 66683/91, Date: 11/17/21
Use: 2-Family Conventional, Lot: 828sf

15 TEMPLE ST U:1

B: Bethany J Odence & Lawrence P Odence
S: Jessica H Givney Tr, Tr for S J Seward T 2019
Book/Page: 66706/36, Date: 11/19/21
Mtg: Guaranteed Rate Inc \$456,000
Use: 2 Bdrm Condo, Lot: 1100sf

40 TRAVELER ST U:309

B: Xin Liao & Ying H Chan
S: Joelle M Hogan Tr, Tr for Joelle M Hogan T 2017
Book/Page: 66691/65, Date: 11/18/21
Mtg: Washington Trust Mtg \$910,000
Type: Adj
Use: 2 Bdrm Condo

61 W CEDAR ST U:4

B: Stephen W Page & Lisa McLaren-Page
S: Gaspar Hacobian & Shekah Baghdassarian
Doc#: 000000000926, Date: 10/12/21
Use: 1 Bdrm Condo, Lot: 750sf
Prior Sale: \$720,000 (03/17)

141 W CONCORD ST U:1

B: Kristen L Truglio
S: Habib Haddad & Hala Hanna
Book/Page: 66706/75, Date: 11/19/21
Mtg: Citizens Bank \$1,160,000
Use: 2 Bdrm Condo, Lot: 1140sf
Prior Sale: \$1,200,000 (08/17)

141 W NEWTON ST

B: Nicholas Riotto
S: Daria Pahavan & Robert Pahlavan
Book/Page: 66703/27, Date: 11/19/21
Use: 3 Bdrm Row-middle, Lot: 1224sf

12 WALNUT ST U:5

B: Alexandre C Garcia
S: Brayton Cherry
Book/Page: 66688/249, Date: 11/17/21
Mtg: Leader Bank NA \$420,000
Use: 1 Bdrm Condo, Lot: 764sf
Prior Sale: \$655,000 (01/16)

81 WALTHAM ST U:4

B: Elizabeth Smith
S: John Adair & Mary Adair
Book/Page: 66728/264, Date: 11/23/21
Mtg: Guild Mortgage Co \$658,400
Use: 1 Bdrm Condo, Lot: 686sf
Prior Sale: \$735,000 (02/19)

90 WAREHAM ST U:415

B: Tarik A Alkhereiji
S: Suzanne Hawkes-Wight Tr, Tr for Hawkes FT
Book/Page: 66718/271, Date: 11/22/21
Use: 1 Bdrm Condo, Lot: 730sf

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

533 CAMBRIDGE ST U:103

B: Xiaoxiong Mu & Qiaohong Chen
S: Wenjing Lu
Book/Page: 66728/170, Date: 11/23/21
Mtg: Guaranteed Rate Inc \$489,000
Use: 1 Bdrm Condo, Lot: 952sf
Prior Sale: \$530,000 (03/15)

1427 COMMONWEALTH AVE U:102

B: Albert Yuen & Kerei Yuen
S: Abigail H Tichnor & Thomas K Rose
Book/Page: 66703/38, Date: 11/19/21
Mtg: Guaranteed Rate Inc \$175,000
Use: 1 Bdrm Condo, Lot: 473sf
Prior Sale: \$165,900 (03/13)

84-86 RAYMOND ST

B: Troy Y Li & Jeff Y Li
S: Allston Esplanade LLC
Book/Page: 66717/160, Date: 11/22/21
Mtg: Homestar Mtg Inc \$776,000
Use: 2-Family Semi Detachd, Lot: 1770sf
Prior Sale: \$905,000 (09/21)

15 WALBRIDGE ST U:39

B: Hsi Chuan Lin
S: Thomas J Santa-Maria Sr & Agnes C Maria
Doc#: 000000000925, Date: 09/24/21
Use: 2 Bdrm Condo, Lot: 767sf
Prior Sale: \$330,000 (08/15)

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

114 ARLINGTON ST

B: Michelle B Frager & Aaron Herschel-Frager
S: Kevin T Cleary & Leigha K Cleary
Book/Page: 66717/190, Date: 11/22/21
Mtg: Superior Funding Corp \$724,500
Use: 4 Bdrm Colonial, Lot: 6050sf
Prior Sale: \$809,500 (06/18)

81 BRAYTON RD

B: Colm Renehan
S: Nhung T Mackey
Doc#: 000000000926, Date: 09/30/21
Mtg: Lakeview Loan Servc \$400,000
Use: 3 Bdrm Cape Cod, Lot: 3594sf

82-84 BROOKS ST

B: Ilir Sollaku & Altin Shishko
S: Robert Tochka Tr, Tr for Tochka RT
Book/Page: 66685/308, Date: 11/17/21
Mtg: MSA Mortgage LLC \$825,000
Use: 3-Family Conventional, Lot: 5867sf

55 BROOKSDALE RD

B: Eli Gelfand
S: Joseph A Ingelfinger
Book/Page: 66703/174, Date: 11/19/21
Mtg: Cambridge Svgs Bk \$425,000
Use: 3 Bdrm Colonial, Lot: 5500sf

137 CHISWICK RD U:2

B: Gong Zhang
S: Matthew C Levey & Ethan I Meyer
Book/Page: 66705/269, Date: 11/19/21
Mtg: Rocket Mortgage LLC \$431,000
Use: 3 Bdrm Condo, Lot: 1121sf
Prior Sale: \$450,000 (06/21)

1607 COMMONWEALTH AVE U:27

B: Sidharth Bathia & Kriti Bhushan
S: Sudha Sarin Tr, Tr for Sudha Sarin FT
Doc#: 000000000926, Date: 09/30/21
Mtg: Guaranteed Rate Inc \$246,000
Use: 1 Bdrm Condo, Lot: 556sf

1691 COMMONWEALTH AVE U:6

B: Xiaoyu Zhang & Zhaoyan Yang
S: Robert I Albert Tr, Tr for Raha RT
Doc#: 000000000926, Date: 10/15/21
Use: 2 Bdrm Condo, Lot: 970sf

1986 COMMONWEALTH AVE U:2

B: Christopher Curry
S: Emily Long
Book/Page: 66715/237, Date: 11/22/21
Use: 2 Bdrm Condo, Lot: 1052sf
Prior Sale: \$375,000 (09/14)

23-25 DONNYBROOK RD

B: Yong Q Guan & Wen H Guan
S: Patrick J Oullivan
Doc#: 000000000926, Date: 10/08/21
Mtg: United Wholesale Mtg \$784,000
Use: 2-Family Two Family, Lot: 5500sf

35 GLENCOE ST U:17

B: Mia Mulvey
S: Martin Walsh
Book/Page: 66693/217, Date: 11/18/21
Mtg: Valley National Bk \$292,000
Use: 1 Bdrm Condo, Lot: 697sf
Prior Sale: \$231,000 (08/13)

44 HOBART ST

B: George S Sarianides
S: Denise A Cicconi
Doc#: 000000000927, Date: 10/22/21
Mtg: Rockland Tr Co \$400,000
Use: 2 Bdrm Colonial, Lot: 5300sf

16 MALBERT RD

B: TDLC Capital LLC
S: John J Quinn Tr, Tr for 16 Malbert Road RT
Book/Page: 66690/82, Date: 11/18/21
Mtg: Rockland Tr Co \$1,158,500
Use: 2-Family Conventional, Lot: 11000sf

25 MOUNT HOOD RD U:8

B: Anand Goya
S: Yeffin Vinokur
Book/Page: 66695/226, Date: 11/18/21
Mtg: Cross Country Mtg Inc \$369,000
Use: 2 Bdrm Condo, Lot: 681sf

141 NOTTINGHILL RD U:1

B: Allen Meyerowitz & Robin Meyerowitz
S: Yue Huang
Book/Page: 66715/289, Date: 11/22/21
Mtg: Community&Teacher FCJ \$480,000
Use: 3 Bdrm Condo, Lot: 1113sf
Prior Sale: \$501,000 (07/14)

65 STRATHMORE RD U:23

B: Bin Zhang
S: Gilbert Negrin Tr, Tr for Gilbert Negrin T
Book/Page: 66717/133, Date: 11/22/21
Mtg: Bank of America NA \$225,000
Use: 1 Bdrm Condo, Lot: 447sf

121 TREMONT ST U:D3

B: Maggie Zhang
S: Jennifer M Nieto & Wilson Young
Book/Page: 66719/86, Date: 11/22/21
Use: 2 Bdrm Condo, Lot: 983sf

5 VINAL ST U:4

B: Yucheng Liu & Jingjing Zheng
S: James Enzinna & Bonnie Enzinna
Book/Page: 66702/141, Date: 11/19/21
Mtg: Guaranteed Rate Inc \$385,000
Use: 2 Bdrm Condo, Lot: 838sf
Prior Sale: \$375,000 (08/13)

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

82-82A BUNKER HILL ST

B: 82 Bunker Hill Street LLC
S: Philip E Eatherton Jr Ad, Adm for Eatherton Philip E Est
Book/Page: 66703/226, Date: 11/19/21
Mtg: CCG Fund 1 LLC \$1,855,000
Use: Mixed Use-prim Res & Comm, Lot: 2200sf

