

BANKER & TRADESMAN

THE FINANCIAL SERVICES AND REAL ESTATE WEEKLY FOR MASSACHUSETTS

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BACK ON TRACK

NORTHPOINT RISES

MASSIVE EAST CAMBRIDGE PROJECT BACK ON TRACK

BY JAMES CRONIN | BANKER & TRADESMAN STAFF WRITER

Sparkling new condos and apartments under construction boast of the promise of NorthPoint, the former industrial swath of East Cambridge that is being slowly reborn as a thriving portion of the city.

Construction is underway on a 20-story luxury apartment building, rising just west of the Gilmore Bridge, that will include 355 units for new tenants ready for move-in in the spring of 2015.

The campus already houses two condo buildings with about 330 units, called Sierra and Tango, that are completely sold out.

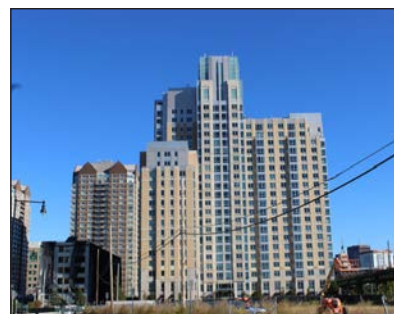
Now, the master developer of the 44-acre campus is talking with potential life sciences and high-tech tenants to secure an anchor for the first of what HYM Investment Group expects will be multiple office buildings at the property across from the CambridgeSide Galleria shopping mall.

While he would not offer many details about the possible office tenant, Thomas O'Brien, founder and managing director of HYM, said he expects construction on the next property at the campus to start in about a year. The NorthPoint campus is permitted for about three million square feet of residential, allowing for about 3,000 units of housing over time, and two million square feet of commercial space.

The developer has redesigned the retail portion of the neighborhood HYM is attempting to create in an area that was once a railyard. The new concept has more of a town square feel to it, and it needs to be "unique and neighborhood-oriented," O'Brien told Banker & Tradesman.

For the most part, residents she's heard from are in support of the project, said Barbara Broussard, presi-

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Clockside from top rendering of the complete campus; apartments near HYM's campus; view of the campus from the Charles River; condo building at Northpoint.

COMMERCIAL INTERESTS

Walsh As Mayor Could Be Big Boon For Developers

Former Union Honcho Raking In Campaign \$\$ From Top CRE Execs

BY SCOTT VAN VOORHIS
BANKER & TRADESMAN COLUMNIST

Boston mayoral contender Marty Walsh is a big cheese in local labor circles, having run the powerful Boston Building Trades, which goes to bat for the ironworkers, laborers, crane operators and other union hard hats putting up all those new towers.

But the Dorchester state rep is also popular with the developers and construction bosses, tough, no-nonsense men he has surely dealt with on the other side of the negotiating table, scooping up several thousand dollars in campaign contributions in the last month alone.

This flood of cash from well-off builders underscores a key, if little-examined, facet of Boston's pivotal mayoral race: Other than electing International Place builder Don Chiofaro or Suffolk Construction czar John Fish to the mayor's office, it's hard to imagine a potential future chief executive of Boston who is likely to be more aggressively pro-development than Walsh.

Friends In High Places

For a guy from Dorchester who got his start as a rank-and-file member of the Laborers Local 223, it was quite a haul.

Contributors to Walsh's mayoral campaign have included waterfront developer Joe Fallon, who chipped in \$500, as well as several thousand from executives at Corcoran Jennison Cos., a Dorchester-based apartment developer, state campaign finance records show.

Former Westwood Station developer Jay Doherty pitched in \$500 as well.

George Fantini, a key player in the fi-

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SUPPLEMENT

BUILD NEW ENGLAND AWARDS

FINANCIAL ILLITERACY

CFPB Opens Inquiry Into Banking Products On College Campuses

Regulators Look At Prepaid Debit Cars Tied To Financial Aid Overages

BY LAURA ALIX
BANKER & TRADESMAN STAFF WRITER

If you're doing business with a local college, the Consumer Financial Protection Bureau wants to know about it.

The CFPB recently opened an inquiry into financial products marketed to college students, inviting comment at its recent "Banking on Campus" forum and asking

anyone with an opinion or an experience to send them a tweet during the event.

"Students need unbiased fair marketing, and better consumer protections on campus," the Higher Education Public Interest Research Group tweeted.

Regulators have cracked down on relationships between colleges and credit card peddlers, but of particular interest to

the agency right now is a special type of prepaid debit card that is loaded with the student's financial aid overages. Schools once distributed those overages via paper checks students could pick up at the bursar's office, but increasingly, colleges and universities have paired with financial institutions to offer students debit cards loaded

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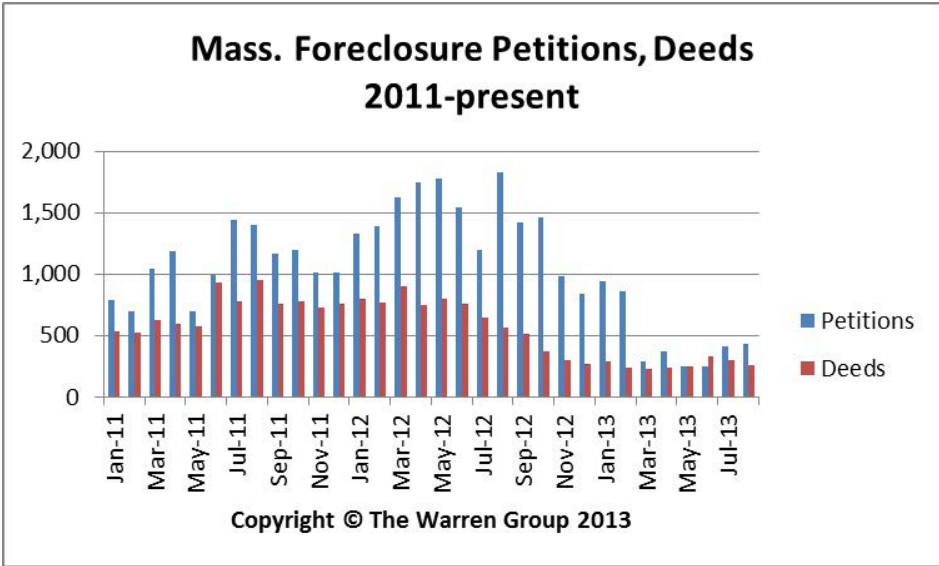
THE WEEK | ON THE WEB

A ROUNDUP OF OUR MOST POPULAR WEB-ONLY STORIES FROM THE PAST WEEK

If you weren't reading BankerandTradesman.com last week, here's a sampling of what you missed:

FORECLOSURE SLOWDOWN CONTINUES IN AUGUST AS DEEDS, PETITIONS DROP BY DOUBLE DIGITS ▼

- In August, lenders completed 261 foreclosures in Massachusetts – a 54 percent drop from the same month last year, according to The Warren Group, publisher of Banker & Tradesman.
- August marks the 15th consecutive month of year-over-year foreclosure deed decreases. The 54 percent drop in foreclosure deeds compares to the 566 deeds completed in August 2012. A total of 2,135 foreclosure deeds have been filed so far this year, a 64 percent decrease compared to 5,979 deeds recorded during the same period last year.
- “The local housing market has made great strides so far this year,” said Timothy M. Warren Jr., CEO of The Warren Group. “The decline in foreclosure activity coincides with significant increases in sales volume and home prices. Other factors include an improved economy, loan modifications and other alternatives to foreclosure.”
- Year-over-year petitions also decreased significantly in August, dropping more than 76 percent to 436 from 1,833 in August 2012. Petitions have declined for 10 straight months, and have fallen below the 1,000 mark since November.



CITIZENS BEGINS PAYOUT IN CLASS-ACTION SETTLEMENT

- Citizens Bank customers who were part of a class-action lawsuit charging the bank with assessing “unfair and unconscionable overdraft charges” took to Twitter this weekend to announce they’d received settlement checks.
- “I told the Universe I wanted money and citizens bank [sic] sent me a check. I haven’t had a bank account there in YEARS,” one Twitter user wrote.
- Citizens agreed to send the checks – the first of which went out on Sept. 19 – in order to settle several class-action lawsuits alleging the bank assessed its customers unreasonable overdraft charges, ordered transactions from highest to lowest in order to assess more overdraft fees and failed to give customers the choice to “opt out” of overdraft protection.
- Citizens maintains there was nothing wrong with its approval of transactions or the posting process they used. The bank settled earlier this year to the tune of \$137.5 million, according to information posted on CitizensOverdraftSettlement.com.

FEDERAL GOVERNMENT SHUTDOWN HITS MASS.



KEEP UP-TO-DATE

on the federal government shutdown and its effects on the local real estate and banking communities at bankersandtradesman.com.

HERE'S WHAT YOUR PEERS WERE INTERESTED IN LAST WEEK:

MOST VIEWED:

- Developers Increase Family-Friendly Units At Jamaica Plain Apartment Complex
- Government Will Lend During Shutdown, But Snags May Still Derail Closings
- Planned Condos At Boston's Lovejoy Wharf Lack Parking
- Citizens Begins Payout In Class-Action Settlement
- Banks, Credit Unions Brace For Shutdown's Effects

MOST EMAILED:

- Citizens Begins Payout In Class-Action Settlement
- POAH Portfolio Named 'Nation's Best Development'
- Planned Condos At Boston's Lovejoy Wharf Lack Parking
- Banks, Credit Unions Brace For Shutdown's Effects
- Trinity Financial To Start Constructing 12-Story Boston Apartment Building

STORY IDEAS? Email your submissions to our Web team at editorial@thewarrengroup.com

poll results

What do you think is to blame for Massachusetts' high cost of homeownership?

Many B&T readers think the lack of inventory is hiking up the price of homeownership.

50% Lack of stock.

33% Residual bubble.

17% Other.

0% Inertia.

0% Government policies.



Walsh As Boston Mayor Would Cut Development Red Tape



Photo by Mike Ritter

Marty Walsh at a recent campaign event.

Continued from Page 1

nancing of big commercial real estate developments and sales, wrote a \$500 check, while public relations maven Pamela McDermott, who has represented a who's who of major developers, pitched in \$250.

Construction executives chipped in several thousands more, including a nice \$500 check from Jay Cash, and thousands more from executives at Walsh Bros., Suffolk Construction and Daniel Marr & Sons.

Why this outpouring of support from some of the industry bosses Walsh and other union leaders go head to head with on wage and benefit talks?

Despite their different negotiating positions, Boston's trade unions and the city's big contractors and developers are basically all on the same page.

Both want more building and construction, not less. And the mayor's office is the key to controlling the flow of work, with outgoing Boston Mayor Thomas M. Menino having set himself up as the gatekeeper for all new development in the city.

Skeptical? Just sit in on a few board meetings of the Boston Redevelopment Authority, which gives a green light to new projects, from office towers to condo buildings and shops.

You'll find a trade union supporter or two speaking up on behalf of the developer almost every time. And if it's a big and hotly contested project, a whole contingent will show up, touting the big project's benefits to the community, first and foremost being (construction) jobs.

Payback For His Base

Of course, for those who aren't real estate insiders, this all may be a bit of fresh news.

After all, most of the media coverage of Walsh's mayoral bid has followed a simplistic line of reasoning.

Walsh is a big labor guy with lots of campaign cash from local unions.

Therefore, he is prone to give away the shop in contract negotiations with Boston's police, firefighters and the city's legions of other unionized employees.

The theory is that Walsh will be forced to pay back his base.

It's the right question, but the wrong base.

Sure, it's legit to wonder how Walsh would deal with pressure from Boston's always-vocal firefighters and police officers, who have given generously.

But there is a big misunderstanding here. For Walsh's "base" is not the city's public employee unions, but rather the trade unions that represents thousands of hard hats across the city.

And if he is going to pay back anyone, it's going to be the hordes of hardhats who have been the foot soldiers for his campaign, as well as the union-friendly builders and developers they work for.

His roots run deep here.

The son of a union laborer, Walsh joined his dad's union at 21 and rose through the ranks.

And until he launched his mayoral campaign, he had three jobs, a \$170,000 a year post running Boston Building Trades, head of Local 223, and state representative.

So what does payback mean in this context?

Well it almost certainly means speedier approvals for big projects, which provide work for trade union members and hefty profits for the developers and builders who do business in Boston.

In fact, Walsh has already given a couple glimpses of what he might do as mayor, and he seems very much in the big project mode of Menino.

Walsh has come out for selling off City Hall to a developer, a mega project if there ever was one.

And he's rumbled about doing away with the Boston Redevelopment Authority, a favorite whipping post for developers who complain of the long reviews and bureaucracy.

To critics, electing Walsh as mayor has to be akin to letting the fox into the henhouse. To developers and trade union members eager to get working, having Walsh in the top job would surely be a dream come true.

Either way, you can just imagine what a Mayor Walsh might do. ■

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POINTS

EDITORIAL

When Government Fails Us

For anyone watching the agonizing debate leading up to last week's government shutdown, it was a frustrating exercise in democracy. We believe in checks and balances, but certain elements of the Republican Party held this country hostage, resulting in a partial shutdown of the government.

The decision by those politicians in the House to tie the Affordable Care Act to government funding served as theatrics to an argument that had already been settled by the judiciary (even though there are still questions about the law's effectiveness in controlling health care costs).

Nearly 800,000 federal workers were furloughed, potentially costing the United States \$1 billion per week, according to one report. According to various estimates reported in *The Atlantic*, that will result in a reduction of fourth quarter GDP by about 0.15 to 0.2 percentage points for every week the shutdown lasts. On the housing front, about 8,300 Department of Housing and Urban Development employees were affected, out of a total of 8,700. In the banking realm, the Small Business Administration was greatly impacted. The SBA was forced to close all of its loan programs, except for disaster loans.

As of this writing, the shutdown was still in effect. And there was no indication about just when it would all end.

It all sounds scary. Although the U.S. economy is gradually getting better, the shutdown has pushed a dangerous roadblock in front of a slow but steady recovery. But more frightening is the impending date of Oct. 17. That's when the U.S. Treasury expects the U.S. will only have \$30 billion in cash on hand to pay its bills, most likely leading to a never-before-seen default. According to the Congressional Budget Office, the Treasury would run out of cash between Oct. 22 and the end of the month.

U.S. Treasury Secretary Jacob Lew last Thursday said the 2011 debt ceiling standoff created uncertainty in the marketplace, hurting consumer confidence. Another similar situation would potentially be catastrophic, he said.

"Since 1789, regardless of party, presidents and Congress have always honored all of our commitments," Lew told the Economic Club of Washington, D.C.

All of this is potentially a nightmare for the economy and consumer confidence – but fitting for a month that also includes Halloween. ■

The Drone Predicament

A small helicopter no larger than a bread box hovered around the Millennium Tower construction site in Boston's Downtown Crossing recently, and the subsequent exclusive video taken by a Banker & Tradesman staffer that received a lot of buzz in the world of social media provided a rare glimpse into the future of construction and real estate – especially construction of the mammoth buildings being planned across the Hub.

Yes, drones are finally here.

Joseph Larkin, a principal at Millennium Partners, told Banker & Tradesman that the firm was using the drone to capture "the views that will be enjoyed from different residential units once Millennium Tower is complete."

In Massachusetts, the use of drones to showcase homes and new construction is slowly taking off – even though the Federal Aviation Administration currently bans their use for commercial purposes. The agency plans to publish some kind of regulations on the unmanned aerial vehicles sometime in 2015.

But this leaves developers and others in the lurch while the government tries to cobble together some regulations. And as more towers fill Boston's skyline, more developers will be seeking to use drone technology or similar methods to stay one step ahead. As usual, technology is moving faster than the laws meant to regulate it. ■



THE NATION'S HOUSING

Schools Can Be A Selling Point

But Other Factors Play Integral Roles

BY KENNETH R. HARNEY
WASHINGTON POST COLUMNIST



KENNETH HARNEY

Even when similar homes are separated by just a school district dividing line from each other – half a mile to three-quarters of a mile apart – the price gaps can be significant.

It's a key question for many homebuyers who have or plan to have young children: We want a house in an area with good schools, but what sort of price premium – if any – will we have to pay?

Academic research generally has found that, all other factors being held equal, you pay somewhat more for houses in highly rated school districts compared with homes in neighborhoods where the schools have lower ratings and test results.

Now a national realty brokerage, Redfin, has come out with a study that purports to put hard numbers on the pricing differential. Using a huge database of about 407,000 home sales and nearly 11,000 elementary school districts in 57 metropolitan markets, the study concluded that on average, buyers pay \$50 more per square foot for homes in top-rated school districts compared with homes served by average-rated schools. The study's data came from multiple listing services plus school characteristics and test scores provided by research firms GreatSchools and Onboard Informatics.

The net result, according to Redfin, is that the price differentials for similar homes – same square footage, number of bedrooms and baths – that are located near each other but served by different school districts can range from tens of thousands to hundreds of thousands of dollars. In some expensive areas, such as coastal California, "homes in the highest ranking school zones" come with cost differentials ranging from \$300,000 to nearly \$500,000.

Even when similar homes are separated by just a school district dividing line from each other – half a mile to three-quarters of a mile apart – the price gaps can be significant. To illustrate the point, the study focused on five pairs of recent home sales. One case in Alexandria, Va., involved what Redfin termed "nearly identical" homes – both four bedroom, three baths and 3,000 square feet of living space – located three-quarters of a mile apart. For one house, the local school ratings were high. For the other, lower. The price premium: \$130,000, 16 percent.

The study offered parallel examples in San Diego, Seattle, Gilbert, Ariz., and Beaverton, Ore. Researchers found large pricing differences between home sales in highly rated school districts compared with average-ranked districts in major metropolitan areas from coast to coast, including Los Angeles, Boston, Miami, Washington, D.C., Charlotte, Chicago, Seattle, San Diego, San Antonio and Las Vegas, among others. The study defined top-rated schools as those with test scores in the 90th percentile and above, average schools as those in 40th to 60th percentiles, in their respective states.

Don't Discount Other Factors

But hold on. Could these apparently large pricing differences be attributable solely to school

quality? Are test scores from elementary schools really so powerful that they can add such hefty premiums onto the prices of "identical" houses that are simply on different sides of a district school line?

Take another look at the Redfin study. Unlike academic studies that employ sophisticated statistical techniques to separate out multiple other variables that may be influencing the pricing disparities, Redfin did no regression analyses on its data. Tommy Unger, the principal researcher for the study, conceded to me in an interview that "we wanted to tell the high-level story" for the homebuyer, and therefore did not analyze the data with the sort of statistical rigor that would be necessary for an academic paper designed to prove a point scientifically – in this case, how much extra buyers pay for top schools.

Also, although the study said the houses it used for comparison were "identical," there was no attempt at creating true "comparables" as in an appraisal report detailing interior condition, improvements, neighborhood facilities and amenities, views and other locational pluses and minuses – all of which can affect pricing. The homes highlighted in the study were similar in numbers of bedrooms, baths and interior square footage. Potentially that leaves out a lot.