250 BUNKER HILL ST

B: Danielle M Givner & Jason R Price
S: Benjamin Osborn-Henkle Tr, Tr for Benjamin Henkle LT
Book/Page: 66714/52, Date: 11/22/21
Mtg: Direct Credit Union \$1,000,000
Type: Adj

36 CONCORD ST U:2

B: Justin R Carney
S: Brian J Hess & Nicole L Feldner
Book/Page: 66705/234, Date: 11/19/21
Mtg: Radius Financial Grp \$629,600
Use: 2 Bdrm Condo

26 GREEN ST

B: Daniel M Bahcheli & Laura A Chassaigne
S: Cory Schneider Tr, Tr for Schneider FT
Book/Page: 66687/220, Date: 11/17/21
Mtg: City Of Boston CU \$1,600,000
Use: 5 Bdrm Semi Detachd, Lot: 1357sf
Prior Sale: \$1,301,625 (11/14)

58 HIGH ST U:3

B: Kathryn Stivers & Richard Lichkus
S: Ryan Hurd & Anne Fallon-Hurd
Book/Page: 66696/27, Date: 11/18/21
Mtg: US Bank NA \$900,000
Use: 2 Bdrm Condo
Prior Sale: \$791,150 (06/16)

18 MONUMENT SQ U:1

B: C David Seuss & Priscilla Seuss
S: Barbara J Rousa & Thomas H Trimarco
Book/Page: 66718/29, Date: 11/22/21
Mtg: Cooperative Bank \$900,000
Use: 2 Bdrm Condo

38 MOUNT VERNON ST U:1

B: Douglas N Brainard & Christine E Begley
S: Christopher Woods & Kristin Lanzillo-Woods
Book/Page: 66731/193, Date: 11/24/21
Mtg: Guaranteed Rate Inc \$966,880
Type: Adj
Use: 1 Bdrm Condo
Prior Sale: \$1,153,000 (02/19)

49 PEARL ST U:2

B: Anthony J Bevilacqua
S: Isabelle Cole & Steven Kahan
Doc#: 000000000926, Date: 10/01/21
Mtg: Wells Fargo Bank \$1,040,000
Type: Adj
Use: 4 Bdrm Condo
Prior Sale: \$1,150,000 (04/17)

70 PEARL ST

B: AB Painting&Plastering
S: Anne M Connolly
Book/Page: 66687/284, Date: 11/17/21
Mtg: ABL 3 LLC \$844,000
Use: 3 Bdrm Semi Detachd, Lot: 1641sf

9 PROSPECT ST U:1

B: Blaise A Carino & Claire McGrath-Carino
S: Kirsten Lance & Hilary Gram
Book/Page: 66703/140, Date: 11/19/21
Mtg: First Republic Bk \$944,000
Use: 2 Bdrm Condo
Prior Sale: \$1,150,000 (03/20)

5 WALLACE CT

B: Sean Marshall Tr, Tr for 5 Wallace Court RT
S: Kendrick LLC
Book/Page: 66705/307, Date: 11/19/21
Use: 6 Bdrm Semi Detachd, Lot: 1316sf
Prior Sale: \$1,600,000 (09/20)

40 WINTHROP ST

B: Marc Thibaut-Maisiers & Corey T DeMaisiers
S: Gabrielle R Wolochojan
Book/Page: 66725/30, Date: 11/23/21
Mtg: First Republic Bk \$1,960,000
Use: 4 Bdrm Row-middle, Lot: 1658sf
Prior Sale: \$1,425,000 (05/10)

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

731 BROADWAY U:3

B: Jose A Ramirez
S: Sisely Dinklang & Clarivel Dinklang
Book/Page: 66688/343, Date: 11/17/21
Mtg: United Wholesale Mtg \$297,500
Use: 3 Bdrm Condo

62 CARROLL ST

B: Jose L Hernandez-Ramirez & Leidy L Hernandez-Remirez
S: Susan M Kilgallen Tr, Tr for 62 Carroll Street RT
Book/Page: 66706/336, Date: 11/19/21
Mtg: Salem Five Mtg Co \$638,226
Use: 2-Family Raised Ranch, Lot: 5000sf

175 COTTAGE ST U:402

B: Back Bay IC LLC
S: Micheline Yacoub
Doc#: 000000000926, Date: 10/07/21
Mtg: Brookline Bank \$312,000
Use: 2 Bdrm Condo
Prior Sale: \$363,000 (01/19)

16 COUNTRY RD

B: JSP LLC
S: Lionsgate Properties LLC
Book/Page: 66688/1, Date: 11/17/21
Mtg: RF Boston LLC \$600,000
Use: 3-Family Family Flat, Lot: 6494sf
Prior Sale: \$130,000 (07/13)

44 FREMONT AVE

B: Francisco A Lara & Lyndsay C Ramirez-Guillan
S: Ruben Sosa
Book/Page: 66721/273, Date: 11/23/21
Mtg: Salem Five Mtg Co \$698,250
Use: 2-Family Two Family, Lot: 2450sf
Prior Sale: \$517,000 (11/16)

SUFFOLK REGISTRY
continued

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			
863 ADAMS ST U:863		\$680,000	
B: Megan Otto			
S: Morgan Jacobson & Jenna Cann			
Book/Page: 66702/283, Date: 11/19/21			
Mtg: Guaranteed Rate Inc \$612,000			
Use: 3 Bdrm Condo, Lot: 1588sf			
Prior Sale: \$489,000 (05/15)			
6 ASHMON T ST U:3		\$635,000	
B: Adrienne L Kisonas			
S: Christopher Parkin			
Book/Page: 66724/187, Date: 11/23/21			
Mtg: Leader Bank NA \$508,000			
Use: 3 Bdrm Condo			
485 ASHMON ST U:5		\$912,000	
B: Christopher E Emma & Kristin S Dean			
S: Popes Hill LLC			
Book/Page: 66726/125, Date: 11/23/21			
Mtg: Washington Trust Mtg \$729,600			
Type: Adj			
Use: Condo			
10 BARNA RD.....		\$799,000	
B: Samantha Siegel			
S: Erin M Oneill & Barrett Oneill			
Doc#: 000000000926, Date: 10/15/21			
Mtg: Key Bank NA \$759,050			
Use: 3 Bdrm Colonial, Lot: 4773sf			
Prior Sale: \$641,000 (11/18)			
23-25 BARRY ST		\$850,000	
B: 23 Barry LLC			
S: Bridging America LLC			
Book/Page: 66712/88, Date: 11/22/21			
Mtg: Equity Trust Co \$950,000			
Use: 3-Family Decker, Lot: 4545sf			
Prior Sale: \$800,000 (10/21)			
44 BOUTWELL ST		\$750,000	
B: 44 Boutwell St LLC			
S: Stanley J Dempsey & Joan M Ross			
Book/Page: 66686/172, Date: 11/17/21			
Mtg: Middlesex Svgs Bk \$992,000			
Use: 2-Family Conventional, Lot: 4500sf			
22 BRANCHFIELD ST U:A4		\$265,000	
B: Michael P Traverse			
S: Mark Monday			
Book/Page: 66735/116, Date: 11/24/21			
Mtg: Bank of Canton \$198,750			
Type: Adj			
Use: 1 Bdrm Condo, Lot: 562sf			
Prior Sale: \$195,000 (12/16)			
39 BROOKVIEW ST		\$695,000	
B: Tonya S Robinson			
S: Houston Housing Corp Inc			
Book/Page: 66683/220, Date: 11/17/21			
Mtg: Seacoast Mortgage Cor \$625,500			
Use: 4 Bdrm Colonial, Lot: 4000sf			
Prior Sale: \$273,044 (04/17)			
203 BRUNSWICK ST		\$860,000	
B: Francisca D Monteiro & Elisa M Depina			
S: Thu T Anh-Nguyen & Long Tung-Mai			
Book/Page: 66733/97, Date: 11/24/21			
Mtg: Envision Bank \$844,423			
Use: 2-Family Conventional, Lot: 3700sf			
Prior Sale: \$315,000 (09/13)			
4 CHAMBLET ST		\$38,861	
B: Magnolia Woodford-Ceylon			
S: Boston City Of			
Book/Page: 66699/125, Date: 11/19/21			
Mtg: MHIC LLC \$1,320,000			
Use: County/municipality Property, Lot: 4486sf			
11 CHELMSFORD ST		\$975,000	
B: Brian S Mulkern Jr & Brendan F Mulkern			
S: Sean P Munroe & Karen M Munroe			
Doc#: 000000000926, Date: 09/30/21			
Use: 2-Family Conventional, Lot: 3990sf			
16 CHELMSFORD ST U:3.....		\$560,000	
B: Christopher A Nastasia & Roseanna Nastasia			
S: Kevin Piccinin			
Doc#: 000000000926, Date: 10/13/21			
Mtg: Guaranteed Rate Inc \$515,000			
Use: 2 Bdrm Condo, Lot: 1061sf			
8 CLEMATIS ST		\$420,000	
B: Paul J Macgillivray			
S: Paul J Macgillivray & Joyce A Sugrue			
Book/Page: 66725/333, Date: 11/23/21			
Mtg: Joyce A Sugrue \$420,000			
Use: 3 Bdrm Colonial, Lot: 3040sf			
6 CLERMONT ST		\$690,000	
B: Patrick Lawlor			
S: Gregory P Berkel			
Book/Page: 66704/35, Date: 11/19/21			
Mtg: Cambridge Svgs Bk \$552,000			
Use: 3 Bdrm Colonial, Lot: 2394sf			
Prior Sale: \$470,000 (09/17)			
533-541 COLUMBIA RD		\$2,300,000	
B: Vargas Dasilveira Tr, Tr for DFB T			
S: EKD LLC			
Book/Page: 66727/127, Date: 11/23/21			
30 CUSHING AVE U:1		\$449,900	
B: Michael P Norton			
S: Adam M Kassim & Gregory A Jones			
Book/Page: 66702/171, Date: 11/19/21			
Mtg: Guaranteed Rate Inc \$404,910			
Use: 2 Bdrm Condo, Lot: 1074sf			
Prior Sale: \$280,000 (04/14)			
35 DUNLAP ST.....		\$1,015,000	
B: Dunhanpark GMF LLC			
S: Hang N Nguyen Tr, Tr for Hang Nina Nguyen LT			
Book/Page: 66698/236, Date: 11/19/21			
Use: 3-Family Decker, Lot: 3269sf			
Prior Sale: \$600,000 (03/18)			
18 FERNBORO ST		\$1,650,000	
B: Brutus Executive Grp LLC			
S: Linda Mahdee Tr, Tr for Uster Williams RET			
Book/Page: 66691/7, Date: 11/18/21			
Mtg: FTF Lending LLC \$1,740,000			
Use: 3-Family Semi Detachd, Lot: 2709sf			
16 FLAVIA ST		\$590,000	
B: James Hosea			
S: Francis X Clegg Tr, Tr for Clegg FT			
Book/Page: 66727/155, Date: 11/23/21			
Mtg: Boston FireFightrs CU \$580,000			
Type: Adj			
Use: 3 Bdrm Colonial, Lot: 3592sf			
29 GIBSON ST U:2L		\$360,000	
B: William J Guinee			
S: Sarah Servino			
Book/Page: 66729/285, Date: 11/23/21			
Mtg: Brighton Bank \$349,200			
Use: 1 Bdrm Condo, Lot: 726sf			
Prior Sale: \$197,000 (05/17)			
39 GLIDE ST		\$800,000	
B: Joseph J Corcoran & Kyara N Pinto			
S: Dyan K Larosa			
Book/Page: 66723/51, Date: 11/23/21			
Use: 3 Bdrm Colonial, Lot: 4125sf			