For example, in the pair of Virginia houses selected to show a \$130,000 price disparity across school lines, local real estate agents said there were important differences that the Redfin analysis missed: a community pool open to all residents in the higher priced neighborhood, a strong sense of community involvement, and "walkability" designed into the neighborhood's physical layout – all of which increase value.

"All the boxes are checked" to make that neighborhood more attractive and in demand, said Sue Goodhart, a broker with the McEneaney Associates Inc., a firm that specializes in the area. "It's just not all about the schools." ■

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OPINION

TAKING STOCK

Cambridge Is A Model For Affordable Housing Initiatives

Putnam Square Apartment Plan Latest In Preserving Affordability



ROGER HERZOG



BILL BRAUNER

We expect we'll see cities and towns following Cambridge's lead at ever larger numbers.

BY ROGER HERZOG AND BILL BRAUNER
SPECIAL TO BANKER & TRADESMAN

The city of Cambridge is setting the standard in Massachusetts in utilizing innovative resources to help preserve affordable housing units. Four years after the passage of Chapter 40T (An Act to Preserve Publicly Assisted Affordable Housing), Massachusetts is seeing tangible success in maintaining affordable homes. And Cambridge has become a model in how city, state, and nonprofit actors can work together to ensure that these units remain available to low income families and individuals.

Chapter 40T put in place some important tools, safeguards, and an early warning system that have been instrumental in helping to preserve affordable housing across the commonwealth. Since its passage, no project has lost affordability as a result of a sale, though some units have been lost when their owners converted their buildings into market-rate developments. Additionally, the state has preserved affordability on more than 8,600 units since Chapter 40T became law in 2009. Not all of those can be directly attributed directly to the law – Massachusetts has multiple ways to help owners maintain their affordability – but Chapter 40T has become a critically important piece of maintaining units from Boston to Brewster.

Chapter 40T was passed because Massachusetts took advantage of federal housing programs and built hundreds of large scale affordable housing projects in the 1960s and 1970s. Many of these projects were created by for-profit developers through federally backed mortgages, many of which are coming to maturity in the next decade. Once those mortgages expire, developers are free to convert those buildings into market-rate units, sell them to another developer, or maintain them as affordable housing developments. Among the tools provided

by Chapter 40T to address the possibility that Massachusetts could shed affordable units is an innovative policy that gives that state's Department of Housing and Community Development (DHCD) the "right of first refusal" if the owner decides to sell it. DHCD is then able to designate a new nonprofit or for-profit housing developer to acts as its purchasing agent to facilitate preservation.

Continuing Preservation

No city has taken better advantage of 40T, along with funding from the Massachusetts Preservation Loan Fund, than Cambridge. Recently, Cambridge witnessed the preservation of Putnam Square Apartments through the cooperation of DHCD; Harvard University; the city of Cambridge; the nonprofit developer Homeowner's Rehab Inc. (HRI); and the building's tenants. Putnam Square consists of 94 apartments that will now remain affordable for area seniors. Built in 1974, the building was owned by Harvard University, which agreed to sell the property to HRI, a well-respected nonprofit acting on DHCD's behalf. HRI will continue to maintain the building, and indeed, plans to upgrade and renovate the property. The Community Economic Development Assistance Corp. (CEDAC), the Massachusetts Housing Investment Corporation (MHIC) and the Cambridge Affordable Housing Trust all made significant loans to ensure that these units remain affordable. CEDAC and MHIC manage the Massachusetts Preservation Loan Fund, which was created to provide loans to preservation buyers with support from the MacArthur Foundation.

This marks the second major development that Cambridge has preserved through the Chapter 40T process. In December 2011, most of the same actors – DHCD, Harvard University, HRI, and agencies who focus on the financing of affordable housing –

were involved in the preservation of 25 affordable housing units in the Chapman Arms building. Also in Harvard Square, Chapman Arms was the first development to be preserved through Chapter 40T. Both cases demonstrate that Chapter 40T allows the state and nonprofit actors to move swiftly to preserve buildings with substantial affordability.

In addition to Putnam Square and Chapman Arms, Cambridge has also managed to successfully preserve two other affordable housing developments that were close to maturity. In 2012, Just-A-Start Corp. (JAS), a nonprofit community development corporation in Cambridge, purchased Bishop Allen Apartments, which helped to maintain 32 affordable housing units in Central Square. Additionally, HRI purchased the 116-unit Inman Square Apartments in 2011. It should be noted that some owners are negotiating their own preservation transactions with a new buyer – if DHCD determines that the proposed sale achieves the preservation goals of 40T, then DHCD need not exercise its right of first refusal. This is the case with both of these purchases and another mark of the law's success.

It isn't only Cambridge that has utilized Chapter 40T. Housing developers throughout the state are also utilizing the right of first refusal to make sure that large scale developments stay affordable. But the city of Cambridge has demonstrated that public agencies, nonprofit institutions and a municipality working together can act in the best interests of low-income residents. We expect we'll see cities and towns following Cambridge's lead at ever larger numbers.

Roger Herzog is executive director of the Community Economic Development Assistance Corp. (CEDAC). Bill Brauner is CEDAC's housing preservation program manager.

THE BATES REPORT

Why Sales In Boston's Best Neighborhoods Are Down

When Inventory Means Everything



DAVID BATES

Real estate sales start with having something to sell – inventory.

BY DAVID BATES
SPECIAL TO BANKER & TRADESMAN

Are Boston's best condominium neighborhoods losing their luster? Is that why transactions in Back Bay, Beacon Hill and Brookline are all down this year compared to 2012?

At a time when Hub buyers are desperate for quality real estate shouldn't transaction counts in Boston's most enviable addresses be going up, not down? I thought so, but clearly, that is not the case. What is at the root of it, I wondered.

Could it be price? The median sales price for a Back Bay condominium this year is over \$800,000, a hefty sum. Some buyers might even get the impression that Back Bay parking is going to cost them another \$560,000. Is it possible that buyers are simply getting priced out of Back Bay, Beacon Hill and Brookline? I didn't think so. Boston is fortunate to have many high-end buyers and these neighborhoods should get their fair share of them.

Could it be that the people who doubled their money in the stock market over the last five years were choosing other goods and services to purchase rather than luxury condominiums in Boston's best neighborhoods? I hoped it wasn't the case and most reports I read seemed to indicate otherwise.

All About Inventory

Was it that folks were value shopping? It used to be that we feared pending economic disaster, but now we fear rising interest rates. As a result, was it possible that buyers were passing on the safest-bet-to-hold-value neighborhoods, to buy larger, brighter and shinier condominiums a neighborhood over? After all, transactions in Brookline

might be down, but a market over in Jamaica Plain, transactions are up 14 percent. And while Back Bay and Beacon Hill transactions are down, in the South End (more than 10 percent)) and midtown (more than 30 percent) transactions are up. It's an interesting thought, but in my opinion, just a symptom and not the cause for the drop in sales in these great neighborhoods. In my estimation, the real reason sales are down in these neighborhoods is directly linked to inventory.

Real estate sales start with having something to sell – inventory – and the simple fact of the matter is that Back Bay, Beacon Hill and Brookline just didn't have the inventory to satisfy demand.

To be more specific, I contend that the change in "listings taken" directly resulted in a change in total transactions. To be sure this was the reason, I looked at 18 price ranges in nine different Greater Boston neighborhoods to see if an increase or decrease in the amount of listings taken versus 2012, resulted in a corresponding increase or decrease in the amount of sales versus 2012. In almost every case, when the amount of listings taken increased versus 2012, transaction counts increased too; and when the amount of listings taken decreased, transactions decreased.

For example, for the nine markets total, in every price range below \$450,000, there were fewer listings taken this year than in 2012. So, not surprisingly, in every price range below \$450K there were fewer sales this year than in 2012. On the other side of the coin, in every price range between \$500,000 and \$2.499 million, more listings were taken this year than last year – and consequently there were more sales in those price ranges, this year versus last year.

How does the change in listings taken play out in Boston's most enviable markets? Here are a couple of examples.

In Beacon Hill, listings taken versus 2012 were down 20 percent and sales transactions versus 2012 were down 22 percent. A look at one of the Beacon Hill price ranges illustrates why transactions have to go down when there is a significant change in listings taken. In 2012, Beacon Hill had 18 sales in the \$300,000-\$350,000 price range. In 2013, MLS shows that Beacon Hill listed only two properties in that price range. So, guess what? Beacon Hill didn't get 18 sales in that price range this year. It got only two sales – an almost 90 percent drop in sales as a direct result of the change in listings taken.

Brookline too took about 3 percent fewer listings and as a result sales were down 9 percent. In the Brookline price ranges where the amount of listings taken went up, however, the amount of condos sold went up too. For example, in the \$900,000-\$999,000 range, listings were up 115 percent and sales were up 50 percent.

In Back Bay, it's the same equation, but perhaps even more clear cut. Listings taken under \$600,000 in price were down 30 percent, but listings taken over \$600,000 in price were up 10 percent. Not surprisingly, Back Bay sales for listings under \$600,000 in price were down 28 percent and sales for properties over \$600,000 in price were up 4 percent. Obviously, one is a function of the other.

Now you know what every real estate agent knows: Inventory is the name of the game.

David Bates is a broker with Gibson /Sotheby's International Realty and author of The Bates Real Estate Blog, www.BatesRealEstateReport.com



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Sharon Branch

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Sharon, MA 02067

East Walpole Branch

2 Union Street
East Walpole, MA 02032

North Attleboro Branch

31 N Washington Street
North Attleboro, MA 02760

Mansfield Branch

100 Forbes Boulevard
Mansfield, MA 02048

Foxboro Branch

121 Main Street
Foxboro, MA 02035

Corporate Office

30 Pond Street
Sharon, MA 02067

NMLS# 463186



SPOTLIGHT:
Gardner

YEAR SETTLED:

1764

YEAR INCORPORATED
AS A TOWN:

1784

TOTAL AREA:

23 square miles

POPULATION:

20,228

DENSITY:

880 per square mile

TAX RATES:

Residential: \$17.46
Commercial: \$17.46

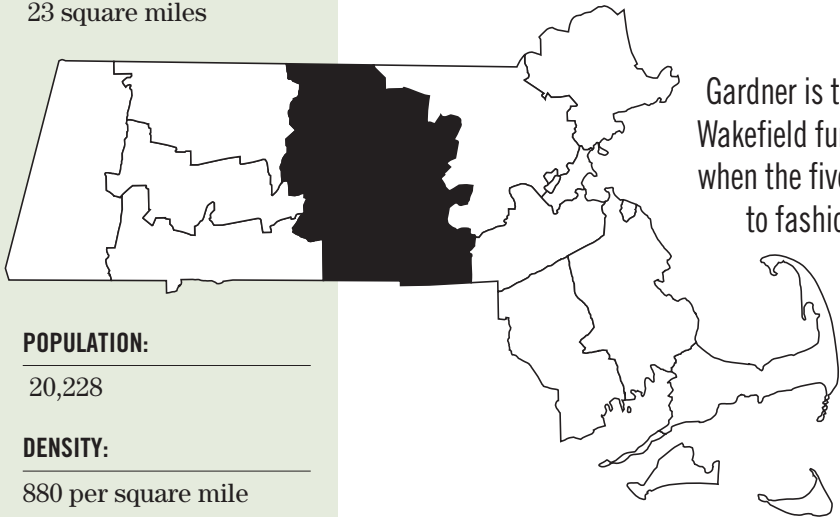
TOTAL NUMBER OF
HOUSING UNITS:

9,126

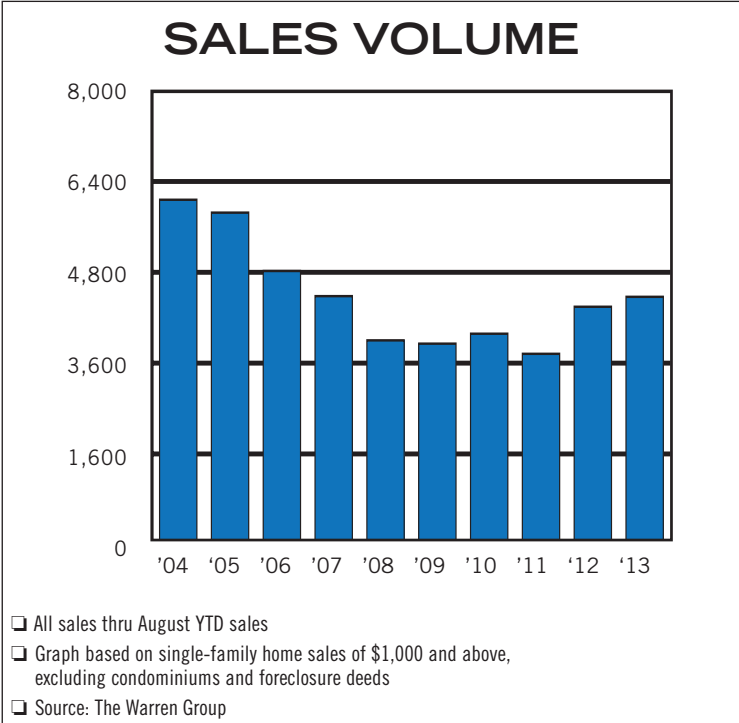
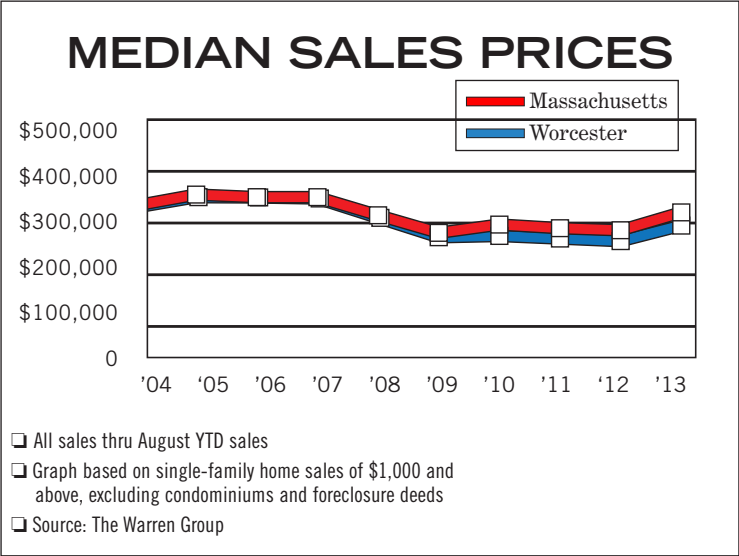
“To make the public sentiment, on the side of all that is just and true and noble, is the highest use of life.”

— Lucy Stone (1818–1893), abolitionist and suffragette, whose house still stands on Elm Street

COUNTY CLOSE-UP
WORCESTER



Gardner is the birthplace of Heywood-Wakefield furniture, dating from 1826, when the five Heywood brothers began to fashion furniture in a barn near their father’s farm. The company ceased production in 2008.



STATISTICAL SNAPSHOT

Community	MEDIAN SALES PRICE		SALES VOLUME	
	Jan - Aug 2013	Change from 2012	Jan - Aug 2013	Change from 2012
Community	MedPr		#Sales	
Ashburnham	\$175,000	13.37%	52	-8.77%
Athol	\$96,000	27.57%	50	-37.50%
Auburn	\$199,950	8.96%	122	37.08%
Barre	\$165,000	27.02%	39	105.26%
Berlin	\$380,000	-11.83%	20	53.85%
Blackstone	\$250,000	13.66%	40	-25.93%
Bolton	\$418,500	-7.56%	40	-20.00%
Boylston	\$418,000	10.00%	31	0.00%
Brookfield	\$234,379	15.74%	18	-25.00%
Charlton	\$239,500	4.13%	84	33.33%
Clinton	\$190,000	0.05%	68	1.49%
Douglas	\$261,000	4.40%	47	-20.34%
Dudley	\$210,000	18.34%	75	13.64%
East Brookfield	\$161,230	7.49%	12	0.00%
Fitchburg	\$143,500	19.58%	148	-13.45%
Gardner	\$147,727	18.89%	92	-9.80%
Grafton	\$332,000	-8.79%	121	4.31%
Hardwick	\$195,000	56.00%	9	-25.00%
Harvard	\$527,500	0.09%	48	60.00%
Holden	\$260,000	10.64%	171	32.56%
Hopedale	\$336,250	3.46%	28	-3.45%
Hubbardston	\$195,000	-7.14%	30	30.43%
Lancaster	\$293,000	32.58%	39	-25.00%
Leicester	\$205,000	32.26%	61	7.02%
Leominster	\$206,500	16.37%	192	6.67%
Lunenburg	\$237,500	4.17%	91	35.82%
Mendon	\$379,950	34.45%	38	15.15%
Milford	\$273,500	11.86%	134	-2.19%
Millbury	\$240,000	30.79%	76	2.70%
Millville	\$220,559	-4.10%	16	0.00%
New Braintree	n/a	n/a	n/a	n/a
North Brookfield	\$167,150	42.32%	28	0.00%
Northborough	\$355,000	0.28%	125	19.05%
Northbridge	\$303,000	26.25%	100	44.93%
Oakham	\$270,000	44.77%	12	9.09%
Oxford	\$178,500	1.16%	76	-2.56%
Paxton	\$255,000	14.92%	31	-26.19%
Petersham	\$225,000	61.29%	9	0.00%
Phillipston	\$169,900	-15.89%	11	10.00%
Princeton	\$293,000	5.40%	23	0.00%
Royalston	\$171,750	9.39%	8	-27.27%
Rutland	\$240,000	2.13%	56	9.80%
Shrewsbury	\$375,000	25.00%	260	25.60%
Southborough	\$485,000	5.73%	99	20.73%
Southbridge	\$145,000	6.70%	64	-16.88%
Spencer	\$172,500	-2.13%	61	-1.61%
Sterling	\$309,500	32.55%	35	-31.37%
Sturbridge	\$248,300	5.66%	62	-12.68%
Sutton	\$330,000	22.47%	49	6.52%
Templeton	\$156,500	19.01%	38	-38.71%
Upton	\$357,500	3.62%	70	59.09%
Uxbridge	\$275,000	30.02%	79	6.76%
Warren	\$150,000	11.11%	15	-57.14%
Webster	\$185,000	4.23%	107	20.22%
West Boylston	\$233,500	-1.54%	50	25.00%
West Brookfield	\$179,000	19.33%	20	5.26%
Westborough	\$452,250	13.99%	109	-14.84%
Westminster	\$236,500	3.28%	68	51.11%
Winchendon	\$147,500	29.10%	64	-5.88%
Worcester	\$180,000	12.50%	646	0.78%
Worcester County	\$228,950	14.53%	4,368	4.17%

□ Statistics based on single-family home sales of \$1,000 and above, excluding condominiums and foreclosure deeds
□ Source: The Warren Group

TOP 3 MORTGAGE LENDERS

2013* Rank	2012* Rank	Lender	Percent of Market Share
1	1	Wells Fargo Bank NA	4.19%
2	14	Quicken Loan	3.68%
3	3	Bank of America FSB	3.37%

*2013 & 2012 Rank / Market share stats include loans filed through August 2013
□ Market share percentage based on number of mortgages
□ Source: The Warren Group

TOP 10 EXISTING HOME SALES

Rank	Street Address Community	Buyer Seller	Date Price
1	94 Fox Run Rd. Bolton	Michael A. Jenike Scott K. Lemay	07/30/2013 \$1,600,000
2	12 Westmorland Dr. Worcester	Dylan G. Johnson FNMA	06/14/2013 \$1,400,000
3	9 Olde Hickory Path Westborough	Brent Harwood Olde Hickory Path RT	08/13/2013 \$1,362,500
4	8 Metcalf Ln. Southborough	Juswinder Singh Scott R. Griffith	08/21/2013 \$1,240,000
5	31 Presidential Dr. Southborough	Christian Radloff Laura K. Dully	07/31/2013 \$1,175,000

Rank	Street Address Community	Buyer Seller	Date Price
6	29 McGrath Rd. Millbury	Millbury Solar LLC James A. Horgan	08/26/2013 \$1,000,000
7	450 South Rd. Holden	William K. Seltzer Margery M. Dearborn	08/09/2013 \$900,000
8	10 Wyndemere Dr. Southborough	Christy M. Williams 10 Wyndemere LLC	07/26/2013 \$900,000
9	4 Thoroughbred Way Shrewsbury	Jennifer J. Hylton Brendon Props 5 RT	06/27/2013 \$881,750
10	109 Main St. Southborough	Ann Manion Michael Hostage	07/15/2013 \$879,900

SHUTDOWN IMPACT

Compiled by Colleen M. Sullivan, residential real estate reporter.

NUMBER CRUNCHERS

Landlords Turn To Big Data To Save Energy

Cleanweb Companies Sprouting Up

BY STEVE ADAMS

SPECIAL TO BANKER & TRADESMAN

Multifamily landlords and residential homeowners looking for ways to shrink utility bills are turning to companies in the growing “cleanweb” sector that use a big data approach to identify energy-hogging buildings.

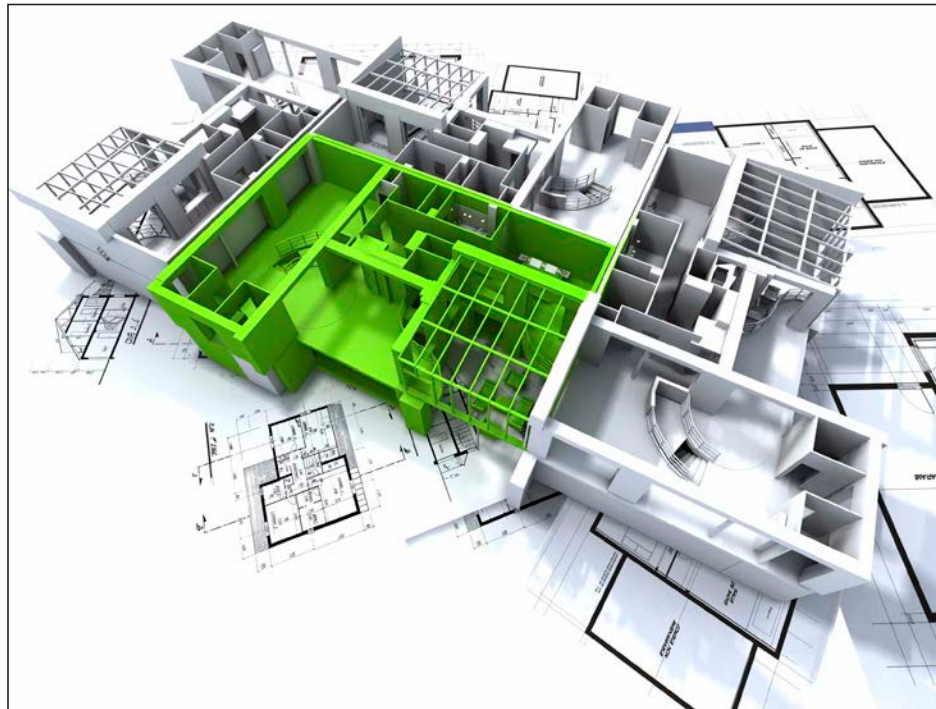
They’re partnering with companies such as WegoWise Inc. of Boston, which uses software to analyze apartment buildings’ utility bills and recommends cost-saving programs.

Unlike commercial properties, apartment buildings do not have a set of federal Energy Star ratings, so benchmarks for energy efficiency are hard to come by, WegoWise Chief Executive Andrew Chen said. Since its founding in 2010, WegoWise has built its own database of apartment building energy consumption, gathering statistics from more than 12,000 client properties.

“We’ve had great success in this market because we have the largest database in the multifamily sector,” Chen said.

WegoWise compares properties with each other on an apples-to-apples basis. Brick buildings are compared to brick, high rises to other high rises, and external factors such as weather are applied when calculating efficiency, Chen said.

Braintree-based Peabody Properties Inc. is saving \$1 million a year on electricity bills after retrofitting more than 100 apartment buildings that it owns or manages on the East Coast, after reviewing WegoWise’s findings. In high rises, motion detectors were added to stairways and corridors previously lit 24 hours a day.



Michael Ferguson, Peabody’s vice president of facilities management and capital planning, said bookkeepers previously entered utility data into a spreadsheet. Peabody now receives up-to-date energy reports from WegoWise on a user-friendly web graphic, Ferguson said.

The next step for Peabody: installing new plumbing fixtures in 30 Massachusetts buildings that were identified as water wasters for a projected \$180,000 in annual gas and water savings.

Cleanweb companies’ say they can offer a more affordable energy savings program because they usually don’t need

to install any equipment on-site. All of the analysis is based upon the utility data. Landlords pay WegoWise a monthly subscription fee starting at \$5 per building.

“There are six-figure hardware systems which tell you everything that is going on in your building,” Chen said. “All that stuff is out there. What’s missing is a portfolio-wide view. It’s not about knowing every detail about every building.”

WegoWise has raised nearly \$5 million from Zipcar-backer Boston Community Capital, including \$3 million in May, since 2010.

Last winter, it acquired Washington,

D.C.-based Melon Power as part of a strategy to attract more commercial landlords as clients. Approximately a quarter of the 16,000 properties that WegoWise monitors are commercial or industrial. Melon Power helps commercial landlords apply for Energy Star designation.

Greater Boston has become a hub of cleanweb entrepreneurialism with dozens of startups in recent years.

After outgrowing its 5,000-square-foot space in the Fort Point Channel area, business incubator Greentown Labs opened a 24,000-square-foot lab space in Somerville in August. The center provides low-cost office and lab space to more than 25 entrepreneurs and startups.

Demand for cleanweb applications is expected to grow as more large cities require building owners to report energy consumption.

In May, Boston passed an ordinance requiring owners of large and medium buildings to report electricity and water usage to the city starting in 2014. The law will be phased in through 2017, when it will apply to all commercial buildings 35,000 square feet or larger and all apartment buildings with 35 or more units. New York, Chicago, San Francisco and Washington, D.C. all have similar laws.

“Now as a building owner, you’re being required by the municipality to publish the energy data,” said Blake Burris, CEO of the Cleanweb Initiatives, a San Francisco-based trade group. “It motivates the owners to be in touch with the companies like WegoWise that offer these services. It’s kind of like the best thermostat.” ■

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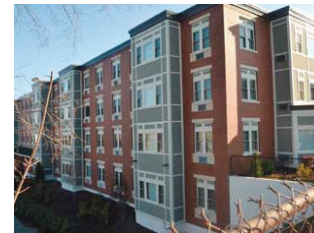
Georgetowne Homes
Boston (Hyde Park)
\$169,543,000
Tax-Exempt Construction/
Bridge/Permanent Loans
967 units



Barstow Village
Hanover
\$1,225,000
Taxable Permanent Loan
66 units



Ames Privilege
Chicopee
\$8,121,000
Taxable Construction/
Bridge/Permanent Loans
134 units



Greenway Apartments
Boston (East Boston)
\$1,200,000
Taxable Permanent Loan
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IN PERSON

Study Reveals Hidden Costs Of Cash

BY ALLISON DEANGELIS | SPECIAL TO BANKER & TRADESMAN

A study from Tufts University's Fletcher School released last month reveals that while there are hidden costs to using cash, the transfer to digital banking will happen slowly. Banker & Tradesman sat down with the one of the study's authors and the senior associate dean at the Fletcher school, Bhaskar Chakravorti, to discuss the findings from the first in a four-part study on the costs of using cash.



Bhaskar Chakravorti

Title: Senior associate dean for international business and finance at Tufts University

Age: 53

Experience: More than 20 years

Q: First, what led to the idea for this study?

A: The origins came from an investigation to understand the process of goods and services that are inherently information goods and the process by which they are being transformed from this physical form to a digital form. We have seen everything from shopping to movies to music to books going digital, and the natural question is what is it about money that potentially makes it different from movies and music and books?

Q: One of the things that that you found was that using cash is actually very inefficient for consumers, businesses and the government – why is that?

A: For consumers, getting cash is a fairly significant source of cost. For some people who have access to bank accounts, they can go get cash from an ATM, but there are others who don't. Then, they have to wait in line to get their payday checks cashed. People who are underbanked (anyone who doesn't maintain minimum deposits that the bank often requires to get all of the services), must pay high fees in order to access cash.

Interestingly, for businesses that have a significant amount of cash-based operations, retail theft is the biggest source of cost. From the perspective of government, not surprisingly, the biggest source of cost is unreported or underreported taxes, because cash is not traceable.

Q: Are there any groups that you found were harder hit by these inefficiencies?

A: Yes, a group that is bearing a disproportionate share of the cost is the people who are at the bottom of the income scale. That group of Americans can have anywhere from three to four times the cost for using cash than people with bank accounts.

Q: What are some of the solutions that you would recommend to individuals, businesses and the government?

A: We should have more initiatives that promote greater financial inclusion, or inclusion of a wider segment of the population. If we introduce new payment systems, we have to also try to understand what the costs are that people face switching away from cash to alternative forms of payment and whether those switching costs are real or psychological and behavioral.

Another important indication is that our federal government has spent a huge amount of time and energy on finding ways to reduce the budget deficit. When we look at the lost tax revenues due to the resistance of this enormous cash-economy, more should be done in Washington to potentially limit the size of the cash economy and find ways to create limits on the use of cash. That would bring some of the revenues back to the government.

Q: This is the first in a four-part, four-country study – have you found anything interesting that you can tell us about the use of money in Mexico or India?

A: Mexico is in the rather unusual situation of being neighbor to the United States and is, obviously, heavily influenced by their adjoining neighbor. Understandably, there is a flow of it repatriations from the United States to Mexico. Another aspect which is quite significant is that Mexico has a large part of the economy that is underground, which is operated by the drug cartels or other groups using unrecorded transactions.

India is very different – India is one of the countries that was going through a period of rapid growth that has slowed down. The Indian rupee has devalued quite significantly over the last year, and it's lost 10 to 20 percent of its value. That has caused an enormous amount of anxiety about holding on to currency and the local rupee. India also has an interesting relationship with not just the United States, but other parts of the world where there's the ability for an Indian task force to leave and bring money back to the country.

So, these countries (both Mexico and India) and other developing countries are primarily cash oriented countries. They're close to 90 percent in cash and alternatives haven't really penetrated.

The full text of the U.S. study can be found at fletcher.tufts.edu/CostofCash/Papers. Studies on cash use and costs in Mexico and India are scheduled to be released early next year, and a study based in Egypt is tentatively projected for release in mid-2014.



TOP FIVE FAVORITE BOOKS:

- 1 "Americanahm," by Chimamanda Adichie
- 2 "Poor Economic," by Abhijit Banerji and Esther Dufo
- 3 "Into the Wild," by John Krakauer
- 4 "Speak, Memory," by Vladimir Nabokov
- 5 "Three Men in a Boat," by Jerome K. Jerome

BANKING & LENDING

CFPB Wants To Examine Banking On College Campuses

Continued from Page 1

with the overage from their financial aid.

"Since it had the college logo on it, I trusted that it was in my interest," one student told the CFPB.

This type of partnership saves money for the schools, saves trees by cutting down on paper waste, and saves some time for students, who otherwise might have to stand on line in the bursar's office for an hour or more. But those special pre-loaded debit cards also often come with fees attached when students try to access those funds via ATM or check.

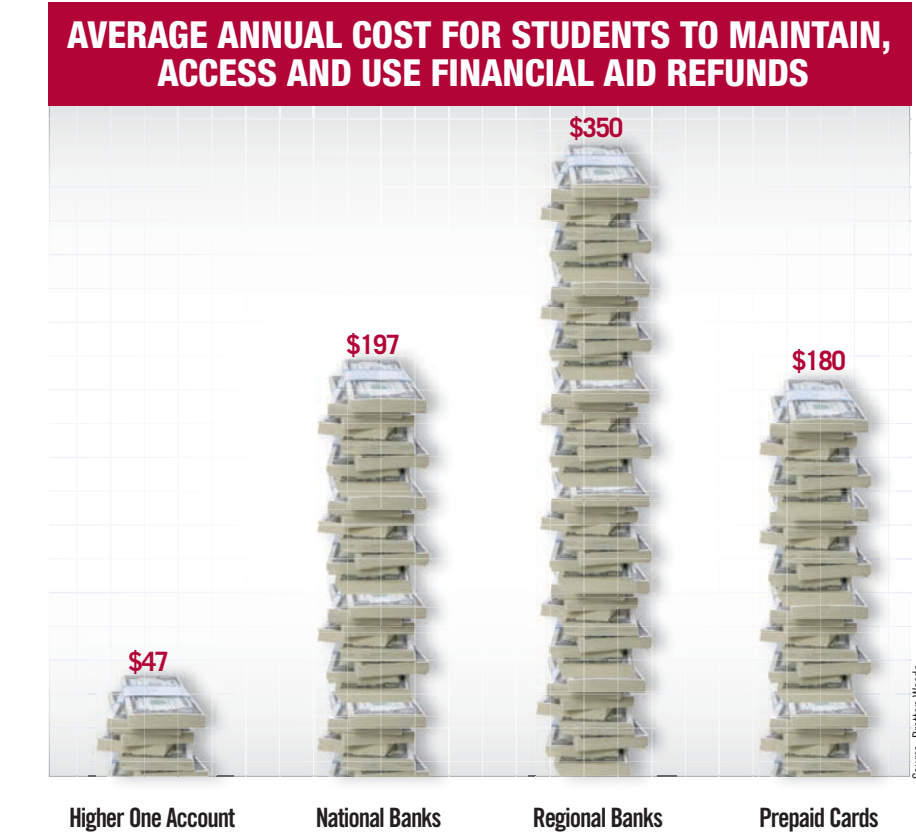
Higher One, one of the better-known providers of those debit cards, later responded to the CFPB's concerns on its website, stating that it had eliminated all fees, save a monthly fee of \$4.95, from its Edge account and further that it had adopted the Pew format for fee schedules and required all account holders to read and accept their fee schedule before activating an account.

Other Issues

But Rachel Fishman, a policy analyst in the Education Policy Program at the New America Foundation, says the cards raise another issue besides fees.

"It also leaves the student unbanked. Students need access to actual dollars, as opposed to a debit card. There is a convenience factor, but if there are fees attached to it, there's a losing situation and prevents students from becoming banked," she said.

The ideal, she said, is for college students to establish a relationship with a bank or credit union in the form of a low-



fee or no-fee student account.

"Where a student is establishing credit, learning how to pay credit, things like that are very helpful, but when the terms and conditions exploit students' low financial literacy. Things that exploit that are really unhelpful. This is the opportunity that financial institutions have to develop a good relationship with students and to also

make sure they're good account holders, that they learn how credit works and don't become bad consumers of these financial products. It's in their interest to provide good products that help teach students.

But as plenty of banks and credit unions have already demonstrated, that relationship doesn't have to be predatory in nature.

For example, UMass Five College Federal Credit Union in Hadley has recently begun offering a bike loan to college students who want to purchase a bicycle for transportation. UMass Five doesn't make much money off the bike loan, the credit union has previously told Banker & Tradesman, but the borrower also isn't going to get into any trouble with a \$300 bike loan and more importantly, the student learns about and establishes credit this way.

UMass Five has also said that about 45 percent of its new membership base falls into the 18 to 30 year old age range.

And Leominster Credit Union has launched an initiative called Finding Easy Street, a daylong financial literacy conference free to all college students in the Greater Worcester Area.

Where a student is establishing credit, learning how to pay credit, things like that are very helpful, but when the terms and conditions exploit students' low financial literacy, things like that are really unhelpful," Fishman said.

And while millennials are perhaps best known right now for their general lack of funds (as well as staggering student loan debt), college students can still present a desirable market for banks and credit unions.

"[College students] might not have a bank account, they might not have a credit card. This is an opportunity for them to develop a relationship with a financial institution. Financial institutions want to establish that relationship and get that customer," Fishman said.

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LOOSE CHANGE

Eastern Bank Focuses On Cameras To Lure Customers Not The Usual Cash

BY LAURA ALIX
BANKER & TRADESMAN STAFF WRITER

Nifty little incentives are an old standby for banks looking to lure in new customers. How ingrained in our cultural consciousness is the new toaster offered to a customer who opens a checking account, after all?

That is, more or less, what Eastern Bank is doing with its latest promotion: Open an eZ checking account, set up direct deposit of \$500 or more, and get a Hero3 White Edition GoPro camera.

“A number of our competitors are offering cash incentives. We’ve done that in the past, so we wanted to do something a little different this time. It’s hard to stand out if you just join the crowd,” said marketing director Joe Bartolotta added. “We thought that offering our customers one of the coolest pieces of new technology would be a way to help us cut through the clutter and stand out.”

But it wasn’t enough just to tempt customers with a hot new camera in exchange for their business. Bartolotta wanted to make them work for it.

Well. Sort of.

That’s where Plenty of Twenties came in.

“A number of our competitors are offering cash incentives. We’ve done that in the past, so we wanted to do something a little different this time.”

— Joe Bartolotta, marketing director, Eastern Bank

Steve Grant founded the company with his best friend, Richard Cook. It originally stemmed from a friendly debate they were having: How far would someone go for \$20? To prove his point, Grant hid a \$20 bill in his local public library, publicized it on his Facebook page and within 90 minutes, one of his friends found it.

From that friendly debate was born Plenty of Twenties. Businesses looking to drum up a little publicity will sponsor a \$20 bill, which Grant and Cook hide in a particular place and then publicize with little clues on their Facebook page.

But Eastern Bank came to them with a different proposition: Hide half a dozen GoPro cameras around Boston for the six weeks their promotion runs and launch a city-wide scavenger hunt for the gadgets.

Grant concedes that it’s a little more difficult to hide a camera than it is to hide a \$20 bill, but he liked the strategy.