160 GRAMPIAN WAY	\$1,149,000
B: Kyle G Graves & Paige V Graves	
S: Elizabeth McAuliffe-Silvey	
Book/Page: 66724/283, Date: 11/23/21	
Mtg: Leader Bank NA \$919,200	
Use: 3 Bdrm Contemporary, Lot: 6529sf	
186 GRAMPIAN WAY U:1	\$1,425,000
B: Julia C Kieman	
S: Abraham R Moniri Tr, Tr for Moniri FT	
Book/Page: 66697/46, Date: 11/18/21	
Mtg: Draper and Kramer Mtg \$400,000	
Use: 3 Bdrm Condo	
Prior Sale: \$1,256,211 (10/19)	
7 HALF MOON ST	\$38,861
B: Magnolia Woodford-Ceylon	
S: Boston City Of	
Book/Page: 66699/125, Date: 11/19/21	
Mtg: MHIC LLC \$1,320,000	
Use: County/municipality Property, Lot: 5183sf	
25 HAMILTON ST	\$876,000
B: 25-33 Hamilton GP LLC	
S: Development T LLC	
Book/Page: 66730/165, Date: 11/24/21	
Mtg: Community Economic \$926,000	
Use: Residential Undvlpble Land, Lot: 4166sf	
Prior Sale: \$635,000 (12/17)	
29 HAMILTON ST	\$876,000
B: 25-33 Hamilton GP LLC	
S: Development T LLC	
Book/Page: 66730/165, Date: 11/24/21	
Mtg: Community Economic \$926,000	
Use: Accessory Land Improved, Lot: 7521sf	
Prior Sale: \$635,000 (12/17)	
33 HAMILTON ST	\$876,000
B: 25-33 Hamilton GP LLC	
S: Development T LLC	
Book/Page: 66730/165, Date: 11/24/21	
Mtg: Community Economic \$926,000	
Use: 2-Family Conventional, Lot: 7092sf	
Prior Sale: \$635,000 (12/17)	
193 HAMILTON ST U:1	\$469,000
B: Emily J Glavey	
S: Hillary Dostal	
Book/Page: 66687/119, Date: 11/17/21	
Mtg: Fairway Ind Mtg \$446,405	
Use: 3 Bdrm Condo, Lot: 1600sf	
Prior Sale: \$399,000 (02/19)	
2-6A HANCOCK ST	\$2,300,000
B: Vargas Dasilveira Tr, Tr for DFB T	
S: EKD LLC	
Book/Page: 66727/127, Date: 11/23/21	
36 HARTFORD ST	\$941,500
B: Avanih Mishra & Marian T Brown	
S: Mark A VanDyke & Kurt J Wagner	
Book/Page: 66714/115, Date: 11/22/21	
Use: 2-Family Conventional, Lot: 4821sf	
Prior Sale: \$811,000 (06/17)	
81 HOMES AVE U:2	\$605,000
B: Laura Bergeron	
S: 81 Homes Ave LLC	
Book/Page: 66708/74, Date: 11/19/21	
Mtg: Guild Mortgage Co \$522,500	
Use: 2 Bdrm Condo, Lot: 988sf	
Prior Sale: \$170,000 (08/20)	
28 JACOB ST	\$412,000
B: Hakim Sadler	
S: Renee Walker Tr, Tr for Walker FT	
Book/Page: 66688/56, Date: 11/17/21	
Use: 3 Bdrm Row-end, Lot: 2839sf	
5 LINDA LN U:1-1	\$282,500
B: Stoney Brae Dev LLC	
S: Eagan Patricia Est & Steven K Hemingway	
Doc#: 000000000926, Date: 10/01/21	
Mtg: Misc Finance and Mtg \$235,000	
Use: 2 Bdrm Condo, Lot: 794sf	
84 MCLELLAN ST	\$820,000
B: Alysia M Dufrend	
S: Clovis T Gomes-Ribeiro & Jessica Gomes-Ribeiro	
Book/Page: 66688/273, Date: 11/17/21	
Mtg: Fairway Ind Mtg \$805,147	
Use: 2-Family Semi Detachd, Lot: 6856sf	
Prior Sale: \$200,199 (08/12)	
251 MINOT ST U:1.....	\$1,060,000
B: Joseph M Steppen & Louise M Steppen	
S: Minot St Development LLC	
Book/Page: 66733/284, Date: 11/24/21	
Use: Condo	
54 PERCIVAL ST U:2	\$410,000
B: Francisca Goldsmith	
S: Hillary K Detmold	
Book/Page: 66713/101, Date: 11/22/21	
Mtg: Guaranteed Rate Inc \$300,000	
Use: 2 Bdrm Condo, Lot: 922sf	
Prior Sale: \$243,000 (12/15)	
23 PLAYSTEAD RD	\$786,100
B: Lougrea LLC	
S: Martha J Pavidis	
Book/Page: 66736/262, Date: 11/24/21	
Mtg: Boston T Finance LLC \$816,000	
Use: 2 Bdrm Cape Cod, Lot: 3785sf	
49 ROSEDALE ST	\$1,025,000
B: Wachusett Rosedale GMF	
S: Carine Michel	
Book/Page: 66681/141, Date: 11/17/21	
Use: 3-Family Decker, Lot: 2355sf	
38 ROSEMONT ST U:1	\$550,000
B: Casey G Mulcare & Taylor R Gleason	
S: Sheryl G Patel	
Book/Page: 66685/33, Date: 11/17/21	
Mtg: Leader Bank NA \$490,000	
Use: 3 Bdrm Condo, Lot: 1089sf	
Prior Sale: \$150,000 (07/11)	
60 ROSLIN ST U:2	\$707,000
B: Elizabeth K Murdock	
S: Kaitlyn G Cleveland & William F Cleveland	
Book/Page: 66695/26, Date: 11/18/21	
Mtg: Flagstar Bank FSB \$269,000	
Use: Condo	
141 SAVIN HILL AVE U:B33	\$480,000
B: My Huong Squiliacioti	
S: Brian Cataldo	
Book/Page: 66719/182, Date: 11/23/21	
Use: 2 Bdrm Condo, Lot: 785sf	
1 SHENANDOAH ST	\$1,150,000
B: Mary Fitzgerald	
S: Martin Byrne & Kristin Ohara	
Book/Page: 66708/139, Date: 11/19/21	
Mtg: Homebridge Financial \$920,000	
Use: 2-Family Conventional, Lot: 5748sf	
Prior Sale: \$701,000 (10/16)	
25 STOCK ST U:25.....	\$585,000
B: Jenna W Coates	
S: Leah M Wilson	
Book/Page: 66715/34, Date: 11/22/21	
Mtg: Rockland Tr Co \$526,500	
Use: 2 Bdrm Condo, Lot: 1564sf	
Prior Sale: \$280,000 (03/13)	
47 TOPLIFF ST	\$900,000
B: Thao X Nguyen & To Quynh Nguyen	
S: Duoe V Pham & Huong Tran	
Book/Page: 66713/305, Date: 11/22/21	
Mtg: United Wholesale Mtg \$675,000	
Use: 3-Family Decker, Lot: 3400sf	
15 TRESMONT ST	\$1,350,000
B: Ian Gold & Maria Cisterna-Gold	
S: Beth A Norton	
Book/Page: 66684/334, Date: 11/17/21	
Mtg: Salem Five Mtg Co \$1,080,000	
Use: 5 Bdrm Colonial, Lot: 4000sf	