“You get a little more bang for your buck. The more time people try to figure out where the GoPro is, the more attention being given to the campaign,” he said.

And Bartolotta is so far pleased with the blend of buzz marketing and traditional advertising. Though the campaign is still ongoing, he’s pleased with the attention it’s garnered so far.

“If you go onto the Plenty of Twenties website, there’s a lot of chatter, a lot of people scrambling to find these cameras,” he said. “It’s been great.” ■

Email: lalix@thewarrensgroup.com



One of the winners of Eastern Bank’s camera promotion.



Eastern Bank shared a link.
22 hours ago

Solve the riddle and find the GoPro:
<http://www.plentyoftwenties.com/2013/09/27/who-wants-a-gopro-friday-september-27-2013/>



Who Wants a GoPro? — Friday September 27, 2013 | Plenty of Twenties
www.plentyoftwenties.com

We’ve hidden the second of six GoPro cameras given to us by Eastern Bank! It’s just sitting there in a public place waiting to be found. But it’s well

A Facebook post promoting the bank’s camera scavenger hunt.

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COMMERCIAL & INDUSTRIAL

After Great Recession, NorthPoint Project On Track Again

Continued from Page 1

dent of the East Cambridge Planning Team, comprising local residents and stakeholders.

“We’re hoping by the time it all gets built-out, we’ll have a farmers’ market and some nice ground-floor retail to connect the new community to the one that’s already established,” Broussard said.

Wait 10 More Years

That fully built-out state Broussard referenced will take about a decade to reach, O’Brien offered. That’s because the campus includes some 21 different development sites. In total, it will likely cost \$2 billion of investment to finish the job.

“From a lot of people’s points of view, anything is better there than what we had. It was like a wasteland. They’ve worked very hard at it,” Broussard added. Her primary concern is that residents living in the planned housing will eschew onsite private parking for less expensive on-street parking. But Broussard lauded the development team for creating about five acres of parkland at the site. O’Brien said he plans for about another six acres of the NorthPoint campus to be parkland.

Part of the project’s success could hinge on a new Green Line station and extension – the MBTA is planning to replace the outdated and unappealing Lechmere station adjacent to NorthPoint. Work on the new station is underway and slated for completion in 2017, O’Brien said.

But delays from lawsuits and the



Rendering of new residential building.

Great Recession have plagued development of the campus. Work on the site first halted because of a legal battle between the site’s former owners. In 2007, Archon Group, Goldman Sachs real

estate branch, was reportedly lined up to buy the site, but the deal crumbled. Then, the economy tanked and the project was put on the shelf.

However, in 2010, HYM joined with

“From a lot of people’s points of view, anything is better there than what we had. It was like a wasteland.”

— Barbara Broussard, president, East Cambridge Planning Team

Canyon-Johnson Urban Funds, which includes former Los Angeles Laker Earvin “Magic” Johnson, to restart planning and construction.

And while the fulfillment of the promise of NorthPoint – a new, mixed-use section of Cambridge where those with the means can live, work and play – might seem like a long time coming, city officials are just glad work has restarted at the site. Plus, the Green Line station work is likely to provide potential lab or office tenants with new confidence in the project. In the past, interested companies “were skittish” because of the holdup in the transit project, said Brian Murphy, the assistant city manager for community development. But now, with possible tenants having a greater comfort level, “I think it really is poised to pop,” he said.

“We’re incredibly excited about what’s happening over there,” Murphy added. “There are very few places in Cambridge with the wide-open possibilities for development that NorthPoint has.” ■

Email: jcronin@thewarrengroup.com

HOT PROPERTY

Each week, Banker & Tradesman commercial real estate reporter James Cronin will spotlight a commercial real estate property in Massachusetts notable for its high deal activity, unique design or one-of-a-kind special features.

WHY IT'S HOT:

- The master development team just secured \$112 million in refinancing for its 23-acre swath of developable parcels in Boston’s Seaport, which has been termed the Innovation District by Mayor Thomas Menino.
- The loan will allow the borrowers flexibility in selling off parcels while maintaining leverage such that the loan will likely carry the sponsor through full execution of their business plan.
- Collateral for the loan consists of 15 development sites fully approved by the Boston Redevelopment Authority for 5.3 million square feet of new retail, residential, hotel and office development within 15 buildings.
- The HFF team representing the borrower was led by executive managing director John Fowler, managing director Anthony Cutone and senior real estate analyst Brett Paulsrud.

THEY SAID IT:

“The Innovation District has become a busy and thriving mix of business, industry, cultural attractions, restaurants and residences.”

— Boston Mayor Thomas Menino

WHERE:
Seaport Square, Boston

BUILT:
Under construction

OWNER:
Boston Global Investors and Morgan Stanley Real Estate Investing

WHAT:
A 23-acre waterfront development site



THINK YOUR PROPERTY IS HOT?
Drop James a line at jcronin@thewarrengroup.com

COMMERCIAL BRIEFS

Ipsen To Relocate U.S. R&D Operations To Cambridge From Milford

Ipsen, an international pharmaceutical company based in France, has signed a long-term lease for 62,600 square feet of laboratory and office space to relocate its U.S. R&D operations to Cambridge from Milford.

The six-story, multi-tenant research facility at 650 East Kendall St. is owned by BioMed Realty Trust Inc. through a joint venture with Prudential Real Estate Investors on behalf of institutional investors. Cresa Corporate Real Estate represented Ipsen. Richards Barry Joyce & Partners represented BioMed.

"This move puts our research capabilities in the center of Kendall Square, one of the preeminent life science communities in the world, including prominent hospital centers, medical schools, biotech companies and universities," Ipsen's Cynthia Sylvestre, president, biomedicine and vice president and Milford site head, said in a statement. "We are also excited about partnering with BioMed Realty with their specialized expertise in life science real estate."

The 282,200-square-foot East Kendall



property received Gold status certification by the Leadership in Energy and

Environmental Design (LEED) of the U.S. Green Building Council. ■

Bose Corp. Renews 250K SF Westborough Office Lease



Bose Corp. has renewed its lease of 250,813 square feet of office space in Westborough.

Cushman & Wakefield's team of J.R. McDonald, Michael Frisoli, Stephen Woelfel and Rich Ruggiero represented the landlord, Wells REIT II - 9 Technology Drive LLC.

The property at 9 Technology Drive is a two-story, first class office/R&D building. It features two-story glass atriums designed to provide ideal circulation for larger users. ■

Shawmut Engineering Co., ClimateStore Inc. Lease At Walpole Station Business Center

Two new tenants have signed leases totaling nearly 8,000 square feet at the Walpole Station Business Center at 55 West St.

Shawmut Engineering Co. leased 5,000 square feet of light manufacturing, storage and office space, and ClimateStore Inc. leased 2,915 square feet of office and storage space.

Jan Behler of Atlantic Commercial

Real Estate LLC represented both of the tenants. Michael Manzo, partner at The Manzo Co., represented Walpole Station Business Center.

"Shawmut Engineering Co. brings us a multi-generational family-owned light-industrial business involved in the commercial baking equipment industry. ClimateStore Inc. adds an exciting new "e-tailer" startup to our roster with

a focus on environmentally sustainable and carbon reducing consumer products," Manzo said in a statement. "Both deals speak to the flexibility and creativity offered by ownership of the WSBC in accommodating a wide variety of commercial space needs."

Walpole Station Business Center is an approximately 315,000 mixed-use property situated near the Walpole town center. ■



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NOTICE OF SALE
Wells Fargo Bank, N.A. v. Beacon Street Hospitality Corp., et al.,
United States District Court for the District of Massachusetts
Civ. Action No. 12-CV-10445

PLEASE TAKE NOTICE THAT, Craig R. Jalbert, the appointed Federal Court Receiver in the above-referenced matter (the “Receiver”), intends to sell a certain piece of real property located at 501-511 Dorchester Avenue in Boston, Massachusetts (the “Property”) to Burns Lane, LLC (“Burns Lane”) by private sale for a purchase price of \$11,750,000 pursuant to the terms of the Purchase and Sale Agreement made between the Receiver and Burns Lane, dated August 14, 2013 (as amended, the “Purchase and Sale Agreement”). The Property includes approximately 6.2 acres +/- of unimproved, vacant land and is bounded by Dorchester Avenue to the east, Humbolt Place/ Ellery Street to the south, the MBTA railway to the west and Alger Street to the north.

PLEASE TAKE FURTHER NOTICE THAT the Court has scheduled a hearing to consider the proposed sale of the Property (the “Sale Hearing”) for **October 30, 2013** pursuant to the Motion by Receiver for Authority to Sell Real Property by Private Sale, Free and Clear of Liens, Claims, Interests, and Encumbrances filed on August 21, 2013 [docket no. 24] (the “Sale Motion”).

PLEASE TAKE FURTHER NOTICE THAT pursuant 28 U.S.C. 2001(b) and the Sale Motion, Receiver requests that the Property be sold free and clear of all liens, claims, interests and encumbrances, including, without limitation, all consensual liens and security interests and all liens or claims arising by operation of law. The Property shall be transferred on an “AS IS,” “WHERE IS,” and “WITH ALL FAULTS” basis. THE RECEIVER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO CONDITION OR FITNESS OF USE OF THE PROPERTY. THE RECEIVER EXPRESSLY DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

ANY OBJECTION to the Sale Motion must be made in writing and filed with the Clerk of the Court, via the Court’s CM/ECF System (for registered users) or by mail so that it is received by the Court prior to the Sale Hearing. Copies of any objection must also be sent to counsel for the Receiver, Harold B. Murphy, Esq., Murphy & King, Professional Corporation, One Beacon Street, Boston, MA 02108 and counsel to Burns Lane, Andreas P. Andromalos, Esq., Brown Rudnick, LLC, One Financial Center, Boston MA 02111 such that the copies are received prior to the Sale Hearing. Any party filing an objection to the Sale Motion should appear at the Sale Hearing. Absent such appearance, any objection may be overruled.

COPIES OF THE SALE MOTION AND THE PURCHASE AND SALE AGREEMENT ARE AVAILABLE UPON REQUEST FROM CRAIG JALBERT, RECEIVER, BY CONTACTING RECEIVER’S COUNSEL, HAROLD B. MURPHY OR JONATHAN F.X. O’BRIEN, MURPHY & KING P.C., ONE BEACON STREET, 21ST FLOOR, BOSTON, MA 02108, TELEPHONE: (617) 423-0400, EMAIL: HBM@MURPHYKING.COM, JFO@MURPHYKING.COM.

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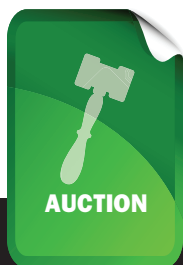
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Number of 1-Fam Sales	39	40
Median Price	\$1,775,000	\$2,203,500

► REAL ESTATE SALES

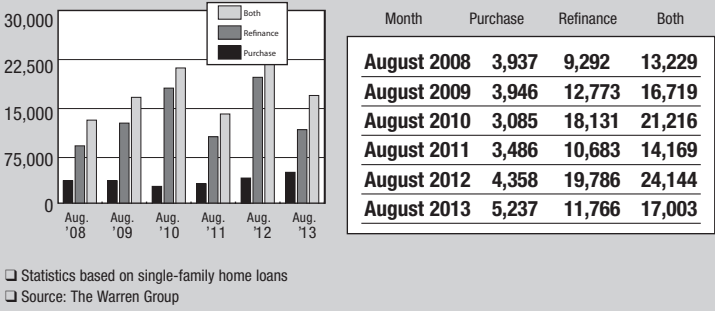
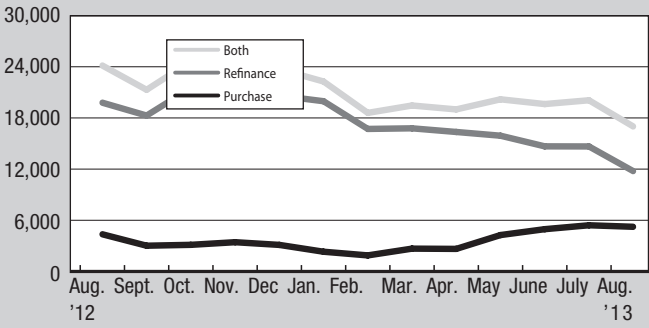
6 ARLINGTON ST U:9	\$5,500,000
B: Christopher K Johnson & Neeti Bhalla	
S: Neil R Markson Tr, Marlborough 9 NT	
Book/Page: 52131/203, Date: 09/19/13	
Mtg: Connexus CU \$4,950,000	
Use: 3 Bdrm Condo, Lot: 3319sf	
Prior Sale: \$4,867,787 (10/08)	
28-32 ATLANTIC AVE U:324	\$579,000
B: Billy Tse & Celina Tse	
S: Kate Brassert	
Book/Page: 52130/13, Date: 09/18/13	
Use: 2 Bdrm Condo, Lot: 825sf	
Prior Sale: \$532,000 (12/11)	
500 ATLANTIC AVE U:15Q	\$483,000
B: Inter 15Q Inc	
S: James Marcinelli & Michelle Marcinelli	
Book/Page: 52142/29, Date: 09/20/13	
Use: 1 Bdrm Condo, Lot: 428sf	
Prior Sale: \$375,000 (06/11)	
8-12 BARTLETT PL U:2	\$500,000
B: Tatiana N Nosenko	
S: Aaron Polhemus	
Book/Page: 52135/25, Date: 09/19/13	
Mtg: MSA Mortgage LLC \$400,000	
Use: 1 Bdrm Condo, Lot: 661sf	
Prior Sale: \$370,000 (06/11)	
408 BEACON ST U:1	\$2,400,000
B: Richard E Agee Tr, Beacon Hill T	
S: Erin Agee	
Book/Page: 52142/152, Date: 09/20/13	
Use: 3 Bdrm Condo, Lot: 2250sf	
Prior Sale: \$1,950,000 (07/10)	
1856 BEACON ST	\$429,000
B: Eric Kaye	
S: Jacob Matana & Judith K Matana	
Book/Page: 52133/132, Date: 09/19/13	
Mtg: Guaranteed Rate Inc \$229,000	
300 BOYLSTON ST U:1004	\$7,150,000
B: Saul Pannell Tr, Frisbee RT	
S: John M Cornish Tr, C&J RT	
Book/Page: 52140/314, Date: 09/20/13	
Use: 3 Bdrm Condo, Lot: 2898sf	
Prior Sale: \$2,325,000 (04/97)	
54 BRIMMER ST	\$2,500,000
B: Esther Duflo	
S: Jonathan Diamond & Ellen L Diamond	
Book/Page: 52140/240, Date: 09/20/13	
Mtg: Needham Bk \$1,500,000	
Use: 3 Bdrm Row-middle, Lot: 1192sf	
146 CHANDLER ST U:1	\$860,000
B: Stephen A Nadas & Haley J Gilbert	
S: Kay Dougherty	
Book/Page: 52139/249, Date: 09/20/13	
Mtg: Mortgage Master Inc \$688,000	
Use: 2 Bdrm Condo, Lot: 1355sf	
Prior Sale: \$405,000 (02/99)	

2 CLARENDON ST U:307	\$570,000
B: Xiaomong Zhao	
S: Ellen A Smith	
Book/Page: 52116/75, Date: 09/16/13	
Use: 1 Bdrm Condo, Lot: 857sf	
Prior Sale: \$118,000 (08/92)	
90 COMMERCIAL ST U:1A	\$485,000
B: Jeffrey Gruenglas	
S: Scott A Salsbury & Laura Salsbury	
Book/Page: 52134/225, Date: 09/19/13	
Mtg: First Republic Bk \$339,500	
Use: 1 Bdrm Condo, Lot: 780sf	
Prior Sale: \$346,000 (12/10)	
236 COMMERCIAL ST U:4	\$1,900,000
B: David Krejci	
S: John S Childs	
Book/Page: 52114/230, Date: 09/16/13	
Mtg: Wells Fargo Bank \$1,000,000	
Use: 3 Bdrm Condo, Lot: 2539sf	
Prior Sale: \$1,100,000 (07/05)	
2 BATTERY WHARF U:4310	\$1,700,000
B: Louis N Vinios & Zacharie H Vinios	
S: Kenneth L Edlow	
Book/Page: 52136/101, Date: 09/19/13	
Mtg: UBS Bank USA \$850,000	
Use: 2 Bdrm Condo, Lot: 1574sf	
Prior Sale: \$1,800,000 (05/08)	
59 COMMERCIAL WHARF U:8	\$1,375,000
B: Nesbitt Hagood	
S: Julie D August Tr, McKee Cmrl Wharf RT	
Book/Page: 52139/228, Date: 09/20/13	
Use: 1 Bdrm Condo, Lot: 1277sf	
160 COMMONWEALTH AVE U:318	\$1,270,000
B: Andres Quintero & Maria C Elejalde	
S: Peter G Meade & Rosanne B Meade	
Book/Page: 52141/306, Date: 09/20/13	
Use: 2 Bdrm Condo, Lot: 1410sf	
Prior Sale: \$1,033,334 (09/05)	
336 MARLBOROUGH ST U:5	\$348,000
B: Hongsheng Cai & Fei Ye	
S: Milagros Rosal	
Book/Page: 52141/315, Date: 09/20/13	
Use: 1 Bdrm Condo, Lot: 400sf	
Prior Sale: \$71,500 (05/92)	
1 CONCORD SQ U:4	\$595,000
B: Robert A Glatz	
S: Jo A David	
Book/Page: 352/4, Date: 09/16/13	
Mtg: Sovereign Bank FSB \$357,000	
Use: 1 Bdrm Condo, Lot: 729sf	
265-275 DARTMOUTH ST U:1H	\$675,000
B: Robert D Manza Tr, R D&K H Manza RET	
S: Mary C O Sullivan	
Book/Page: 52125/311, Date: 09/18/13	
Use: 1 Bdrm Condo, Lot: 785sf	
Prior Sale: \$440,000 (04/11)	
53 DWIGHT ST	\$1,425,000
B: Glen Ross	
S: 53 Dwight Street LLC	
Book/Page: 52142/65, Date: 09/20/13	
Mtg: Boston Private Bank \$1,000,000	
Use: 2-Family Row-middle, Lot: 1225sf	
Prior Sale: \$1,540,000 (12/12)	
45 E NEWTON ST	\$53,555,000
B: Granite James Court LLC	
S: Harrison Commons LLC	
Book/Page: 52117/176, Date: 09/16/13	
Use: Other Exempt, Lot: 38179sf	
158 ENDICOTT ST U:1	\$455,000
B: Zbingniew Nitecki	
S: Robert Jordon	
Book/Page: 52119/85, Date: 09/17/13	
Mtg: NE Moves Mortgage Co \$260,000	
Use: 1 Bdrm Condo, Lot: 769sf	
Prior Sale: \$362,000 (08/11)	
19 GRAY ST U:1	\$760,000
B: Aurelie Cordier & Lyle P Steere	
S: Amy Garbaczski & Paul Garbaczski	
Book/Page: 52134/18, Date: 09/19/13	
Mtg: Poli Mtg Group \$465,750	
Use: 2 Bdrm Condo, Lot: 1277sf	
Prior Sale: \$596,200 (03/05)	
88 KINGSTON ST U:3B	\$356,000
B: Joshua J Chang	
S: Linda R Weinstein	
Book/Page: 52117/336, Date: 09/16/13	
Mtg: RBS Citizens NA \$284,800	
Use: 1 Bdrm Condo, Lot: 714sf	
Prior Sale: \$230,500 (08/05)	