7-9 WILDWOOD ST.....	\$3,759,253	
B: Daled Properties LLC		
S: Fairfield Boston Apt LP		
Book/Page: 66718/304, Date: 11/22/21		
Mtg: Boston City of \$664,000		
Use: Subsidized Housing, Lot: 7325sf		
15 WILDWOOD ST	\$3,759,253	
B: Daled Properties LLC		
S: Fairfield Boston Apt LP		
Book/Page: 66718/304, Date: 11/22/21		
Mtg: Boston City of \$664,000		
Use: Subsidized Housing, Lot: 3987sf		
95 WILDWOOD ST	\$3,759,253	
B: Daled Properties LLC		
S: Fairfield Boston Apt LP		
Book/Page: 66718/304, Date: 11/22/21		
Mtg: Boston City of \$664,000		
Use: Subsidized Housing, Lot: 3987sf		
101 WILDWOOD ST	\$3,759,253	
B: Daled Properties LLC		
S: Fairfield Boston Apt LP		
Book/Page: 66718/304, Date: 11/22/21		
Mtg: Boston City of \$664,000		
5-7 WILMINGTON AVE	\$723,000	
B: Dandre Fernandez		
S: Renee Palmer		
Book/Page: 66709/93, Date: 11/19/21		
Mtg: Santander Bank NA \$690,350		
Use: 2-Family Duplex, Lot: 3240sf		
Prior Sale: \$400,000 (12/15)		
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		
26 BREED ST	\$1,800,000	
B: Caboose Properties LLC & Massachusetts LLC		
S: John A Schettino		
Book/Page: 66710/195, Date: 11/22/21		
Mtg: Digital FCU \$4,656,000		
Use: 5 Bdrm Conventional, Lot: 11367sf		
6 BROOKS ST	\$750,000	
B: Brooks St LLC		
S: Elvis B Marquez		
Book/Page: 66732/207, Date: 11/24/21		
Mtg: Loan Funder LLC \$1,070,000		
Use: Mixed Use-prim Res & Comm, Lot: 2000sf		
439 CHELSEA ST	\$530,000	
B: 439 Chelsea Realty LLC		
S: Sullo Nicola Est & Stephen Sullo		
Book/Page: 66704/76, Date: 11/19/21		
Mtg: CCG Fund 1 LLC \$510,000		
Use: 2-Family Two Family, Lot: 2049sf		
134 COLERIDGE ST	\$635,000	
B: Rachel DeFranzo & Nathaniel Wheeler		
S: Wayne M Vitale & Joanne M Vitale		
Book/Page: 66722/78, Date: 11/23/21		
Mtg: Guaranteed Rate Inc \$317,500		
Use: 2 Bdrm Colonial, Lot: 1875sf		
5-11 CURTIS ST	\$2,500,000	
B: Sawjing LLC		
S: Cavaliere Francis R Est & Thomas Cavaliere		
Book/Page: 66722/148, Date: 11/23/21		
10-16 EVERETT ST U:206	\$525,000	
B: Tigran Gukasyan		
S: 10 Everett Dev LLC		
Book/Page: 66734/250, Date: 11/24/21		
Mtg: First Republic Bk \$420,000		
Use: Condo		
120 FAYWOOD AVE.....	\$700,000	
B: Rafael A Munoz & Maria M Garcia		
S: Dolores Fagioli		
Book/Page: 66739/184, Date: 11/24/21		
Mtg: First Guaranty Mtg \$665,000		
Use: 4 Bdrm Colonial, Lot: 4612sf		
1 IPSWICH PL	\$894,500	
B: Katelyn R Nerbonne & Katherine Bergstrom		
S: Mark Miller		
Book/Page: 66729/234, Date: 11/23/21		
Mtg: Cross Country Mtg Inc \$670,875		
Use: 3-Family Decker, Lot: 1209sf		
321-325 MERIDIAN ST U:1	\$165,000	
B: Nicholas Cancelliere		
S: Mary K Despe		
Book/Page: 66704/311, Date: 11/19/21		
Use: 1 Bdrm Condo, Lot: 490sf		
360 MERIDIAN ST U:8.....	\$500,000	
B: Michelle Sullivan		
S: 360 Meridian St LLC		
Book/Page: 66716/339, Date: 11/22/21		
Mtg: Bank of America NA \$485,000		
Use: 2 Bdrm Condo, Lot: 855sf		
Prior Sale: \$575,000 (05/14)		
68-70 PRESCOTT ST	\$730,000	
B: Margarita L Balbin		
S: Jorge Rodriguez & William Rubio		
Book/Page: 66684/222, Date: 11/17/21		
Mtg: United Wholesale Mtg \$705,636		
Use: 2-Family Two Family, Lot: 1175sf		
Prior Sale: \$485,000 (08/17)		
276 PRINCETON ST U:3.....	\$510,000	
B: Alejandro J Tellet & Daniela Espinosa-Hoyos		
S: Justin Powers		
Book/Page: 66706/279, Date: 11/19/21		
Mtg: Rockland Tr Co \$400,000		
Use: 2 Bdrm Condo		
87 PUTNAM ST	\$1,090,000	
B: 87 Putnam LLC		
S: Beachmont Investment LLC		
Book/Page: 66735/343, Date: 11/24/21		
Mtg: Bluestone Bank \$1,657,500		
Use: Apartment Bldg - 4-8 Units, Lot: 2531sf		
Prior Sale: \$800,000 (02/21)		
30-32 SAINT ANDREW RD	\$896,000	
B: John Rodriguez		
S: Josephine Lee Ad, Adm for Giffure J Est		
Book/Page: 66728/227, Date: 11/23/21		
Mtg: MSA Mortgage LLC \$942,612		
Use: 2-Family Conventional, Lot: 4500sf		
670 SARATOGA ST	\$400,000	
B: Sawjing LLC		
S: Thomas Cavaliere & Mary D Cavaliere		
Book/Page: 66722/151, Date: 11/23/21		
863 SARATOGA ST U:4	\$512,000	
B: Russell Naven		
S: Stephanie Gardner		
Book/Page: 66714/200, Date: 11/22/21		
Use: 2 Bdrm Condo, Lot: 910sf		
Prior Sale: \$330,000 (11/15)		
11 WALLEY ST U:206	\$435,000	
B: David N Cheung & Michelle A Cheung		
S: Walley 19 LLC		
Book/Page: 66714/4, Date: 11/22/21		
Mtg: Leader Bank NA \$348,000		
Use: Condo		

376 OCEAN AVE U:1115	\$300,000
B: Stephen Powers Jr & Matthew S Powers S: Cos Jane M Est & Charles Sweeney Book/Page: 66698/116, Date: 11/18/21 Use: 2 Bdrm Condo	
41 PROCTOR AVE	\$500,000
B: Aquino V Chino S: Donald Carasso & Laurie S Carasso Book/Page: 66702/214, Date: 11/19/21 Mtg: United Wholesale Mtg \$350,000 Use: 4 Bdrm Old Style, Lot: 4500sf	
30 RAND ST	\$412,500
B: Edward Colameta S: Denise Stasio & Mark Silvestro Book/Page: 66730/206, Date: 11/24/21 Mtg: Greenbox Loans Inc \$270,000 Use: 2 Bdrm Ranch, Lot: 3999sf	
360 REVERE BEACH BLVD U:217	\$445,000
B: Karla Osorio S: Victor L Meservey Jr Book/Page: 66714/164, Date: 11/22/21 Mtg: Caliber Home Loans \$422,750 Use: 2 Bdrm Condo Prior Sale: \$410,000 (05/18)	
474 REVERE BEACH BLVD U:301	\$405,500
B: Helen Cuiyun-Zhao S: Charles Tourouyan Book/Page: 66731/4, Date: 11/24/21 Mtg: Fairway Ind Mtg \$324,400 Use: 2 Bdrm Condo	
474 REVERE BEACH BLVD U:602	\$390,000
B: Richard J Viscay S: Bonah R B Est & Andrew C Bonah Book/Page: 66736/33, Date: 11/24/21 Mtg: Everett Cp Bk \$351,000 Type: Adj Use: 2 Bdrm Condo	
534 REVERE ST	\$855,000
B: Maria Pena S: Maximo J Valentin & Carmen A Valentin Book/Page: 66685/214, Date: 11/17/21 Mtg: New Fed Mtg Corp \$641,250 Use: Apartment Bldg - 4-8 Units, Lot: 2448sf	
80 RIDGE RD U:80	\$580,000
B: Bedoya J Vanegas & Maria R Ortiz S: Zapata F Lopez & Lopez M Arnulfo Doc#: 000000000926, Date: 09/30/21 Mtg: MSA Mortgage LLC \$522,000 Use: 2 Bdrm Condo Prior Sale: \$278,000 (10/12)	
52 SHERMAN ST	\$650,000
B: Milagros M Blasi & Ryan J Blasi S: Robert Cassarino & Michelle Debellis Doc#: 000000000926, Date: 10/15/21 Mtg: Cross Country Mtg Inc \$600,000 Use: 2-Family Two Family, Lot: 2844sf Prior Sale: \$425,000 (01/18)	
► FORECLOSURE DEEDS	
64 ABRUZZI ST	\$577,000
B: Mia Investment Prop LLC S: Elkin D Correa & Deutsche Bank Natl T Co Book/Page: 66703/1, Date: 11/19/21 Mtg: Reading Cp Bk \$455,250 Use: 2-Family Two Family, Lot: 4408sf	