88-100 KINGSTON ST U:3A	\$789,000
B: Jeffrey A Siegel & Karen E Siegel	
S: Elliott T Scaborn & Melanic S Seaborn	
Book/Page: 52140/260, Date: 09/20/13	
Mtg: Mortgage Master Inc \$631,200	
Type: Adj	
Use: Condo	
190 MARLBOROUGH ST U:B	\$345,000
B: Kathleen A White	
S: Kathryn Wooley	
Book/Page: 52117/153, Date: 09/16/13	
Mtg: NE Moves Mortgage Co \$305,000	
Use: Condo, Lot: 318sf	
Prior Sale: \$118,000 (06/98)	
341 MARLBOROUGH ST	\$7,800,000
B: 341-343 Marlborgh St LLC	
S: Mark E Warshauer Tr, Warshauer FT	
Book/Page: 52121/214, Date: 09/17/13	
Mtg: E Cambridge Svgs Bk \$9,440,000	
Use: Mixed Use-prim Res & Comm, Lot: 2576sf	
93-95 NEWBURY ST	\$29,400,000
B: Boston Blue LLC	
S: Edward F Kakas Tr, 93-95 Newbury Street RT	
Book/Page: 52124/23, Date: 09/17/13	
Mtg: Rockland Tr Co \$11,500,000	
Use: Retail-service, Lot: 4032sf	
350 NORTH ST U:901	\$775,000
B: Jeffrey Black	
S: Daniel B Curll 3rd & Joyce P Curll	
Book/Page: 52141/21, Date: 09/20/13	
Mtg: Energy North Inc \$750,000	
Use: 1 Bdrm Condo, Lot: 879sf	
Prior Sale: \$139,750 (03/94)	
135 PEMBROKE ST U:4	\$525,000
B: Tunde R Kovacs	
S: Betsey G Stone Tr, 135 Pemnroke Street RT	
Book/Page: 52141/214, Date: 09/20/13	
Mtg: Monument Mtg Co \$393,750	
Use: 1 Bdrm Condo, Lot: 675sf	
Prior Sale: \$1 (12/10)	
38 RUTLAND SQ U:3	\$766,923
B: Marc Hudak	
S: Thomas J Usher	
Book/Page: 52129/160, Date: 09/18/13	
Mtg: First Republic Bk \$613,538	
Use: 2 Bdrm Condo, Lot: 1024sf	
Prior Sale: \$679,500 (06/12)	
123 SAINT BOTOLPH ST U:1&2	\$775,000
B: Michael F Gould & Hazel G Gould	
S: Michael Polacco	
Book/Page: 52126/301, Date: 09/18/13	
Mtg: Berkshire Bank \$620,000	
Use: 2 Bdrm Condo, Lot: 1721sf	
Prior Sale: \$730,000 (11/10)	
4 SENTRY HILL PL	\$1,800,000
B: Christopher M Coburn & Anne M Coburn	
S: Dennis B Dubois & Vrinda Dubois	
Book/Page: 595/197, Date: 09/20/13	
Mtg: First Republic Bk \$1,440,000	
Use: 3 Bdrm Row-middle, Lot: 790sf	
Prior Sale: \$1,087,500 (09/03)	
100 SOUTH ST U:2	\$675,000
B: Douglas Stoddard	
S: Baughman William S Est & Olga C Brogan	
Book/Page: 52135/265, Date: 09/19/13	
Mtg: Guaranteed Rate Inc \$400,000	
Use: 1 Bdrm Condo, Lot: 1739sf	
Prior Sale: \$596,000 (10/04)	
110 STUART ST U:20E	\$1,945,000
B: Madsa LLC	
S: SE Property Venture LLC	
Book/Page: 52122/165, Date: 09/17/13	
Use: 2 Bdrm Condo, Lot: 1714sf	
400 STUART ST U:16K	\$1,000,000
B: Stephen J Kaszynski & Marilyn D Kaszynski	
S: Amy Colwell	
Book/Page: 52118/85, Date: 09/16/13	
Mtg: JPMorgan Chase Bank \$800,000	
Use: 1 Bdrm Condo, Lot: 850sf	
Prior Sale: \$795,000 (03/11)	
151 TREMONT ST U:9L	\$455,000
B: Sushil Bhatia & Urvashi Bhatia	
S: Valliere Barbara R Est & Richard H Valliere	
Book/Page: 52122/218, Date: 09/17/13	
Mtg: Franklin Amer Mtg \$341,250	
Use: 1 Bdrm Condo, Lot: 605sf	

MASSACHUSETTS MARKET STATISTICS

Number of Mortgages (Single-Family)



Month	Purchase	Refinance	Both
August 2008	3,937	9,292	13,229
August 2009	3,946	12,773	16,719
August 2010	3,085	18,131	21,216
August 2011	3,486	10,683	14,169
August 2012	4,358	19,786	24,144
August 2013	5,237	11,766	17,003

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

INDEX

County Sales Charts In This Week's Issue

None

Real Estate Records

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B1	Suffolk	09/20/13	B11	Franklin	09/20/13
B	Barnstable	09/20/13	B11	Hampden	09/20/13
B	Berkshire Middle	09/20/13	B13	Hampshire	09/20/13
B6	Berkshire North	09/20/13	B13	Middlesex North	09/20/13
B7	Berkshire South	09/20/13	B14	Middlesex South	09/20/13
B7	Bristol Fall River	09/20/13	B18	Nantucket	09/20/13
B7	Bristol North	09/20/13	B18	Norfolk	09/20/13
B8	Bristol South	09/20/13	B20	Plymouth	09/20/13
B8	Dukes	09/20/13	B22	Worcester	09/20/13
B9	Essex North	09/20/13	B25	Worcester North	09/20/13
B9	Essex South	09/20/13			

Credit Records

B26	Voluntary Bankruptcies	B28	State Tax Liens
B27	Chapter 13 Bankruptcies	B29	Attachments
B27	Chapter 11 Bankruptcies	B29	Petitions to Foreclose
B27	Federal Tax Liens	B30	Foreclosure Sales

Stable, increasing, or declining? Foreclosures having an impact?
RE Records Search users know the answers.



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.

L 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.

L 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.

L 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
T = Trustee
Tr = 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?

Log on to your account at www.BankerandTradesman.com and click on the Records button for a complete listing of refinance, home-equity and second-mortgage loans, broken down by county.

Dorchester

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	118	95
Median Price	\$263,000	\$315,000

► REAL ESTATE SALES

565 ADAMS ST..... \$400,000
B: Ty Luu & Men Le
S: Carl Micci LLC
Book/Page: 52133/95, Date: 09/19/13
Use: 2 Bdrm Colonial, Lot: 5977sf
Prior Sale: \$140,000 (04/13)

1241-1251 ADAMS ST U:501..... \$325,000
B: Mary J Carbonara
S: Robert P Sheehan & Joyce E Sheehan
Book/Page: 52115/219, Date: 09/16/13
Mtg: Bank of Canton \$243,750
Use: 1 Bdrm Condo, Lot: 866sf
Prior Sale: \$270,500 (08/06)

164 ASHMONT ST U:2..... \$209,000
B: Scott W Anderson
S: Hernami Sousa
Book/Page: 52130/304, Date: 09/19/13
Mtg: Guaranteed Rate Inc \$156,750
Use: 2 Bdrm Condo, Lot: 740sf
Prior Sale: \$169,000 (05/03)

3 BAKER CT..... \$300,000
B: Miija Choi & Tadeusz Wojcik
S: Antonia Vaz & Maria Vaz
Book/Page: 52117/131, Date: 09/16/13
Use: 3 Bdrm Colonial, Lot: 4133sf

171-181 BOWDOIN ST..... \$735,000
B: 171-181 Bowdoin St LLC
S: John F Casserly
Book/Page: 52130/153, Date: 09/18/13
Use: Commercial Devipble Land, Lot: 8704sf

181-183 BOWDOIN ST..... \$850,000
B: Community Dev Corp
S: 171-181 Bowdoin St LLC
Book/Page: 52130/159, Date: 09/18/13
Use: Commercial Warehouse, Lot: 10297sf
Prior Sale: \$18,000 (06/94)

85 CLARKSON ST U:85..... \$102,000
B: Thao Nguyen & Hien Le
S: Alexander I Smith
Book/Page: 52116/299, Date: 09/16/13
Use: 2 Bdrm Condo, Lot: 943sf
Prior Sale: \$235,000 (11/05)

1906-1918 DORCHESTER AVE U:520 \$269,000
B: Jessica L Patnode
S: Trinity Ashmont HO LP
Book/Page: 52113/229, Date: 09/16/13
Mtg: East Boston Svgs Bk \$215,200
Use: 2 Bdrm Condo, Lot: 929sf

9 ELDER ST..... \$8,000
B: Norma Afonso
S: Isaura G Barros
Book/Page: 52113/98, Date: 09/16/13
Use: Residential Undvipble Land, Lot: 3277sf

12 ELWYN RD..... \$275,000
B: 12 Elwyn Road RT, Neponset INT LLC
S: Mason Lloyd Est & Elizabeth Mason
Book/Page: 52134/194, Date: 09/19/13
Mtg: Endeavor Capital LLC \$300,000
Use: 3-Family Decker, Lot: 2974sf

23-25 ELY RD..... \$480,000
B: Edward F Brooks
S: Graham Stephen J Est & Stephen J Graham Jr
Book/Page: 444/53, Date: 09/19/13
Use: 2-Family Two Family, Lot: 4472sf

572 FREEPORT ST U:304..... \$460,000
B: Scott Hansen & Caroline Herd
S: Ryan Mcleod
Book/Page: 52142/319, Date: 09/20/13
Mtg: Guaranteed Rate Inc \$368,000
Type: Adj
Use: 2 Bdrm Condo, Lot: 2197sf
Prior Sale: \$365,000 (06/09)

16 FROST AVE U:2..... \$330,000
B: Charles B Lawler & Diana V Lawler
S: William H Fitzgerald & Susan Fitzgerald
Book/Page: 52118/109, Date: 09/16/13
Use: 5 Bdrm Condo, Lot: 2494sf

302 FULLER ST..... \$340,000
B: Cecilia Campbell
S: CFHM Properties LLC
Book/Page: 52142/172, Date: 09/20/13
Mtg: Boston City of \$288,000
Use: City/town Property, Lot: 6812sf
Prior Sale: \$575,785 (11/12)

29 GIBSON ST U:1L..... \$90,000
B: Joanna Sousa
S: Chiles Holdings Ltd
Book/Page: 52119/24, Date: 09/17/13
Use: 1 Bdrm Condo, Lot: 726sf
Prior Sale: \$5,451 (08/13)

29 GIBSON ST U:1L..... \$125,000
B: Solara Realty LLC
S: Joanna Sousa
Book/Page: 52121/286, Date: 09/17/13
Use: 1 Bdrm Condo, Lot: 726sf
Prior Sale: \$5,451 (08/13)

137 GLENWAY ST..... \$359,000
B: Aaron Greenaway
S: Silvan Robinson
Book/Page: 52142/243, Date: 09/20/13
Mtg: Eastern Bank \$276,430
Use: 2-Family Two Family, Lot: 5395sf
Prior Sale: \$1 (07/13)

8 GREENHEYS ST..... \$140,000
B: Alexander Thibou
S: Emory J Mockbee
Book/Page: 52130/162, Date: 09/18/13
Use: 2-Family Two Family, Lot: 3778sf

23 HANSBOROUGH ST..... \$470,000
B: Ruby R SantaLevia
S: Chiles Investment Grp Inc
Book/Page: 52129/324, Date: 09/18/13
Mtg: Citibank Na \$491,120
Use: 3-Family Decker, Lot: 4000sf
Prior Sale: \$262,500 (06/08)

14-16 HARTWELL ST U:3..... \$127,000
B: Abogail Properties LLC
S: FNMA
Book/Page: 52113/47, Date: 09/16/13
Mtg: Georgetown Savings Bk \$101,600
Use: 3 Bdrm Condo, Lot: 1300sf
Prior Sale: \$168,445 (05/13)

54 LITHGOW ST..... \$505,000
B: Omer Matityahu
S: Dhanieram Jungtra
Book/Page: 52117/288, Date: 09/16/13
Mtg: Prospect Mortgage LLC \$378,750
Use: 3-Family Decker, Lot: 5665sf
Prior Sale: \$1 (05/08)

9 PARK ST U:1..... \$377,000
B: Matti Kovler & Nona Kovler
S: 9-9F Park Street LLC
Book/Page: 52131/251, Date: 09/19/13
Use: Condo

118 SAXTON ST..... \$369,000
B: Scott A Laverenz
S: Owen Kieman
Book/Page: 52140/42, Date: 09/20/13
Mtg: Guaranteed Rate Inc \$276,750
Use: 3-Family Decker, Lot: 3155sf
Prior Sale: \$311,500 (11/10)

46 VICTORY RD..... \$510,000
B: Michael Lynch
S: Richard W Gibbs Tr, 46 Victory Rood T
Book/Page: 638/145, Date: 09/20/13
Mtg: East Boston Svgs Bk \$459,000
Type: Adj
Use: 3-Family Decker, Lot: 4098sf
Prior Sale: \$1 (09/11)

7 WAYNE ST..... \$451,500
B: Nargis Nasrin
S: Tirso A Prma Tr, Sunshine RT
Book/Page: 52128/148, Date: 09/18/13
Mtg: Leader Bank NA \$338,625
Use: 3-Family Conventional, Lot: 6665sf
Prior Sale: \$1 (06/12)

22 WILCOX RD..... \$347,000
B: Lisa M Madigan
S: Michael Courtney Tr, 22 Wilcox RT
Book/Page: 52117/45, Date: 09/16/13
Mtg: Sage Bank \$312,300
Use: 3 Bdrm Colonial, Lot: 5250sf
Prior Sale: \$266,000 (02/13)

► FORECLOSURE DEEDS

11 BRENTON ST..... \$499,390
B: Joseph P McNamee & Christine McNamee
S: Roy Graham & Wells Fargo Bank NA
Book/Page: 52126/1, Date: 09/18/13
Use: 3-Family Conventional, Lot: 4547sf
Prior Sale: \$475,000 (03/05)

East Boston

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	20	31
Median Price	\$260,000	\$290,000

► REAL ESTATE SALES

16 BAYSWATER ST..... \$395,000
B: Joseph P McNamee & Christine McNamee
S: Venuti Michael A Est & Steven Venuti
Book/Page: 52119/57, Date: 09/17/13
Mtg: Everett Cp Bk \$295,000
Use: 2-Family Conventional, Lot: 5543sf

12 FORD ST..... \$340,000
B: Philip A Pedone & Steven Pedone
S: John A Schettino & Roseanne M Schettino
Book/Page: 52123/127, Date: 09/17/13
Mtg: East Boston Svgs Bk \$165,000
Use: 3 Bdrm Semi Detachd, Lot: 2397sf

56 LONDON ST..... \$300,000
B: Benjamin P Goodman Tr, Eastie RT
S: Richard P Farina Tr, 56 London Street RT
Book/Page: 52122/248, Date: 09/17/13
Mtg: Robin Dushman \$300,000
Use: 3-Family Row-end, Lot: 1720sf

58 LONDON ST..... \$300,000
B: Benjamin P Goodman Tr, Eastie RT
S: Richard P Farina Tr, 58 London Street RT
Book/Page: 52122/300, Date: 09/17/13
Mtg: Richard P Farina \$270,000
Use: 3-Family Decker, Lot: 1520sf

27 MAVERICK SQ U:4..... \$160,000
B: DCP Investment Inc
S: William Dromgoole
Book/Page: 52142/283, Date: 09/20/13
Mtg: Endeavor Capital LLC \$135,410
Use: Condo

45-47 ORLEANS ST..... \$400,000
B: 45 Orleans LLC
S: Mcdonough Family LLP
Book/Page: 52117/313, Date: 09/16/13
Mtg: First Boston Assn T \$635,000
Use: 3-Family Semi Detachd, Lot: 1856sf
Prior Sale: \$380,000 (08/13)

140 TRENTON ST..... \$289,900
B: Qihui Ni
S: Second Landmark Duck LLC
Book/Page: 52123/93, Date: 09/17/13
Mtg: Sovereign Bank FSB \$231,920
Use: 3-Family Decker, Lot: 2500sf
Prior Sale: \$220,000 (11/09)

181 WEBSTER ST U:2..... \$224,000
B: Joshua Castro & Janet Garcia
S: Matthew T Maki & Rebecca A Maki
Book/Page: 52137/332, Date: 09/20/13
Mtg: Sovereign Bank FSB \$197,500
Use: 1 Bdrm Condo, Lot: 500sf
Prior Sale: \$1 (03/10)

8 WINTHROP ST..... \$95,000
B: Ten Gates Development LLC
S: Aries RT
Book/Page: 52136/98, Date: 09/19/13
Use: Parking Lot, Lot: 1100sf
Prior Sale: \$97,000 (01/02)

Hyde Park

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	96	88
Median Price	\$273,250	\$304,500

► REAL ESTATE SALES

136 GLENWOOD AVE..... \$396,000
B: Carol A Tyrell
S: Jose Perez
Book/Page: 52117/263, Date: 09/16/13
Mtg: Metro Credit Union \$376,200
Use: 2-Family Two Family, Lot: 9162sf
Prior Sale: \$445,000 (10/06)

11 LORING PL..... \$250,000
B: Javier Perez
S: Brett Giannetti
Book/Page: 52135/238, Date: 09/19/13
Mtg: Boston City of \$200,000
Use: 3 Bdrm Colonial, Lot: 4500sf
Prior Sale: \$1 (06/12)

94 WESTMINSTER ST..... \$210,000
B: Eugenie E Alexis & Claude J Alexis
S: Mccarty Catherine F Est & Catherine A Jensen
Book/Page: 52142/217, Date: 09/20/13
Mtg: Bank of America NA \$290,143
Use: 4 Bdrm Colonial, Lot: 5750sf

Jamaica Plain

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	51	61
Median Price	\$531,000	\$590,000

► REAL ESTATE SALES

955 CENTRE ST..... \$641,000
B: Ian E Rea & Corinna J Rea
S: Lisa Mahnke & Kyle Nelson
Book/Page: 634/2, Date: 09/17/13
Mtg: TD Bank NA \$512,800
Use: 3 Bdrm Colonial, Lot: 6570sf
Prior Sale: \$633,000 (07/10)