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			
6 BASILE ST		\$670,000	
B: Jones Samuels LLC S: Leonard A Frisoli Book/Page: 66716/17, Date: 11/22/21 Use: Child Care Facility, Lot: 5150sf			
19 BRADEEN ST		\$795,000	
B: Marcus Andrews & Ann Andrews S: Jane A Mars Book/Page: 66687/95, Date: 11/17/21 Mtg: Cross Country Mtg Inc \$596,250 Use: 2-Family Two Family, Lot: 3540sf			
38 GUERNSEY ST U:1		\$560,000	
B: Joseph E Murphy S: Brian D Whalley & Jennifer Robertson Book/Page: 66700/306, Date: 11/19/21 Mtg: HarborOne Mortgage \$385,000 Use: 2 Bdrm Condo Prior Sale: \$442,500 (05/17)			
652 HYDE PARK AVE U:4		\$389,000	
B: Alexandro P Dominguez S: Glenshane 2 LLC Book/Page: 66715/208, Date: 11/22/21 Mtg: Cross Country Mtg Inc \$330,650 Use: Condo			
76 MAYNARD ST		\$750,000	
B: Jason M Brownhill S: Rebecca Nye & Elaine M Stern Book/Page: 66707/343, Date: 11/19/21 Mtg: Camden National Bank \$600,000 Use: 2 Bdrm Colonial, Lot: 10500sf			
31 MENDELSSOHN ST U:1		\$450,000	
B: Susanna R Jones S: Arianna F Lechan Book/Page: 66686/239, Date: 11/17/21 Mtg: Fairway Ind Mtg \$390,000 Use: 2 Bdrm Condo, Lot: 863sf Prior Sale: \$290,000 (12/15)			
115 NAVARRE ST U:1		\$375,000	
B: Elena G Scairos S: Jason Brownhill Book/Page: 66703/72, Date: 11/19/21 Mtg: Guaranteed Rate Inc \$356,250 Use: 2 Bdrm Condo, Lot: 898sf Prior Sale: \$230,000 (05/18)			
137 POPLAR ST U:3		\$550,000	
B: Alexander S Meadow & Julia Jonas-Day S: Miles E Bellman & Leah H Bellman Book/Page: 66689/146, Date: 11/18/21 Mtg: Amalgamated Bk \$440,000 Use: 3 Bdrm Condo, Lot: 1241sf Prior Sale: \$420,000 (12/15)			
20 PRIMROSE ST		\$1,270,000	
B: David Stricoff & Lisa Bradford S: Marrey Embers Book/Page: 66740/265, Date: 11/26/21 Use: 5 Bdrm Colonial, Lot: 6000sf			
56 STELLA RD U:1		\$575,000	
B: Pauline Skerritt-Mckie & Rachel Skerritt S: Timyan Chan Book/Page: 66724/342, Date: 11/23/21 Mtg: Fairway Ind Mtg \$517,000 Use: 2 Bdrm Condo			
4625 WASHINGTON ST U:1		\$650,000	
B: Anthony Keka-Mgbonu & Sarah Esteita-Mgbonu S: Washington 9 Invs LLC Book/Page: 66712/240, Date: 11/22/21 Mtg: Mortgage Networks Inc \$617,500 Use: Condo			
4625 WASHINGTON ST U:2		\$675,000	
B: Christopher G Ghaslin & Angela R Ghaslin S: Washington 9 Invs LLC Book/Page: 66726/172, Date: 11/23/21 Mtg: North American SB \$438,250 Use: Condo			

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

43 CIRCUIT ST U:1.....\$413,000

B: Monique A Mitchell
S: Erica L Fulton
Book/Page: 66712/274, Date: 11/22/21
Mtg: Cross Country Mtg Inc \$351,050
Use: 3 Bdrm Condo, Lot: 1097sf
Prior Sale: \$120,000 (03/12)

49 DELLE AVE.....\$800,000

B: Joseph Oosterhout
S: James J Farrow
Doc#: 000000000926, Date: 10/06/21
Mtg: Bank of America NA \$478,500
Use: 4 Bdrm Row-middle, Lot: 1494sf

141 FISHER AVE.....\$1,050,000

B: Hill Community Dev Corp
S: John R Harrington Jr & Sharon K Morrison
Book/Page: 66718/336, Date: 11/22/21
Use: 3-Family Contemporary, Lot: 7405sf

105 GEORGE ST U:2.....\$385,000

B: Maria D Pontes
S: Thomas L Hammonds & Mechelle E Hammonds
Book/Page: 66684/301, Date: 11/17/21
Mtg: Guaranteed Rate Inc \$308,000
Use: 4 Bdrm Condo, Lot: 1303sf

485 HARRISON AVE U:204.....\$1,125,000

B: Jeffrey A Tamoff & Gregory Hazel
S: Jason A Ricco
Book/Page: 66717/329, Date: 11/22/21
Mtg: Guaranteed Rate Inc \$900,000
Use: Condo

23 HIGHLAND ST.....\$24,400

B: 23 Highland LLC
S: Boston Redevelopment Authority
Book/Page: 66693/146, Date: 11/18/21
Use: Other Exempt, Lot: 2100sf

14 IROQUOIS ST.....\$3,700,000

B: Jianmin Wu
S: Ormond Realty Co LLC
Book/Page: 66707/244, Date: 11/19/21
Mtg: Axos Bank \$2,220,000
Type: Adj
Use: Residential-multiple Bldgs, Lot: 8320sf

21 MAGNOLIA ST.....\$38,861

B: Magnolia Woodford-Ceylon
S: Boston City Of
Book/Page: 66699/125, Date: 11/19/21
Mtg: MHIC LLC \$1,320,000
Use: County/municipality Property, Lot: 2582sf

23 MAGNOLIA ST.....\$38,861

B: Magnolia Woodford-Ceylon
S: Boston City Of
Book/Page: 66699/125, Date: 11/19/21
Mtg: MHIC LLC \$1,320,000
Use: County/municipality Property, Lot: 2700sf

30-R MARCELLA ST U:2.....\$400,000

B: Christopher Watts & Sarah Watts
S: David J Sargent
Book/Page: 66712/213, Date: 11/22/21
Use: 1 Bdrm Condo, Lot: 1109sf
Prior Sale: \$199,000 (07/10)

21 MOUNT PLEASANT AVE.....\$495,000

B: Jacquetta M VanZandt
S: JDNP Development LLC
Doc#: 000000000927, Date: 10/22/21
Mtg: Radius Financial Grp \$486,034
Use: Residential Developable Land, Lot: 9960sf

23-25 THORNTON ST.....\$915,000

B: Abigail Bracha & Doron Bracha
S: Brec Properties LLC
Book/Page: 66686/123, Date: 11/17/21
Mtg: Home Point Finl Corp \$686,250
Use: 2-Family Two Family, Lot: 3375sf
Prior Sale: \$299,900 (03/13)

64 W RUTLAND SQ U:1.....\$3,533,750

B: Timothy G Martin Tr, Tr for 64 West Rutland Square RT
S: 64 West Rutland LLC
Book/Page: 66702/205, Date: 11/19/21
Use: Condo

46 WAREHAM ST U:4E.....\$1,350,000

B: James W Curtis & Patrick A Lee Jr
S: 46 Wareham Street LLC
Book/Page: 66686/36, Date: 11/17/21
Mtg: Guaranteed Rate Inc \$1,000,000
Type: Adj
Use: Condo

59 WAVERLY ST.....\$52,789

B: Joan G Harrington
S: Donald H Harrington
Book/Page: 66739/87, Date: 11/24/21
Use: 4 Bdrm Row-middle, Lot: 2420sf

59 WAVERLY ST.....\$52,789

B: Joan G Harrington
S: C L Harrington-Deshay
Book/Page: 66739/89, Date: 11/24/21
Use: 4 Bdrm Row-middle, Lot: 2420sf

59 WAVERLY ST.....\$52,789

B: Joan G Harrington
S: Susan L Harrington
Book/Page: 66739/85, Date: 11/24/21
Use: 4 Bdrm Row-middle, Lot: 2420sf

40 WINTHROP ST.....\$3,759,253

B: Dalel Properties LLC
S: Fairfield Boston Apt LP
Book/Page: 66718/304, Date: 11/22/21
Mtg: Boston City of \$664,000
Use: Subsidized Housing, Lot: 8022sf

8 WOODFORD ST.....\$38,861

B: Magnolia Woodford-Ceylon
S: Boston City Of
Book/Page: 66699/125, Date: 11/19/21
Mtg: MHIC LLC \$1,320,000
Use: County/municipality Property, Lot: 2212sf

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

77 BAXTER ST U:3.....\$875,000

B: Michael R Fargnoli
S: Sharon Wasserman
Book/Page: 66717/290, Date: 11/22/21
Mtg: Bluestone Bank \$787,500
Use: 2 Bdrm Condo, Lot: 1203sf
Prior Sale: \$440,000 (06/12)

25 CHANNEL CENTER ST U:1002.....\$1,800,000

B: Matthew Marra
S: Robert F White
Book/Page: 66705/127, Date: 11/19/21
Mtg: Bank of America NA \$1,398,250
Type: Adj
Use: 2 Bdrm Condo, Lot: 2081sf

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

77 BAXTER ST U:3
\$875,000

B: Michael R Fargnoli
 S: Sharon Wasserman
 Book/Page: 66717/290, Date: 11/22/21
 Mtg: Bluestone Bank \$787,500
 Use: 2 Bdrm Condo, Lot: 1203sf
 Prior Sale: \$440,000 (06/12)

25 CHANNEL CENTER ST U:1002.....
\$1,800,000

B: Matthew Marra
 S: Robert F White
 Book/Page: 66705/127, Date: 11/19/21
 Mtg: Bank of America NA \$1,398,250
 Type: Adj
 Use: 2 Bdrm Condo, Lot: 2081sf

25 COLEBROOK ST U:1	\$175,000
B: Pamela R Forde Tr, Tr for Forde FT S: Paul F Mcoogan Sr Book/Page: 66727/225, Date: 11/23/21 Use: Condo Parking-residential, Lot: 342sf	
141 DORCHESTER AVE U:506	\$830,000
B: Andrew B Jeffery S: Nancy M Persechino Book/Page: 66741/23, Date: 11/26/21 Mtg: Mortgage Networks Inc \$630,000 Use: 1 Bdrm Condo, Lot: 1113sf	
150 DORCHESTER AVE U:314	\$1,210,000
B: Dayoung Hong S: Patricia L Wagner Book/Page: 66713/65, Date: 11/22/21 Mtg: Radius Financial Grp \$724,500 Use: 2 Bdrm Condo	
153 DORCHESTER ST U:3	\$730,000
B: Brian Rubin S: Robert T Barlow Jr Doc#: 000000000926, Date: 09/30/21 Mtg: Guaranteed Rate Inc \$547,500 Use: 2 Bdrm Condo, Lot: 1032sf	
372 DORCHESTER ST	\$1,195,000
B: 258 Lexington Rlty Mgmt S: Gail Grigalunas Tr, Tr for Grigalunas T Book/Page: 66737/194, Date: 11/24/21 Mtg: Leader Bank NA \$896,250 Use: 3-Family Conventional, Lot: 2284sf	
621 E 1ST ST U:A3	\$1,920,000
B: Sean C Kolloff & Christen Wrenson S: Kathleen M Ragan Book/Page: 66721/153, Date: 11/23/21 Mtg: Bank of America NA \$1,536,000 Type: Adj Use: 3 Bdrm Condo Prior Sale: \$1,485,000 (06/17)	
720 E 2ND ST U:1	\$1,127,000
B: Matthew A Depolis & Heather A Depapolis S: Samuel W Browne Book/Page: 66725/237, Date: 11/23/21 Mtg: Leader Bank NA \$1,014,300 Use: 2 Bdrm Condo, Lot: 1947sf Prior Sale: \$890,000 (08/16)	
406-408H E 3RD ST U:4	\$860,000
B: Elise A Gehling & Max Warren S: Peter C Farrington Book/Page: 66725/283, Date: 11/23/21 Mtg: Fairway Ind Mtg \$688,000 Use: 2 Bdrm Condo, Lot: 1013sf Prior Sale: \$535,000 (10/13)	
487 E 3RD ST	\$1,640,000
B: Kristian A Pearson & Rachel S Pearson S: Daniel J Morelli & Roseanne Berger Book/Page: 66703/100, Date: 11/19/21 Mtg: Eastern Bank \$1,240,000 Use: 3 Bdrm Conventional, Lot: 1675sf Prior Sale: \$1,221,000 (11/16)	
815 E 5TH ST U:7	\$1,449,000
B: Joseph P Fenney Tr, Tr for Olivia A Feeney 2020 IRT S: 815 East 5th St LLC Book/Page: 66725/64, Date: 11/23/21 Use: Condo	
256 E ST U:1	\$630,000
B: Jonathan Whiting S: Elizabeth M Malin & Henry Nymark Book/Page: 66697/93, Date: 11/18/21 Mtg: LoanDepot.Com \$598,500 Use: 2 Bdrm Condo, Lot: 977sf Prior Sale: \$490,000 (09/16)	
65 EMERSON ST	\$620,000
B: G&G Bros LLC S: Krauss John B Jr Est & Katherine L Dasanty Book/Page: 66736/175, Date: 11/24/21 Use: 3 Bdrm Semi Detachd, Lot: 1432sf	
117 F ST	\$769,000
B: Cross Development LLC S: Jason Small Book/Page: 66696/72, Date: 11/18/21 Mtg: Loan Funder LLC \$847,100 Use: 3 Bdrm Row-middle, Lot: 1280sf	
37 FARRAGUT RD U:2	\$899,000
B: Joseph D Alie S: Farragut Rd LLC Book/Page: 66727/30, Date: 11/23/21 Mtg: First Republic Bk \$674,250 Use: Condo	
37 FARRAGUT RD U:3	\$890,000
B: Nicholas Resor S: Farragut Rd LLC Book/Page: 66725/201, Date: 11/23/21 Use: Condo	
37 FARRAGUT RD U:5	\$1,000,000
B: Sarah A Oneill & Julie A Mucciarone S: Farragut Rd LLC Book/Page: 66738/224, Date: 11/24/21 Mtg: Harvard University CU \$950,000 Type: Adj Use: Condo	
173 H ST U:2	\$750,000
B: Michael Soskov & Alexis A Mandery S: Michelle A Montplaisir Book/Page: 66716/244, Date: 11/22/21 Mtg: Fairway Ind Mtg \$653,062 Use: 2 Bdrm Condo, Lot: 1046sf	
3 LAUTEN PL	\$675,000
B: Paul Flood & Shannon Flood S: Eamon Oleary & Patricia Oleary Book/Page: 66705/72, Date: 11/19/21 Mtg: Guild Mortgage Co \$641,250 Use: 2 Bdrm Semi Detachd, Lot: 1610sf Prior Sale: \$439,000 (08/14)	
3 LEEDS ST U:1	\$555,000
B: Theresa Folan S: Lisa E Sarno Tr, Tr for 3 Leeds Street 1 RT Book/Page: 66700/206, Date: 11/19/21 Mtg: Fairway Ind Mtg \$515,000 Use: 1 Bdrm Condo, Lot: 561sf	
1 LENNON CT U:3	\$575,000
B: John J Walsh S: Michael J Sullivan Book/Page: 66707/155, Date: 11/19/21 Mtg: Leader Bank NA \$300,000 Use: 2 Bdrm Condo, Lot: 720sf Prior Sale: \$369,900 (04/15)	
181 M ST	\$2,700,000
B: South Boston 181 M LLC S: Vaill Estates LLC Book/Page: 66714/245, Date: 11/22/21 Mtg: First Republic Bk \$1,755,000 Type: Adj Use: 3-Family Decker, Lot: 2700sf Prior Sale: \$2,290,000 (06/17)	
2 MARINE RD U:1	\$850,000
B: Robin F Obrien S: Emily Grover Book/Page: 66726/329, Date: 11/23/21 Mtg: New Fed Mtg Corp \$680,000 Use: 2 Bdrm Condo, Lot: 1205sf Prior Sale: \$820,000 (03/20)	