47 FORBES ST..... \$807,000
B: 47 Forbes St LLC
S: 47 Forbes Development LLC
Book/Page: 52117/29, Date: 09/16/13
Mtg: E Cambridge Svgs Bk \$806,250
Use: 2-Family Two Family, Lot: 3304sf
Prior Sale: \$1 (06/13)

11 GOODWAY RD U:1..... \$270,000
B: Scott Dresser & Eliana Forciniti
S: Paul D Gibb
Book/Page: 52140/140, Date: 09/20/13
Mtg: Leader Bank NA \$256,500
Use: 2 Bdrm Condo, Lot: 970sf
Prior Sale: \$1 (11/05)

2 HARRIS AVE..... \$800,000
B: Poodlemix Boston LLC
S: Arthur D Dowd Jr & Michael A Dowd
Book/Page: 52135/192, Date: 09/19/13
Mtg: S Eastern Econ Dev \$100,000
Use: Office Bldg-general, Lot: 2821sf

251 HEATH ST U:509..... \$385,000
B: Robert J Mccarty & Kelly J Morgan
S: Paul E Grant
Book/Page: 52137/305, Date: 09/20/13
Mtg: Emery FCU \$393,277
Use: 1 Bdrm Condo, Lot: 1180sf
Prior Sale: \$313,000 (08/10)

47-R JAMAICA ST..... \$225,000
B: Christopher Collier
S: Alan L Barnet & Betsy A Herald
Book/Page: 52143/81, Date: 09/20/13
Mtg: Schaefer MortgageCorp \$180,000
Use: 3-Family Conventional, Lot: 2408sf
Prior Sale: \$1 (09/13)

63 MOSSDALE RD..... \$610,000
B: Agostinho Travassos & Ivonete Travassos
S: Frank Cecchin
Book/Page: 52141/241, Date: 09/20/13
Mtg: NE Moves Mortgage Co \$488,000
Use: 2 Bdrm Split Level, Lot: 7500sf
Prior Sale: \$1 (10/12)

6 PORTER ST..... \$604,000
B: Kuri Wagner
S: William Bega
Book/Page: 52141/65, Date: 09/20/13
Mtg: Mortgage Master Inc \$483,200
Use: 3-Family Decker, Lot: 2366sf
Prior Sale: \$420,250 (11/03)

13 PRIESING ST U:1..... \$300,000
B: Jessica Waters
S: Stephen J Lecloux & Mary A Lecloux
Book/Page: 52139/304, Date: 09/20/13
Mtg: Prospect Mortgage LLC \$240,000
Use: 2 Bdrm Condo, Lot: 862sf
Prior Sale: \$275,000 (07/06)

15 ROBINWOOD AVE U:2..... \$302,495
B: James D Kemp
S: Patrick Deboever
Book/Page: 52124/133, Date: 09/17/13
Mtg: Sage Bank \$226,871
Use: 1 Bdrm Condo, Lot: 850sf
Prior Sale: \$260,000 (06/02)

99 WYMAN ST..... \$1,075,000
B: Daniel M Mangiacotti
S: Pica Holdings LLC
Book/Page: 52136/150, Date: 09/19/13
Use: 3-Family Conventional, Lot: 15982sf
Prior Sale: \$1 (08/11)

Mattapan

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	35	23
Median Price	\$193,000	\$247,000

► REAL ESTATE SALES

116 HAZELTON ST..... \$190,000
B: Glenroy Williams
S: Jenkins Theresa M Est & Marshall F Newton
Book/Page: 52122/191, Date: 09/17/13
Mtg: David A Rosengard \$354,000
Use: 3-Family Conventional, Lot: 5422sf

6 LESTON ST..... \$405,000
B: Evanilda L Depina
S: Brian O Levelle & Risa M Lavelle
Book/Page: 52113/146, Date: 09/16/13
Mtg: Sovereign Bank FSB \$373,422
Use: 3-Family Decker, Lot: 3188sf
Prior Sale: \$205,000 (09/08)

► FORECLOSURE DEEDS

57 FREELAND ST..... \$228,000
B: Deutsche Bank Natl T Co
S: James J Mcdonough & Deutsche Bank Natl T Co
Book/Page: 52120/70, Date: 09/17/13
Use: 4 Bdrm Colonial, Lot: 4992sf
Prior Sale: \$1 (11/11)

1 NEWCROFT CIR..... \$327,900
B: FHLM
S: Carl Shorter & Wells Fargo Bank NA
Book/Page: 52119/168, Date: 09/17/13
Use: 2-Family Two Family, Lot: 6638sf
Prior Sale: \$425,000 (08/03)

Revere

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	113	119
Median Price	\$221,450	\$253,000

► REAL ESTATE SALES

62 DEHON ST..... \$328,800
B: Tony Tu Tr, 62-64 Dehon Street NT
S: Albertina Cerveira-Hajjar & Eleanor F White
Book/Page: 52114/203, Date: 09/16/13
Use: Apartment Bldg - 4-8 Units, Lot: 5100sf

65 HOPKINS ST..... \$355,000
B: Fermin Garcia
S: Jeanette Simon
Book/Page: 324/3, Date: 09/20/13
Mtg: MSA Mortgage LLC \$348,570
Use: 2-Family Ranch, Lot: 7381sf

70 LARKIN ST..... \$319,500
B: Danielle M Churchill & William G Churchill
S: Joann Carpineto
Book/Page: 52128/295, Date: 09/18/13
Mtg: Sage Bank \$313,712
Use: 2-Family Conventional, Lot: 5000sf

153 NEWMAN ST..... \$315,000
B: Maria C Puzzo
S: Don Q Real Estate Dev LLC
Book/Page: 52137/233, Date: 09/20/13
Mtg: Reliant Mtg Co \$165,000
Use: 2-Family Conventional, Lot: 4366sf
Prior Sale: \$200,000 (04/13)

318 SQUIRE RD..... \$163,500
B: Albert J Mongiello Tr, MJM T
S: Frank P Mongiello Tr, Frank P Mongiello T
Book/Page: 52127/67, Date: 09/18/13
Use: Retail-service, Lot: 4269sf
Prior Sale: \$1 (07/08)

649 SQUIRE RD..... \$7,057,125
B: Welsey Squire LLC
S: Squire LLC
Book/Page: 52126/8, Date: 09/18/13
Mtg: Peoples United Bank \$8,000,000
Use: Supermarket, Lot: 119354sf
Prior Sale: \$1 (10/03)

1 WESLEY ST..... \$3,397,875
B: Wesley Squire LLC
S: Wesley LLC
Book/Page: 52126/11, Date: 09/18/13
Mtg: Peoples United Bank \$8,000,000

SUFFOLK REGISTRY

continued

► FORECLOSURE DEEDS			
32 KILBURN ST	\$215,213		
B: FNMA S: Nisad Radaca & Everbank NA Book/Page: 604/8, Date: 09/20/13 Use: 2-Family Ranch, Lot: 4000sf Prior Sale: \$303,000 (12/04)			

Roslindale

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	107	109	
Median Price	\$340,000	\$418,000	

► REAL ESTATE SALES

105 BEECH ST	\$532,000
B: Sarah E Mackennon S: Jessica Holmes Book/Page: 52120/140, Date: 09/17/13 Mtg: Bank of NY Mtg Co Inc \$417,000 Use: 4 Bdrm Colonial, Lot: 5300sf Prior Sale: \$587,000 (12/04)	
498 BEECH ST	\$368,000
B: Oyeiyinka T Kofoworola & Oluwatoyin Kofoworola S: Stamatos Family Props LLC, GJS 597 Beech Street RT Book/Page: 52128/75, Date: 09/18/13 Mtg: USAA Federal SB \$375,912 Use: Other Exempt, Lot: 8295sf Prior Sale: \$1 (04/13)	
17 BROOKFIELD ST	\$304,000
B: John C Griffin S: Fitzgibbons Patrick C Est & Janet A Chesley Book/Page: 52135/77, Date: 09/19/13 Mtg: USAA Federal SB \$284,000 Use: 4 Bdrm Colonial, Lot: 3337sf	
11 BURLEY ST	\$289,000
B: Angela Frontiera S: Lawrence P Sullivan 3rd Book/Page: 52122/33, Date: 09/17/13 Mtg: Mortgage Networks Inc \$274,550 Use: 3 Bdrm Cape Cod, Lot: 7863sf	
140 DURNELL AVE	\$450,000
B: Joseph M Denapoli & Thomas R Denapoli S: William L Denapoli Tr, Denapoli IRT Book/Page: 52128/337, Date: 09/18/13 Mtg: Cooperative Bank \$300,000 Use: 2-Family Two Family, Lot: 5634sf Prior Sale: \$1 (12/05)	
598-600 HYDE PARK AVE.....	\$417,500
B: 598 Hyde Park LLC S: 598 HPA LLC Book/Page: 605/64, Date: 09/19/13 Mtg: Cooperative Bank \$340,000 Use: Mixed Use-prim Comm & Resd, Lot: 1563sf Prior Sale: \$520,000 (03/05)	
KEITH ST.....	\$25,000
B: MRE LLC S: Lichwell Julia C Est & Joseph F Lichwell Book/Page: 52138/166, Date: 09/20/13	
497 POPLAR ST.....	\$394,000
B: Rafael Hernandez S: Karen A Schulte & John W Schulte Book/Page: 52116/214, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$386,863 Use: 2-Family Two Family, Lot: 4923sf Prior Sale: \$129,900 (05/96)	
4381-4383 WASHINGTON ST.....	\$140,000
B: Athena Boukouvalas & Amexandros Koutounisis S: Steven David Book/Page: 52139/2, Date: 09/20/13 Use: Laundry/laundromat, Lot: 1791sf Prior Sale: \$125,000 (06/13)	

Roxbury

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	23	27	
Median Price	\$300,000	\$330,000	

► REAL ESTATE SALES

55 CLIFFORD ST.....	\$190,000
B: Carlos R Mckenzie S: Eric Starks Book/Page: 52142/3, Date: 09/20/13 Mtg: East Boston Svgs Bk \$360,000 Use: 2-Family Conventional, Lot: 8040sf Prior Sale: \$458,000 (12/05)	
35 EDGEWOOD ST.....	\$290,000
B: Carlos R Mckenzie S: Dennis R Neal & Annette L Neal Book/Page: 52142/1, Date: 09/20/13 Mtg: East Boston Svgs Bk \$360,000 Use: 3-Family Conventional, Lot: 3682sf Prior Sale: \$153,000 (06/13)	
535 HARRISON AVE U:A201.....	\$362,156
B: Evan Gray & Madeleine Gray S: Austen Curley Book/Page: 52143/29, Date: 09/20/13 Mtg: Boston City of \$298,000 Use: 1 Bdrm Condo, Lot: 727sf	
226-228 HIGHLAND ST	\$541,500
B: Janice Griffith S: E Haus LLC Book/Page: 52142/40, Date: 09/20/13 Mtg: Poli Mtg Group \$270,750 Use: City/town Property, Lot: 3271sf Prior Sale: \$1 (09/12)	
476 MASSACHUSETTS AVE U:3.....	\$439,000
B: Timothy C Fitzpatrick S: Robert J Brose Book/Page: 345/8, Date: 09/16/13 Mtg: Leader Mtg \$409,000 Use: 2 Bdrm Condo, Lot: 740sf Prior Sale: \$366,000 (11/03)	
527 MASSACHUSETTS AVE	\$2,550,000
B: Gullwing Realty LLC S: Alan D Dinsfriend Book/Page: 52140/19, Date: 09/20/13 Mtg: Hingham Inst for Svgs \$1,250,000 Use: Apartment Bldg - 4-8 Units, Lot: 4136sf	
556 TREMONT ST U:8	\$512,000
B: David A Nicholson Jr S: Benjamin Fine & Gayle V Fischer Book/Page: 52114/344, Date: 09/16/13 Mtg: Wells Fargo Bank \$409,600 Use: 2 Bdrm Condo, Lot: 776sf Prior Sale: \$179,000 (07/96)	
1486 TREMONT ST.....	\$2,900,000
B: 1480-1486 Tremont St LLC S: Pressman Family Rlty LLC Book/Page: 52135/332, Date: 09/19/13 Mtg: Needham Bk \$23,200,000 Use: Commercial Warehouse, Lot: 20763sf Prior Sale: \$1 (10/03)	
28-30 UNION PARK U:3.....	\$1,700,000
B: John Christian S: John M McLaren & Arlene M McLaren Book/Page: 52116/305, Date: 09/16/13 Mtg: First Republic Bk \$1,190,000 Use: 2 Bdrm Condo, Lot: 1608sf	
90 WAREHAM ST U:309	\$437,000
B: Courtney E Carney S: Matthew E Thompson Book/Page: 52122/98, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$349,600 Use: 1 Bdrm Condo, Lot: 681sf	

► FORECLOSURE DEEDS

2993 WASHINGTON ST	\$510,000
B: Wells Fargo Bank NA S: Darrell Graham & Wells Fargo Bank NA Book/Page: 52121/257, Date: 09/17/13 Use: Apartment Bldg - 4-8 Units, Lot: 2133sf Prior Sale: \$265,000 (03/07)	

South Boston

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	62	72	
Median Price	\$432,000	\$504,750	

► REAL ESTATE SALES

141 B ST U:7	\$33,000
B: John G Molloy Jr & Regina E Oneil-Molloy S: Erica L Endyke Book/Page: 52127/257, Date: 09/18/13 Use: Condo	
141 B ST U:8	\$30,500
B: Donald Keenan S: Erica L Endyke Book/Page: 52124/324, Date: 09/18/13 Use: Condo	
141 DORCHESTER AVE U:213	\$479,000
B: Ernest J Pusateri S: Kirker Kimberly A Est & Natasha K Kirker-Amata Book/Page: 52128/34, Date: 09/18/13 Mtg: Mortgage Master Inc \$359,250 Use: 1 Bdrm Condo, Lot: 820sf Prior Sale: \$520,900 (05/07)	
147-147A DORCHESTER ST.....	\$425,000
B: Chung J Chen Tr, 147 Dorchester Street RT S: Gloria G Trovato Tr, 147 Dorchester Street NT Book/Page: 52116/1, Date: 09/16/13 Use: Mixed Use-prim Res & Comm, Lot: 1525sf	
543 E 4TH ST.....	\$759,500
B: 543 E 4th LLC S: Michele F Procida Book/Page: 52141/183, Date: 09/20/13 Mtg: First Republic Bk \$531,650 Use: 3-Family Semi Detachd, Lot: 2395sf	
845 E 4TH ST U:2	\$626,000
B: Leo J Meehan S: Heather G Thaisz & Gabriel L Thaisz Book/Page: 52115/331, Date: 09/16/13 Use: 2 Bdrm Condo, Lot: 1379sf Prior Sale: \$540,000 (05/09)	
702 E 5TH ST U:301	\$552,000
B: Denise E Perlman S: Brendan M McCafferty & Emily G McCafferty Book/Page: 52134/159, Date: 09/19/13 Mtg: Guaranteed Rate Inc \$276,000 Use: 2 Bdrm Condo, Lot: 1133sf Prior Sale: \$1 (10/12)	
752-754 E 5TH ST	\$580,000
B: Cedarwood Development LLC, CD 752 E 5th St RT S: Mulkern Sophie C Est & Francis B Mulkern Jr Book/Page: 52133/108, Date: 09/19/13 Mtg: Dedham Inst for Svgs \$771,000 Use: 2-Family Semi Detachd, Lot: 3125sf	
603 E 6TH ST.....	\$740,000
B: 603 East Sixth LLC S: Anna L Carrabino Book/Page: 52140/292, Date: 09/20/13 Mtg: East Boston Svgs Bk \$555,000 Use: 4 Bdrm Colonial, Lot: 3750sf	
270 E ST U:2.....	\$336,000
B: Francis M Kenefick S: Edward A Miller Jr & Jenny Ballantyne Book/Page: 52134/276, Date: 09/19/13 Use: 2 Bdrm Condo, Lot: 614sf Prior Sale: \$287,500 (11/04)	
286 E ST U:1.....	\$438,000
B: Benjamin Barry & Adam Barry S: Fiona C Dwyer Book/Page: 247/12, Date: 09/18/13 Mtg: Charles River Bank \$328,500 Use: 1 Bdrm Condo, Lot: 1125sf Prior Sale: \$84,000 (11/97)	
180 I ST U:3.....	\$286,000
B: Erin W Devine S: Adam D Dorsky Book/Page: 52133/55, Date: 09/19/13 Mtg: Bristol Cnty Svgs Bk \$257,400 Use: 1 Bdrm Condo, Lot: 552sf Prior Sale: \$265,000 (11/04)	
1 M STREET PL	\$475,000
B: David Bryant & Paige Salvia S: Manning Patricia Est & John C Manning Book/Page: 52125/233, Date: 09/18/13 Mtg: Mortgage Master Inc \$380,000 Use: 2 Bdrm Semi Detachd, Lot: 2085sf Prior Sale: \$144,000 (04/97)	
29 STILLINGS ST.....	\$2,323,114
B: MS Seaport Block Q LLC S: MS Boston Seaport LLC Book/Page: 52123/41, Date: 09/17/13	
312-320 W 3RD ST U:204	\$560,000
B: William J Farino & Patricia J Farino S: Karen Krull Book/Page: 52132/318, Date: 09/19/13 Use: 2 Bdrm Condo, Lot: 1230sf	
366 W 4TH ST U:2	\$357,500
B: Michael Mcgough S: US Bank NA Book/Page: 52139/162, Date: 09/20/13 Mtg: Hoosic Partners LLC \$550,000 Use: 2 Bdrm Condo, Lot: 1070sf Prior Sale: \$359,000 (09/10)	

West Roxbury

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	161	185	
Median Price	\$400,000	\$410,000	

► REAL ESTATE SALES

220 ALLANDALE RD U:220A	\$1,495,000
B: M D Gardner & Margaret B Gardner S: James K Cornell & Sara R Cornell Book/Page: 52119/106, Date: 09/17/13 Use: Condo	
38 BAKER ST.....	\$499,000
B: Christina M Finke & Eric W Solisburg S: Tania Baker Book/Page: 52114/118, Date: 09/16/13 Mtg: Poli Mtg Group \$399,000 Type: Adj Use: 3 Bdrm Colonial, Lot: 6697sf Prior Sale: \$417,000 (04/05)	
225 BAKER ST U:44	\$198,000
B: Wenjie Qin S: Eileen Melville Book/Page: 52115/247, Date: 09/16/13 Use: 2 Bdrm Condo, Lot: 730sf Prior Sale: \$186,000 (06/10)	
6 BARCLAY RD	\$575,000
B: Ileen S Conn Tr, Conn FT S: Robert P Franzella & John P Strickland Book/Page: 52117/91, Date: 09/16/13 Mtg: Digital FCU \$100,000 Use: 3 Bdrm Colonial, Lot: 3609sf Prior Sale: \$1 (09/11)	
28 CHESBROUGH RD	\$345,000
B: Matthew S Butler S: Thomas S Edmonds Book/Page: 52134/55, Date: 09/19/13 Mtg: Sierra Pacific Mtg \$345,000 Use: 2 Bdrm Cape Cod, Lot: 13628sf	