63 MELCHER ST U:501	\$1,025,000
B: Jan Aggerbeck Tr, Tr for Jan Aggerbeck LT S: Abigail Sullivan Book/Page: 66695/259, Date: 11/18/21 Mtg: Cape Cod Cp Bk \$820,000 Use: 2 Bdrm Condo	
6 PETERS ST U:1	\$725,000
B: Gino Escarlante & Lori Escarlante S: Michael P Lane Book/Page: 66723/316, Date: 11/23/21 Mtg: Fairway Ind Mtg \$580,000 Use: 2 Bdrm Condo, Lot: 880sf Prior Sale: \$320,000 (07/12)	
55-57 STORY ST U:2	\$549,000
B: Robert Schaeffer & Elizabeth Lane S: Ryan C Price Book/Page: 66708/255, Date: 11/19/21 Mtg: Guaranteed Rate Inc \$439,200 Use: 2 Bdrm Condo, Lot: 655sf Prior Sale: \$440,000 (02/16)	
36-38 TELEGRAPH ST U:1	\$570,000
B: Lucas Noble S: Matthew J Raffoul Tr, Tr for Matthew J Raffoul RET Book/Page: 66693/192, Date: 11/18/21 Mtg: HarborOne Mortgage \$427,500 Use: 3 Bdrm Condo, Lot: 750sf Prior Sale: \$490,000 (08/18)	
17 THOMAS PARK U:1	\$720,000
B: Liam M Oleary S: Jascha Franklin-Hodge Tr, Tr for 17 Thomas Park 1 NT Book/Page: 66716/134, Date: 11/22/21 Mtg: Home Ln & Invest Bk \$540,000 Use: 2 Bdrm Condo, Lot: 1215sf Prior Sale: \$513,000 (08/13)	
40 THOMAS PARK U:2	\$1,125,000
B: Tyler Gustafson & Mekenzie Smith S: Ross Penkala & Joshua Talicksa Book/Page: 66703/332, Date: 11/19/21 Mtg: Poli Mtg Group \$900,000 Use: 2 Bdrm Condo, Lot: 1314sf Prior Sale: \$979,000 (06/19)	
141 W 2ND ST U:305	\$1,100,000
B: Robert Torres S: Deborah M Coleman Tr, Tr for Deborah Coleman T Book/Page: 66730/136, Date: 11/24/21 Mtg: Mortgage Corp Eastill \$880,000 Use: 2 Bdrm Condo, Lot: 1243sf Prior Sale: \$585,000 (11/10)	
20 W 5TH ST U:3H	\$351,400
B: Shynell Francois S: West Block LLC Book/Page: 66705/1, Date: 11/19/21 Mtg: Metro Credit Union \$333,830 Use: Condo	
20 W 5TH ST U:6B	\$888,000
B: Samuel Leclerc S: West Block LLC Book/Page: 66708/106, Date: 11/19/21 Mtg: Guaranteed Rate Inc \$710,400 Use: Condo	
120 W 7TH ST U:303	\$685,000
B: Cheryl Delaney S: Mariko M Meier Tr, Tr for Mariko M Meier RET Book/Page: 66693/47, Date: 11/18/21 Mtg: Leader Bank NA \$240,000 Use: 2 Bdrm Condo, Lot: 1131sf Prior Sale: \$630,000 (06/16)	
174 W 7TH ST	\$2,009,000
B: Casey M Tenney S: 174 W Seventh St LLC Book/Page: 66736/204, Date: 11/24/21 Mtg: Fairway Ind Mtg \$1,707,650 Use: 3-Family Semi Detached, Lot: 1187sf Prior Sale: \$925,000 (01/20)	
176 W 7TH ST U:1	\$649,000
B: Dylan D Hackley & Jenny D Travis S: 174 West Seventh St LLC Book/Page: 66692/126, Date: 11/18/21 Mtg: Guaranteed Rate Inc \$590,000 Use: Condo	
176 W 7TH ST U:3	\$779,000
B: Nicholas Perras S: 174 West Seventh St LLC Book/Page: 66685/263, Date: 11/17/21 Mtg: Fairway Ind Mtg \$699,000 Use: Condo	
178 W 7TH ST U:1	\$685,000
B: Gregory Annarummo S: 174 W Seventh St LLC Book/Page: 66713/151, Date: 11/22/21 Mtg: Movement Mtg LLC \$650,750 Use: Condo	
9 W BROADWAY U:406	\$875,000
B: Adam M Smith & Steven R Boomhoyer S: Jon W Clark & Beth E Clark Book/Page: 66714/326, Date: 11/22/21 Mtg: Fairway Ind Mtg \$787,500 Use: 2 Bdrm Condo, Lot: 1136sf Prior Sale: \$855,000 (09/19)	
75 W BROADWAY U:502	\$985,000
B: Lucas P Allen & Olga A Allen S: 75WB LLC Book/Page: 66707/188, Date: 11/19/21 Mtg: Fairway Ind Mtg \$788,000 Use: Condo	
21 WORMWOOD ST U:623	\$2,100,000
B: Ian D Engstrand & Shannon Engstrand S: Dennis Vargo Tr, Tr for Margaret Vargo RET Book/Page: 66701/115, Date: 11/19/21 Mtg: Citibank Na \$1,889,790 Use: 2 Bdrm Condo, Lot: 1922sf Prior Sale: \$1,800,000 (05/16)	

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

102 ANAWAN AVE	\$1,585,000
B: Derek Domino & Gabrielle Balestrier S: Terence F Oreilly Book/Page: 66694/269, Date: 11/18/21 Mtg: First Republic Bk \$1,235,000 Use: 4 Bdrm Victorian, Lot: 7128sf Prior Sale: \$675,000 (06/17)	
58 BIRCHLAND AVE	\$450,000
B: Evergreen Prop Soln LLC S: Nicholas J Parker Book/Page: 66707/107, Date: 11/19/21 Mtg: Evergreen Prop Soluti \$480,000 Use: 2 Bdrm Ranch, Lot: 4020sf	
2441 CENTRE ST	\$675,000
B: Tiffany Ely & Barry Armstrong S: Phyllis McDonnell Doc#: 000000000926, Date: 10/18/21 Mtg: Mortgage Research Ctr \$540,000 Use: 3 Bdrm Colonial, Lot: 4287sf	
59 CHELLMAN ST	\$350,000
B: Disipio Dev Group LLC S: Timothy J Lane Doc#: 000000000926, Date: 10/19/21 Use: 2 Bdrm Condo, Lot: 7681sf	

Barnstable Registry

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

Barnstable

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	91	74
Median Price	\$532,500	\$677,000

► REAL ESTATE SALES

81 COUNTRY CLUB DR.....	\$675,000
B: Lynn M Delaney	
S: Lilli Kildevaeld	
Book/Page: 34684/186, Date: 11/22/21	
Mtg: Mortgage Networks Inc \$500,000	
Use: 3 Bdrn Cape Cod, Lot: 20473sf	

1074 MAIN ST	\$412,500
B: Richard Watson & Lisa Watson	
S: Geoffrey Cohen	
Book/Page: 34690/62, Date: 11/23/21	
Mtg: Equity Resources Inc \$288,750	
Use: Office Bldg-general, Lot: 112385sf	
Prior Sale: \$143,000 (04/12)	

4455 MAIN ST	\$850,000
B: Cape Cod Core LLC	
S: Victoria Kissell & Connor Larocco	
Book/Page: 34678/72, Date: 11/19/21	
Mtg: Cape Cod Cp Bk \$680,000	
Use: 1 Bdrn Cottage, Lot: 24394sf	
Prior Sale: \$790,000 (03/21)	

21 MERIDAN WAY	\$735,000
B: Eileen M Farrell	
S: Donna Elle Tr, Tr for Donna Elle 2012 RET	
Doc#: 000000001445, Date: 11/18/21	
Mtg: Cape Cod Five Cent Bk \$385,000	
Use: 3 Bdrn Ranch, Lot: 6970sf	
Prior Sale: \$515,000 (04/18)	

475 WILLOW ST	\$495,000
B: Casey Parker-Olander & Abigail Blethen-Olander	
S: Daniel M Henson & Victoria Henson	
Book/Page: 34674/173, Date: 11/18/21	
Mtg: Cross Country Mtg Inc \$445,500	
Use: 3 Bdrn Cape Cod, Lot: 33977sf	

Centerville

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	202	208
Median Price	\$411,750	\$510,000

► REAL ESTATE SALES

76 BAY LN.....	\$1,175,000
B: G A Kuehn Tr, Tr for Kinsale Manor RT	
S: Bryan Diggle	
Book/Page: 34689/186, Date: 11/23/21	
Use: 1 Bdrn Cape Cod, Lot: 125889sf	
Prior Sale: \$555,000 (02/21)	

30 BAYBERRY LN.....	\$462,500
B: Dmitriy Vaydman & Natalya Vorobyeva	
S: Pauline A Schafer Tr, Tr for Grande Point RT	
Doc#: 000000001445, Date: 11/22/21	
Mtg: Leader Bank NA \$370,000	
Use: 2 Bdrn Gambrel, Lot: 14810sf	

45 CHADWICK AVE U:5	\$47,000
B: Marc Marchiel Tr, Tr for M M&Maryam Asgari LT	
S: Manuela Mcshane Tr, Tr for Henri Mehrez LT	
Book/Page: 34675/127, Date: 11/18/21	
Use: Condo	

346 HOLLY POINT RD.....	\$2,150,000
B: Benoit Millet & Joanna Kostrzewa-Millet	
S: Deborah N Fowler & James A Fowler 3rd	
Doc#: 000000001445, Date: 11/19/21	
Mtg: Citibank Na \$1,500,000	
Use: 3 Bdrn Cape Cod, Lot: 39204sf	

101 PATRIOT WAY	\$427,000
B: Jasmine Lozano	
S: Crystal Mendes-Ostine	
Book/Page: 34691/2, Date: 11/23/21	
Mtg: Shamrock Home Loans \$414,631	
Use: 3 Bdrn Cape Cod, Lot: 15682sf	