STEARNS RD L:180.....	\$30,000
B: Ronald J Foley & Simone M Barnett S: Joyce R Rich & James D Dager Book/Page: 639/14, Date: 09/19/13	
5017 WASHINGTON ST	\$410,000
B: Arisleyda Santana & Juan Santana S: Joyce R Rich & James D Dager Book/Page: 639/14, Date: 09/17/13 Mtg: Sovereign Bank FSB \$307,500 Use: 2-Family Two Family, Lot: 7517sf Prior Sale: \$1 (10/11)	
77 WESTOVER ST.....	\$445,000
B: Xuehui Yang & Chaoshe Guo S: James G Mcmanus & Louise Mcmanus Book/Page: 617/163, Date: 09/17/13 Mtg: Berkshire Bank \$356,000 Use: 3 Bdrm Colonial, Lot: 4000sf Prior Sale: \$1 (03/07)	

Winthrop

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	38	60	
Median Price	\$283,750	\$325,750	

► REAL ESTATE SALES

58 ALMONT ST.....	\$290,000
B: Jason Durkee & Brynn Crockett S: Patricia Cplangelo & Ellen Bennett Book/Page: 52114/142, Date: 09/16/13 Mtg: MSA Mortgage LLC \$281,300 Use: 3 Bdrm Ranch, Lot: 4400sf Prior Sale: \$1 (06/11)	
10 BEACON ST	\$270,000
B: Kelly Mcclory S: Catherine M Kerrey Tr, Kenney Winthrop RT Book/Page: 52135/117, Date: 09/19/13 Mtg: JPMorgan Chase Bank \$243,000 Use: 2-Family Two Family, Lot: 2442sf	
18 EDGEHILL RD	\$375,000
B: Glen E Raddi & Michelle Raddi S: Steven F Calla & Linda J Calla Book/Page: 52114/172, Date: 09/16/13 Mtg: MSA Mortgage LLC \$352,000 Use: 4 Bdrm Old Style, Lot: 5031sf Prior Sale: \$343,000 (02/10)	
16 ENFIELD RD.....	\$373,500
B: Vincenzo Caraglia & Beth Caraglia S: Irene C Buonopane Tr, 1&J RT Book/Page: 52118/70, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$366,734 Use: 2-Family Two Family, Lot: 5820sf	
200 GOVERNORS DR U:20.....	\$137,900
B: Brenda M Connolly S: John W Bresnahan & Jane P Bresnahan Book/Page: 52128/311, Date: 09/18/13 Mtg: Residential Mtg Svcs \$110,320 Use: 2 Bdrm Condo Prior Sale: \$177,500 (02/04)	
5 MYRTLE AVE U:1	\$410,000
B: Nancy I Theodore S: Juddson C Cain & Tamata A Ranalli Book/Page: 52116/348, Date: 09/16/13 Mtg: East Boston Svgs Bk \$328,000 Use: 3 Bdrm Condo Prior Sale: \$445,000 (08/06)	
247 WASHINGTON AVE U:8.....	\$218,000
B: James B Bacigalupo S: Brendon Lachance & Michelle Lachance Book/Page: 52129/281, Date: 09/18/13 Mtg: MSA Mortgage LLC \$207,100 Use: 2 Bdrm Condo Prior Sale: \$303,000 (07/04)	

Barnstable Registry

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P.O. Box 368, Barnstable, MA 02630
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Barnstable

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	64	48	
Median Price	\$400,000	\$402,000	

► REAL ESTATE SALES

139 BRENTWOOD DR	\$645,000
B: Leif R Norenberg S: Carol J Folino & Anthony J Folino Book/Page: 27700/237, Date: 09/19/13 Mtg: First Citizens Cr Un \$516,000 Use: 4 Bdrm Cape Cod, Lot: 44431sf Prior Sale: \$1 (12/12)	
193 DROMOLAND LN	\$479,000
B: Grady J Killion & Lucinda L Killion S: Blair L Perry & Theodora P Perry Book/Page: 27705/350, Date: 09/20/13 Mtg: BOFI Federal Bank \$345,000 Use: 3 Bdrm Cape Cod, Lot: 45302sf Prior Sale: \$503,000 (10/01)	
57 HAMSTEAD LN	\$805,000
B: Felisberto G Barreiro & Donna M Barreiro S: Barry B Sturgis & Nicole C Sturgis Book/Page: 27693/321, Date: 09/16/13 Use: 4 Bdrm Cape Cod, Lot: 142877sf Prior Sale: \$158,000 (07/01)	

Centerville

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	136	145	
Median Price	\$265,000	\$287,500	

► REAL ESTATE SALES

67 CARRIE LEES WAY.....	\$150,000
B: E&B Development LLC S: Patricia A Mccarthy Book/Page: 27692/298, Date: 09/16/13 Use: 5 Bdrm Raised Ranch, Lot: 17424sf	
151 CLIFTON LN	\$63,000
B: Anna Slyuzberg Tr, Beacon Bright RT S: Joan S Primack Book/Page: 27693/294, Date: 09/16/13 Use: Residential Developable Land, Lot: 10019sf Prior Sale: \$1 (01/12)	
178 INDIAN TRL	\$171,000
B: Maureen F Reed & Michael D Reed S: Kathianne Shea & Dorothy M Mccormack Book/Page: 27705/94, Date: 09/20/13 Mtg: Align CU \$153,900 Use: 3 Bdrm Cottage, Lot: 24829sf Prior Sale: \$80,000 (09/96)	

279 MONOMOY CIR.....	\$340,000
B: Diane M Zani S: Michael G Croteau Book/Page: 27705/88, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 19166sf Prior Sale: \$1 (05/11)	
524 PRINCE HINCKLEY RD.....	\$338,000
B: G N Tomkinson & Catherine J Tomkinson S: Diane M Zani Book/Page: 27703/345, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 18731sf Prior Sale: \$187,000 (06/99)	

Cotuit

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	37	47	
Median Price	\$350,000	\$360,000	

► REAL ESTATE SALES

11 CORNWALL CT	\$495,000
B: Brian C Joseph & Megan M Joseph S: William F Dickson & Sheila P Dickson Book/Page: 27705/302, Date: 09/20/13 Mtg: Green Tree Fncl Svcs \$396,000 Use: 3 Bdrm Cape Cod, Lot: 22651sf Prior Sale: \$1 (10/09)	
49 DOVETAIL LN.....	\$172,000
B: Robert M Allen 3rd & Mattea J Allen S: Cotuit Equitable Housing Book/Page: 27701/265, Date: 09/19/13 Mtg: USDept of Agriculture \$172,000 Use: Res Potentially Dvlpble Land, Lot: 10019sf	
70 PINQUICKSET COVE CIR.....	\$1,750,000
B: Michael K Crowe & Kerridan S Crowe S: 70 Pinquickset Cove LLC Book/Page: 27692/27, Date: 09/16/13 Mtg: Boston Private Bank \$1,000,000 Use: 5 Bdrm Cape Cod, Lot: 182952sf Prior Sale: \$1,950,000 (06/07)	

Hyannis

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	119	126	
Median Price	\$205,000	\$215,250	

► REAL ESTATE SALES

35 CASTLEWOOD CIR.....	\$195,000
B: Courtney L Healy S: Anne L Armstrong & Anne L Lafond-Mcauliffe Book/Page: 27705/116, Date: 09/20/13 Mtg: RBS Citizens NA \$150,150 Use: 2 Bdrm Ranch, Lot: 9148sf Prior Sale: \$129,800 (07/00)	
45 PINENEEDLE LN.....	\$75,000
B: Craig H Condinho Tr, South Main RT S: V S Chipman Book/Page: 27692/137, Date: 09/16/13 Use: 2 Bdrm Ranch, Lot: 10019sf	
10 PROSPECT AVE.....	\$300,000
B: Robert J Solomon & Nancy B Solomon S: Aqua Leisure Industries Doc#: 000001231148, Date: 09/19/13 Use: Residential Developable Land, Lot: 30056sf Prior Sale: \$190,000 (05/97)	
95 QUAIL LN	\$900,000
B: Daniel Tarlow Tr, Quail Hyannis Port RT S: Aqua Leisure Industries Doc#: 000001231157, Date: 09/19/13 Mtg: Cape Cod Five Cent Bk \$720,000 Use: 4 Bdrm Cape Cod, Lot: 91041sf	
111 SETTLERS LN	\$432,500
B: Carol J Folino S: Martha M Morin Tr, Settlers Landing 2 RT Book/Page: 27700/318, Date: 09/19/13 Mtg: TD Bank NA \$210,000 Use: Residential Developable Land, Lot: 10019sf	

Marstons Mills

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	68	65	
Median Price	\$290,000	\$295,000	

► REAL ESTATE SALES

89 HILLTOP DR.....	\$83,000
B: Anne M Seyffert Tr, Fish On RT S: Catherine M Dick & Larry D Dick Book/Page: 27703/1, Date: 09/20/13 Use: Residential Developable Land, Lot: 17860sf	

Osterville

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	66	63	
Median Price	\$455,000	\$399,000	

► REAL ESTATE SALES

118 CONCORD LN.....	\$222,420
B: Anthony J Geraci S: Joseph D Spivey & Nancy C Spivey Book/Page: 27691/30, Date: 09/16/13 Mtg: Cape Cod Cp Bk \$180,000 Use: 3 Bdrm Cape Cod, Lot: 26572sf Prior Sale: \$110,000 (08/95)	
30 MAYFLOWER LN.....	\$1,800,000
B: William S Marth & Judith M Marth S: David H Lissy & Suzanne Lissy Doc#: 000001231174, Date: 09/20/13 Use: 5 Bdrm Colonial, Lot: 33106sf	
25 OLD SALEM WAY.....	\$670,000
B: Michael J Rosenfelt & Sandra D Rosenfelt S: William S Marth & Judith M Marth Doc#: 000001231217, Date: 09/20/13 Mtg: RBS Citizens NA \$370,000 Use: 3 Bdrm Cape Cod, Lot: 10890sf Prior Sale: \$515,000 (07/07)	
64 WARREN ST.....	\$439,000
B: Cynthia H Parrella S: Marilyn O Field Book/Page: 27691/269, Date: 09/16/13 Lot: RPM BN Warren Street \$90,000 Use: 2 Bdrm Cottage, Lot: 14810sf Prior Sale: \$1 (01/13)	
150 WEST ST.....	\$837,500
B: Joshua M Nelson & Claire N Nelson S: Vera Old Tr, Wianno RT Book/Page: 27696/170, Date: 09/17/13 Mtg: Quicken Loan Inc \$670,000 Use: 3 Bdrm Ranch, Lot: 20038sf	
111 WESTWIND CIR.....	\$266,325
B: Peter M Ders & Margaret I McCarthy-Ders S: Bernard Kessler & Bernice Kessler Book/Page: 27705/199, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 21780sf	

60 HARBOR HILL RD..... \$860,000
B: Laurie B Nagler Tr, Nagler Chatham RT
S: Elizabeth I Ogorman Tr, Ogorman Harbor Hill RT
Book/Page: 27695/291, Date: 09/17/13
Use: 4 Bdrm Colonial, Lot: 40032sf
Prior Sale: \$360,000 (03/92)

119 HIGHLAND AVE..... \$1,347,500
B: Robert A Vigoda Tr, Highland RT
S: Pamela R Mcelroy Tr, Rudy FT
Book/Page: 27692/141, Date: 09/16/13
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: \$1 (07/07)

1550 MAIN ST..... \$250,000
B: Gilbert R Wilson Tr, 1550 Chatham T
S: 566 Main Street LLC
Book/Page: 27692/211, Date: 09/16/13
Mtg: 1566 Main Street LLC \$200,000
Use: Residential Developable Land, Lot: 31581sf
Prior Sale: \$300,000 (10/11)

MORTON RD L:12A..... \$81,500
B: Mark P Kelleher & Kathleen M White
S: Albert K Awad
Book/Page: 27703/214, Date: 09/20/13
Use: Residential Developable Land, Lot: 17424sf

606 ORLEANS RD..... \$925,000
B: Minglewood Homes Inc
S: Joan R Vannest Tr, Joan Reigeluth VanNest T
Doc#: 000001231277, Date: 09/20/13
Mtg: Timothy R Smith \$726,000
Use: 2 Bdrm Condo/apt, Lot: 32191sf

19 SEACREST VILLAGE LN U:19..... \$765,000
B: John E Lusheski & Eileen M Lusheski
S: Vicki Weiss Tr, Vicki Weiss RET
Book/Page: 27698/198, Date: 09/18/13
Use: 3 Bdrm Condo
Prior Sale: \$1 (01/13)

Dennis

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	217	213	
Median Price	\$300,000	\$313,000	

► REAL ESTATE SALES

25 AMANDAS TRL..... \$199,900
B: Judith L Reiss Tr, Reiss FT
S: Louis S Seminara Jr Tr, Quivert Neck RT
Doc#: 000001231120, Date: 09/19/13
Use: Residential Developable Land, Lot: 76230sf

11 BARN HOUSE RD..... \$249,900
B: Brando B Sequeira & Julia A Pierce
S: Richard R Fraser
Book/Page: 27705/203, Date: 09/20/13
Mtg: Prospect Mortgage LLC \$255,000
Use: 2 Bdrm Colonial, Lot: 37026sf

37 BEACH HILLS RD..... \$219,000
B: Kevin Daley
S: Patrick B Barbera & Cynthia J Barbera
Doc#: 000001230792, Date: 09/16/13
Use: 3 Bdrm Cottage, Lot: 6098sf

159 CORPORATION RD..... \$529,000
B: Scott F Fitzpatrick & Brenda Fitzpatrick
S: Daphne M Stegman
Book/Page: 27704/33, Date: 09/20/13
Mtg: Mortgage Master Inc \$404,000
Use: 3 Bdrm Old Style, Lot: 30492sf
Prior Sale: \$1 (02/05)

12 DOROTHYS WAY..... \$242,000
B: Joshua Eldredge & Sara Eldredge
S: Patricia A Dennehy & Martin J Dennehy
Book/Page: 27704/54, Date: 09/20/13
Mtg: Plaza Home Mtg \$246,938
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$263,500 (06/08)

5 FUNN POND RD..... \$417,500
B: Walter M Crowell & Mary H Crowell
S: Peter F Mcaree & Leslie A Mcaree
Book/Page: 27696/281, Date: 09/17/13

14 HOLWAY DR..... \$690,000
B: Frank C Kaminsky & Anne Kaminsky
S: Joyce C Finn Tr, G Finn RT
Book/Page: 27704/316, Date: 09/20/13
Use: 3 Bdrm Cape Cod, Lot: 23522sf
Prior Sale: \$346,000 (08/97)

72 MIRAMAR AVE..... \$375,000
B: Robert G Lang Jr & Robert G Lang Jr
S: Russell N Wilkins Tr, Virginia B Thomason RET
Doc#: 000001231030, Date: 09/18/13
Use: Residential Developable Land, Lot: 14375sf

242 OLD WHARF RD U:A7..... \$198,500
B: Jeffrey P Harkins & Kimberly A Harkins
S: Vans Realty LLC
Book/Page: 27705/261, Date: 09/20/13
Mtg: Rockland Tr Co \$158,800
Use: 2 Bdrm Condo

Eastham

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	89	80	
Median Price	\$365,000	\$393,100	

► REAL ESTATE SALES

345 ASPINET RD..... \$332,500
B: Michelle Hiscavich
S: Juch Margery P Est & Amy Bryan
Doc#: 000001231266, Date: 09/20/13
Mtg: Webster Bank \$266,000
Use: 4 Bdrm Antique, Lot: 25366sf
Prior Sale: \$1 (04/04)

160 BROWNELL RD..... \$475,000
B: Elaine M Damm
S: T R Sanders & Jane A Sanders
Doc#: 000001231198, Date: 09/20/13

285 CORLISS WAY..... \$1,375,000
B: Paulo C Baltazar & Ellen Z Baltazar
S: Margaret Lazarus Tr, 285 Corliss Way NT
Book/Page: 27690/313, Date: 09/16/13
Mtg: United Bank \$800,000
Use: 4 Bdrm Contemporary, Lot: 24829sf
Prior Sale: \$1 (03/05)

185 IRELAND WAY..... \$460,000
B: Laura C Cammarano
S: Geoffrey P Flett Tr, G&G Flett RT
Doc#: 000001231134, Date: 09/19/13
Mtg: Guaranteed Rate Inc \$210,000
Use: 4 Bdrm Cape Cod, Lot: 23522sf

1975 STATE HWY U:5..... \$156,000
B: Frank L Criscuolo
S: Elyse Zandonella & Meredith L Stannard
Book/Page: 27701/3, Date: 09/19/13
Use: 2 Bdrm Condo
Prior Sale: \$164,600 (04/07)

3290 STATE HWY U:3290..... \$200,000
B: William E Bennett & Deborah A Bennett
S: Emil A Davis & Brian C Davis
Book/Page: 27705/227, Date: 09/20/13
Mtg: Guaranteed Rate Inc \$160,000
Use: 2 Bdrm Condo
Prior Sale: \$155,103 (06/02)

Falmouth

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	385	375	
Median Price	\$350,000	\$360,000	

► REAL ESTATE SALES

144 2 PONDS RD..... \$629,000
B: Andrea D Gosselin & Scott C Doney
S: Sharon A Oconnor
Book/Page: 27692/146, Date: 09/16/13
Mtg: Cape Cod Five Cent Bk \$340,000
Use: 4 Bdrm Colonial, Lot: 45436sf
Prior Sale: \$85,000 (11/94)

58 ALDERBERRY LN..... \$230,000
B: Alexander T Cardinale & Jayde M Cardinale
S: Joseph D Wetherbee Sr
Book/Page: 27691/287, Date: 09/16/13
Mtg: USAA Federal SB \$234,945
Use: 4 Bdrm Cape Cod, Lot: 20000sf
Prior Sale: \$1 (05/11)

47 BRYANT POINT RD..... \$1,100,000
B: Bryant Point LLC
S: Susan N Ketchen Tr, As Time Goes By RT
Book/Page: 27693/50, Date: 09/16/13
Use: 2 Bdrm Cape Cod, Lot: 23700sf
Prior Sale: \$1 (06/07)

7 DEEPWOOD DR..... \$249,500
B: Salvatore T Donato & Helen E Donato
S: Joao L Dasilva & Lucia Dasilva
Book/Page: 27701/51, Date: 09/19/13
Mtg: WestStar Mortgage Inc \$249,500
Use: 3 Bdrm Ranch, Lot: 14500sf

100 DILLINGHAM AVE..... \$675,000
B: Chappy LLC
S: SA Challenger Inc
Doc#: 000001230902, Date: 09/17/13
Mtg: Dillingham Lending T \$700,000
Use: Mixed Use-prim Comm & Resd, Lot: 56205sf
Prior Sale: \$602,544 (02/13)