25 WEATHERVANE WAY	\$640,000
B: Keith Laffey Tr, Tr for George B Laffey Jr T	
S: Clifford J Johnston Tr, Tr for 25 Weatherwane Way RET	
Book/Page: 34690/321, Date: 11/23/21	
Use: 3 Bdrn Cape Cod, Lot: 43560sf	

Cotuit

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	65	72
Median Price	\$545,700	\$600,000

► REAL ESTATE SALES

5 CRYSTAL RIDGE RD	\$1,150,000
B: Paul Dworkis Tr, Tr for 5 Crystal Ridge T	
S: Marjorie Primavera	
Doc#: 000000001445, Date: 11/17/21	
Use: 5 Bdrn Cape Cod, Lot: 55321sf	

354 MARINER CIR.....	\$509,000
B: Stephan Y Dacosta	
S: Brian T McWilliams	
Book/Page: 34695/181, Date: 11/26/21	
Mtg: Navy FCU \$422,838	
Use: 2 Bdrn Ranch, Lot: 23087sf	
Prior Sale: \$268,000 (05/14)	

462 PUTNAM AVE	\$423,000
B: Edith M Escobar	
S: Thomas J Seguin	
Doc#: 000000001445, Date: 11/17/21	
Mtg: Prime Lending Inc \$338,400	
Use: 2 Bdrn Ranch, Lot: 20473sf	

16 TARRAGON CIR	\$520,000
B: Leticia Hudson	
S: Patricia E Mcdonough Tr, Tr for Mcdonough RET	
Book/Page: 34679/205, Date: 11/19/21	
Mtg: Cross Country Mtg Inc \$423,280	
Use: 3 Bdrn Ranch, Lot: 46174sf	

Hyannis

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	159	213
Median Price	\$349,900	\$425,000

► REAL ESTATE SALES

20 ARBOR WAY.....	\$497,000
B: Bhupendra Pandit	
S: Patricia Weians-Hanson	
Doc#: 000000001445, Date: 11/22/21	
Mtg: Cross Country Mtg Inc \$447,300	
Use: 5 Bdrn Gambrel, Lot: 13504sf	

26 BETTYS POND RD U:9.....	\$308,040
B: Renato K Pereira	
S: Thomas D Coniaris & Alla M Shokhova	
Book/Page: 34679/151, Date: 11/19/21	
Mtg: Lakeview Loan Servc \$231,030	
Use: 2 Bdrn Condo	

3 COOK CIR	\$550,000
B: Phoenix Landscaping&Const	
S: Maria J Ferreira & Saulo T Ribiero	
Doc#: 000000001445, Date: 11/26/21	
Use: 2-Family Duplex, Lot: 9148sf	

29 GREENBRIER LN.....	\$481,500
B: Timothy J Stump & Mary K Curran	
S: Theodore Palashis & Sophie Palashis	
Book/Page: 34671/118, Date: 11/17/21	
Mtg: Cape Cod Five Cent Bk \$432,868	
Use: 3 Bdrn Ranch, Lot: 12632sf	

63 LOCUST ST	\$290,000
B: Jedson Liguicota	
S: Jared McMurray & Haley McMurray	
Book/Page: 34691/70, Date: 11/23/21	
Mtg: LoanDepot.Com \$232,000	
Use: 3 Bdrn Cape Cod, Lot: 4792sf	
Prior Sale: \$125,000 (02/12)	

57 LONGVIEW DR.....	\$570,000
B: Grace Dibenedetto & Roy Stratton	
S: James F Marooney Tr, Tr for Shara J Marooney LT	
Doc#: 000000001445, Date: 11/19/21	
Mtg: Cape Cod Five Cent Bk \$370,000	
Use: 3 Bdrn Cape Cod, Lot: 16553sf	
Prior Sale: \$282,000 (04/13)	

316 SEA ST U:H.....	\$229,000
B: Anthony Venezia & Amy Venezia	
S: Gilbert R Gonzalez & Sara Brockway	
Book/Page: 34679/261, Date: 11/19/21	
Mtg: LoanDepot.Com \$171,750	
Use: 1 Bdrn Condo	

14 SUMMER LN.....	\$400,000
B: Justin C Sullivan & Ashley E Maddox	
S: Robert D Hallam & Suzanne N Hallam	
Book/Page: 34683/75, Date: 11/22/21	
Mtg: Prime Lending Inc \$392,755	
Use: 3 Bdrn Ranch, Lot: 7405sf	
Prior Sale: \$220,000 (03/14)	

Marstons Mills

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	115	96
Median Price	\$415,000	\$530,000

► REAL ESTATE SALES

142 COACHMAN LN	\$715,000
B: Yves Bernabe & Olga Antonova	
S: Shari L Hellstrom & Thomas Mclellan	
Book/Page: 34680/228, Date: 11/19/21	
Use: 4 Bdrn Cape Cod, Lot: 43996sf	
Prior Sale: \$431,000 (12/15)	

36 EVERGREEN DR.....	\$760,000
B: Igor Fridkin & Jane Fridkin	
S: Karen W Marks Tr, Tr for RJM Evergreen T	
Doc#: 000000001445, Date: 11/19/21	
Use: 4 Bdrn Cape Cod, Lot: 43996sf	

210 OLDE HOMESTEAD DR.....	\$688,000
B: Robin C Shawver	
S: Shirley S Kenney	
Book/Page: 34680/159, Date: 11/19/21	
Use: 3 Bdrn Cape Cod, Lot: 18731sf	

325 OLDE HOMESTEAD DR.....	\$827,000
B: Marshall R Spangler Tr, Tr for Spangler FT	
S: James R Spina & Maureen M Spina	
Book/Page: 34682/184, Date: 11/22/21	
Use: 4 Bdrn Cape Cod, Lot: 19166sf	

Osterville

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	102	97
Median Price	\$817,500	\$840,000

► REAL ESTATE SALES

146 CHINE WAY	\$840,000
B: Peter C Farrar & Patti A Farrar	
S: Arthur L Farrar Tr, Tr for Farrar FT	
Doc#: 000000001445, Date: 11/19/21	
Mtg: Morgan Stanley \$515,000	
Use: 4 Bdrn Colonial, Lot: 34848sf	

99 KING ARTHUR DR.....	\$550,000
B: Diane C Ziener	
S: Carol J Bradner	
Doc#: 000000001445, Date: 11/19/21	
Mtg: Prime Lending Inc \$300,000	
Use: 2 Bdrn Ranch, Lot: 15246sf	
Prior Sale: \$367,500 (01/18)	

174 WIANNO AVE.....	\$1,725,000
B: David P Waite Tr, Tr for Waite LT	
S: Richard R Thomas Tr, Tr for Virginia D Stimets T	
Book/Page: 34687/82, Date: 11/22/21	
Mtg: Draper and Kramer Mtg \$1,380,000	
Use: 3 Bdrn Cape Cod, Lot: 23087sf	

Bourne

MARKET STATISTICS THROUGH OCTOBER		
	YTD 2020	YTD 2021
Number of 1-Fam Sales	263	271
Median Price	\$424,900	\$485,000

► REAL ESTATE SALES

4 ACORN CIR	\$499,000
B: Paul M Marsala	
S: Sharon S Covino	
Doc#: 000000001445, Date: 11/22/21	
Mtg: Salem Five Mtg Co \$460,000	
Use: 3 Bdrn Cape Cod, Lot: 28183sf	

23 JILLIAN DR.....	\$635,000
B: Ian J Titcomb & Jennifer C Titcomb	
S: Carla M Vale & Arvind Govindarajan	
Doc#: 000000001445, Date: 11/19/21	
Mtg: Cape Cod Five Cent Bk \$570,865	
Use: 3 Bdrn Colonial, Lot: 42382sf	
Prior Sale: \$450,000 (08/16)	

14 LITTLE BAY LN.....	\$459,000
B: Kamara L Miller & Zeneth S Ferguson-Harper	
S: Kellie E Lucy Tr, Tr for Alence FT	
Doc#: 000000001445, Date: 11/26/21	
Mtg: Mid America Mtg \$450,686	
Use: 3 Bdrn Raised Ranch, Lot: 11413sf	

45 MAIN ST U:49C	\$237,000
B: 140 Main Buzz Bay LLC	
S: Gina Bevilacqua	
Book/Page: 34670/119, Date: 11/17/21	
Use: Condo	

47 MAIN ST U:47.....	\$165,000
B: 140 Main Buzz Bay LLC	
S: Wade M Keene Tr, Tr for Lock RT	
Book/Page: 34670/156, Date: 11/17/21	
Use: Non-residential Condo, Lot: 10643sf	

156 OLD PLYMOUTH RD	\$500,000
B: ZF 2021 1 LLC	
S: Martha S Gibbs	
Book/Page: 34695/10, Date: 11/26/21	
Mtg: Churchill Funding I L \$375,000	
Use: 3 Bdrn Conventional, Lot: 29272sf	

7 PEAKED CLIFF RD	\$500,000
B: Tina Mingace	
S: Judith L Margalejo Tr, Tr for Maria Lage Mcadams NT	
Book/Page: 34679/292, Date: 11/19/21	
Mtg: Bank of Canton \$350,000	
Use: 3 Bdrm Ranch, Lot: 12981sf	