49 FORDHAM RD..... \$200,000
B: William Cicerone
S: Michael J Rabbitt & Lorna R Rabbitt
Doc#: 000001231005, Date: 09/18/13
Use: 3 Bdrm Cape Cod, Lot: 20009sf

20 GOLETTA DR..... \$235,000
B: Bonnie D Gummow
S: Michael D Doucet
Book/Page: 27699/62, Date: 09/18/13
Mtg: Washington Trust Mtg \$211,500
Use: 4 Bdrm Cape Cod, Lot: 21115sf
Prior Sale: \$1 (09/05)

28 HEATHER LN..... \$385,000
B: Brian A Stathers & Richard C Stathers Jr
S: Jeremy N Watson & Ruth E Watson
Book/Page: 27704/92, Date: 09/20/13
Mtg: Poli Mtg Group \$308,000
Use: 5 Bdrm Gambrel, Lot: 20100sf
Prior Sale: \$1 (03/11)

23 HIGH ST..... \$625,000
B: David A Plouffe & Olivia D Morgan
S: Michael H Metelits Ex, Stokes Marion M Est
Book/Page: 27704/347, Date: 09/20/13
Use: 5 Bdrm Conventional, Lot: 9680sf

31 LUCERNE AVE..... \$649,000
B: Elizabeth Gagliardi
S: Scott C Doney & Andrea D Gosselin
Book/Page: 27691/63, Date: 09/16/13
Mtg: Poli Mtg Group \$486,750
Use: 4 Bdrm Cape Cod, Lot: 10850sf
Prior Sale: \$460,000 (10/02)

23 MILLFIELD ST..... \$800,000
B: Carlos Hernandez & Erika H Strand
S: David A Plouffe & Olivia D Morgan
Book/Page: 27693/24, Date: 09/16/13
Mtg: Cape Cod Five Cent Bk \$420,000
Use: 3 Bdrm Cape Cod, Lot: 5960sf
Prior Sale: \$600,000 (03/09)

12 PINE CONE LN..... \$318,000
B: Nina K Driscoll
S: David C Deacon Jr Tr, Deacon FT
Book/Page: 27703/195, Date: 09/20/13
Use: 3 Bdrm Ranch, Lot: 18369sf
Prior Sale: \$360,000 (09/07)

20 RAINBOW AVE..... \$315,000
B: Micah S Webb & Roxanne Webb
S: Charles R Worley & Cheryl T Wieseler
Book/Page: 27699/221, Date: 09/18/13
Mtg: USAA Federal SB \$321,772
Use: 3 Bdrm Colonial, Lot: 15387sf
Prior Sale: \$48,000 (05/00)

1487-A SANDWICH RD..... \$185,000
B: Kenneth D Jaquith & Kristine G Miller
S: Laura W McMahon & Carolyn M Matzkin
Book/Page: 27694/1, Date: 09/16/13
Use: 4 Bdrm Cape Cod, Lot: 201115sf
Prior Sale: \$1 (02/11)

87 SEABROOK DR..... \$295,000
B: Robert Fucile & Michelle Fucile
S: James J Duddy & Michelle L Duddy
Book/Page: 27691/248, Date: 09/16/13
Use: 2 Bdrm Cape Cod, Lot: 12960sf
Prior Sale: \$119,500 (10/98)

252 SEAWARD BND U:252..... \$270,000
B: Gina M Spencer
S: Lori B Swartz
Book/Page: 27704/285, Date: 09/20/13
Mtg: Cape Cod Five Cent Bk \$200,000
Use: 2 Bdrm Condo
Prior Sale: \$1 (08/13)

62 TERRENCE AVE..... \$225,000
B: Harry W Turner Jr Tr, H&K RT
S: Joan C Nightingale
Book/Page: 27701/251, Date: 09/19/13
Use: 3 Bdrm Colonial, Lot: 17941sf
Prior Sale: \$183,000 (09/00)

20 VIDAL AVE..... \$407,500
B: Bayridge Realty LLC
S: Gary A Girouard
Book/Page: 27705/47, Date: 09/20/13
Use: Apartment Bldg - 4-8 Units, Lot: 13263sf
Prior Sale: \$425,000 (11/08)

Harwich

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	177	188	
Median Price	\$330,000	\$344,675	

► REAL ESTATE SALES

4 CROCKER RISE..... \$260,000
B: Craig A Smith & Jacqueline Caruso-Smith
S: Eastward MBT LLC Tr, Eastward Co Business T
Book/Page: 27693/130, Date: 09/16/13
Mtg: Cape Cod Five Cent Bk \$639,200

527 MAIN ST U:16..... \$193,770
B: Frank D Puzio & Diane M Puzio
S: Bass River Motel LLC
Book/Page: 27695/296, Date: 09/17/13
Use: Office Condo Unit
Prior Sale: \$191,000 (04/12)

58 N WESTGATE RD..... \$416,000
B: Nikolaos Kantzelis & Erin Kantzelis
S: Cynthia E Newell Tr, Newell RT
Book/Page: 27692/254, Date: 09/16/13
Mtg: Cape Cod Cp Bk \$374,400
Use: 3 Bdrm Colonial, Lot: 43081sf
Prior Sale: \$1 (05/09)

1216 ORLEANS RD..... \$110,000
B: Dan A Speakman & Janice A Speakman
S: Laurie A Dutch
Doc#: 000001231144, Date: 09/19/13
Mtg: Cape Cod Cp Bk \$276,000
Use: Residential Developable Land, Lot: 10019sf
Prior Sale: \$1 (04/13)

37 ROBBINS RD..... \$307,500
B: Neil A Kimball & Linda A Kimball
S: Sebastian T Orifice & Arlene P Orifice
Book/Page: 27702/264, Date: 09/20/13
Mtg: Sovereign Bank FSB \$246,000
Use: 2 Bdrm Ranch, Lot: 19166sf

11 ROSE LN..... \$150,000
B: Eric Hokanson & Kendra Hokanson
S: Charles Traficante & Eileen C Traficante
Book/Page: 27693/92, Date: 09/16/13
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$117,000 (08/96)

90 WILLOW ST..... \$302,000
B: Shirley F Weiss & Lori M Duff
S: Francis J Veale Jr & Mary B Veale
Book/Page: 27692/167, Date: 09/16/13
Use: 3 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: \$104,000 (09/94)

Mashpee

MARKET STATISTICS THROUGH AUGUST			
	YTD 2012	YTD 2013	
Number of 1-Fam Sales	150	151	
Median Price	\$306,250	\$325,000	

► REAL ESTATE SALES

22 BELFAST LN..... \$709,000
B: Thomas Panetta & Doris B Panetta
S: Barbara Botello Tr, Cape RT
Book/Page: 27695/307, Date: 09/17/13
Mtg: Berkshire Bank \$500,000
Use: Residential Developable Land, Lot: 40337sf
Prior Sale: \$420,000 (08/01)

12 BRASSIE WAY..... \$295,000
B: Cape Dream LLC
S: Muriel B Shapiro
Doc#: 000001230997, Date: 09/18/13
Use: 2 Bdrm Ranch, Lot: 4966sf
Prior Sale: \$1 (07/09)

5 CROSS ST..... \$700,000
B: Michael G Gilmartin
S: John F Moran & Carol L Moran
Doc#: 000001231257, Date: 09/20/13
Use: 2 Bdrm Cape Cod, Lot: 8015sf

7 ELLIOT RD..... \$692,500
B: Kevin M Walker & Julie C Walker
S: Susan E Larson-Murphy Tr, 7 Elliot Road RT
Doc#: 000001231285, Date: 09/20/13
Mtg: Cape Cod Five Cent Bk \$554,000
Use: 3 Bdrm Ranch, Lot: 7492sf
Prior Sale: \$480,000 (05/12)

21 ELLIOT RD..... \$1,350,000
B: Silvio Stumpo & Kathleen M Stumpo
S: Robert G Manning Tr, Robert G Manning T
Doc#: 000001230783, Date: 09/16/13
Mtg: Bank of America NA \$990,000
Use: 3 Bdrm Colonial, Lot: 9322sf
Prior Sale: \$1 (04/06)

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BRISTOL REGISTRY
continued

36 HODGES ST	\$350,000
B: Trenton Honda & Cassidy Honda S: John B Fitts Jr & Kathleen M Hickey Book/Page: 21324/158, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$332,500 Use: 3 Bdrm Conventional, Lot: 6652sf Prior Sale: \$276,000 (03/04)	
101 N MAIN ST U:A105	\$259,900
B: Jenna Amara S: Mansfield Properties LLC Book/Page: 21321/58, Date: 09/19/13 Mtg: Mansfield Cp Bk \$207,900 Use: Condo	
153 STEARNS AVE	\$638,000
B: Steven M Essinger S: Jodice&Sons Inc Book/Page: 21323/113, Date: 09/20/13 Use: Res Potentially Dvlpble Land, Lot: 398574sf	
14 WEBB PL U:3C	\$170,000
B: Kyle Grenon S: Brian M Bussiere Book/Page: 21324/333, Date: 09/20/13 Mtg: Prospect Mortgage LLC \$161,500 Use: 2 Bdrm Condo Prior Sale: \$157,300 (06/12)	
► FORECLOSURE DEEDS	
150 RUMFORD AVE U:303	\$136,447
B: FNMA S: Patrick S Powers & Salem Five Mtg Co LLC Book/Page: 21323/194, Date: 09/20/13 Use: 1 Bdrm Condo Prior Sale: \$90,000 (05/02)	

North Attleboro

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	135	140
Median Price	\$293,000	\$313,500
► REAL ESTATE SALES		
246 ARNOLD RD	\$245,000	
B: Robert W Curran & Victoria H Curran S: Marceline C Longbottom Book/Page: 21325/193, Date: 09/20/13 Mtg: Suntrust Mortgage Inc \$250,267 Use: 3 Bdrm Ranch, Lot: 15000sf		
4 DIAMOND ST	\$185,000	
B: Timothy J Curran & Michaela N Harris S: Robert Curran & Victoria Curran Book/Page: 21325/147, Date: 09/20/13 Mtg: Suntrust Mortgage Inc \$181,649 Use: 2 Bdrm Ranch, Lot: 5101sf Prior Sale: \$252,000 (03/07)		
51 FREDERICK A NITTEL DR	\$392,000	
B: Jason E Stone & Sarah N Stone S: Mariusz Stachera & Tao Stachera Book/Page: 21323/321, Date: 09/20/13 Mtg: Mortgage Master Inc \$372,400 Use: 3 Bdrm Colonial, Lot: 20056sf Prior Sale: \$365,000 (01/03)		
81 JEFFREY DR	\$880,000	
B: Carl C Faust & Jessica K Faust S: Cross Tie Constr Co LLC Book/Page: 21325/50, Date: 09/20/13 Mtg: Berkshire Bank \$704,000 Use: Residential Developable Land, Lot: 22000sf Prior Sale: \$250,000 (03/13)		
LYMAN ST	\$95,756	
B: Shawn A Jorde S: Alexander Cuddeback Tr, Gatehouse RT Book/Page: 21323/80, Date: 09/20/13 Use: Residential Developable Land, Lot: 240016sf		
292 MENDON RD	\$227,000	
B: Diavd E Flaherty & Kimberly Gale-Flaherty S: Clovis L Knight & Tiffany L Knight Book/Page: 21325/35, Date: 09/20/13 Mtg: Residential Mtg Svcs \$222,888 Use: 2 Bdrm Raised Ranch, Lot: 16250sf Prior Sale: \$230,000 (01/07)		
414 MOUNT HOPE ST	\$258,000	
B: Lanza Robert V Est & Robet C Lanza S: Fall Pond View RE Inc Book/Page: 21322/32, Date: 09/19/13		
138 OLD WOOD RD	\$545,000	
B: Kristen L Allen & Christopher J Allen S: Kiron K Cochuvelu & Rema Poddar Book/Page: 21316/50, Date: 09/16/13 Mtg: Bank of America NA \$436,000 Use: 4 Bdrm Colonial, Lot: 20022sf Prior Sale: \$497,000 (11/03)		
163 RAYMOND HALL DR	\$485,000	
B: Gregory T Carson & Tracy L Carson S: Barbara A Spear & Lori A Mcgrath Book/Page: 21314/271, Date: 09/16/13 Mtg: Mortgage Access Corp \$388,000 Use: 4 Bdrm Colonial, Lot: 20100sf Prior Sale: \$480,000 (12/07)		
35 RONALD C MEYER DR	\$250,000	
B: Cross Tie Constr Co LLC S: John G Walsh Book/Page: 21320/47, Date: 09/18/13 Mtg: Walpole Coop Bank \$592,000 Use: Residential Developable Land, Lot: 22200sf Prior Sale: \$185,000 (05/09)		
► FORECLOSURE DEEDS		
15 BRICK KILN RD	\$530,175	
B: FNF Servicing Inc S: Deborah A Long & FNF Servicing Inc Book/Page: 21323/157, Date: 09/20/13 Use: 4 Bdrm Contemporary, Lot: 15000sf Prior Sale: \$1 (04/09)		
426 MOUNT HOPE ST U:501	\$70,125	
B: Countrywide Home Loan Inc S: Justin A Picchi & MHFA Book/Page: 21314/330, Date: 09/16/13 Use: 1 Bdrm Condo Prior Sale: \$226,000 (09/05)		

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	84	101
Median Price	\$237,875	\$280,000
► REAL ESTATE SALES		
6 ARROW RD	\$198,000	
B: Walter H Lewis & Maria D Lewis S: US Bank NA Book/Page: 21318/218, Date: 09/17/13 Mtg: USDept of Agriculture \$202,080 Use: 3 Bdrm Raised Ranch, Lot: 5009sf Prior Sale: \$174,600 (05/13)		
130 BAY RD	\$448,000	
B: Cheryl A Bowden & Jeffrey P Bowden S: Michael A Piccalo & Amy L Piccalo Book/Page: 21314/294, Date: 09/16/13 Mtg: NE Moves Mortgage Co \$248,000 Use: 4 Bdrm Colonial, Lot: 114998sf Prior Sale: \$1 (05/09)		
2 FAIRLEE LN	\$445,900	
B: Jennifer Fortin & Jason Yu S: Timothy Doncotte Book/Page: 21324/136, Date: 09/20/13 Mtg: Wells Fargo Bank \$417,000 Use: Residential Developable Land, Lot: 87338sf Prior Sale: \$125,000 (04/13)		

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	91	74
Median Price	\$200,000	\$250,000
► REAL ESTATE SALES		
10 EVELYN WAY	\$130,000	
B: Lori B Michaud S: Fall River Ave Dev Partn Book/Page: 21314/105, Date: 09/16/13 Mtg: Bristol Cnty Svgs Bk \$375,300 Use: Residential Developable Land, Lot: 20038sf		
213 FOREST AVE	\$182,000	
B: Erin L Blackbird S: RE Lallier T LLC Book/Page: 21321/288, Date: 09/19/13 Mtg: Bridgewater Svgs Bk \$178,703 Use: 3 Bdrm Conventional, Lot: 15682sf Prior Sale: \$135,000 (03/08)		
15 MADISON CT	\$150,000	
B: Vilma E Gaspar S: Costa Development LLC Book/Page: 21323/53, Date: 09/20/13 Mtg: Pawtucket CU \$150,000 Use: Residential Developable Land, Lot: 22216sf		
31 WEDGEWOOD DR	\$255,000	
B: Mark J Higgins & Donna E Higgins S: Martin Robert G Est & June D Martin Book/Page: 21320/43, Date: 09/18/13 Use: 3 Bdrm Ranch, Lot: 14375sf		

29 HOLLY RD	\$60,000	
B: Thomas J Elliot & James J Elliot S: Walter Picerno & Carol A Picerno Book/Page: 21316/235, Date: 09/17/13 Use: Residential Developable Land, Lot: 31668sf Prior Sale: \$16,358 (05/09)		
227 RESERVOIR ST U:3	\$96,000	
B: Mark Ringer & Rosana Delatorre S: Ira Safestein Book/Page: 21318/130, Date: 09/17/13 Mtg: Taunton Federal Cr Un \$70,000 Use: 2 Bdrm Condo Prior Sale: \$95,000 (07/10)		
1 WILBUR TER U:6	\$102,500	
B: Hiroshi Morimoto & Jacqueline S Temkin S: David Ringler & Cheryl Ringler Book/Page: 21321/13, Date: 09/19/13 Mtg: Avidia Bank \$76,875 Use: 2 Bdrm Condo Prior Sale: \$80,000 (03/09)		
1 WOODLARK DR U:D	\$317,500	
B: James Todeson S: Stephen R Desfosses & Jessica C Vogan Book/Page: 21320/226, Date: 09/18/13 Use: 3 Bdrm Condo Prior Sale: \$335,000 (08/06)		

► FORECLOSURE DEEDS		
25 KENSINGTON RD	\$259,305	
B: FNMA S: Richard J White & RBS Citizens NA Book/Page: 21321/149, Date: 09/19/13 Use: 3 Bdrm Raised Ranch, Lot: 18905sf Prior Sale: \$135,000 (01/95)		

Raynham

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	71	62
Median Price	\$254,000	\$271,400
► REAL ESTATE SALES		
80 FOXWOOD LN	\$468,500	
B: Marianne Obrien & Lawrence M Schmidt S: L&M Custom Bulders Inc Book/Page: 21325/297, Date: 09/20/13 Mtg: RBS Citizens NA \$417,000 Use: Residential Developable Land, Lot: 40075sf		
165 NICHOLAS RD	\$210,000	
B: James J Puisys & Norma L Puisys S: Anthony P Deeb & Susan M Deeb Book/Page: 21314/244, Date: 09/16/13 Mtg: Freedom Mortgage Corp \$209,000 Use: 3 Bdrm Ranch, Lot: 15028sf Prior Sale: \$215,000 (09/10)		
115 OVERLOOK DR E	\$340,000	
B: Danic Kurema & Rose Gakoru S: Jennifer Gothage Book/Page: 21320/246, Date: 09/18/13 Mtg: Freedom Mortgage Corp \$333,485 Use: 5 Bdrm Cape Cod, Lot: 184694sf Prior Sale: \$318,000 (04/10)		
472 ROBINSON ST	\$205,500	
B: William A Wood & Lorraine J Wood S: Daniel O Reed & Vicki I Reed Book/Page: 21316/248, Date: 09/17/13 Mtg: Freedom Mortgage Corp \$209,918 Use: 6 Bdrm Conventional, Lot: 39465sf		
107 STONEYBROOK RD	\$75,000	
B: Aspen Properties Grp LLC S: Ketherine L Bloomstram & Aileen L Wildman Book/Page: 21324/33, Date: 09/20/13 Use: 1-Family Ranch, Lot: 15987sf		

► FORECLOSURE DEEDS		
36 ORCHARD ST	\$159,000	
B: Deutsche Bank Natl T Co S: Henry C Bruggeman 3rd & Deutsche Bank Natl T Co Book/Page: 21316/325, Date: 09/17/13 Use: 3 Bdrm Conventional, Lot: 17860sf Prior Sale: \$191,500 (06/02)		

Rehoboth

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	59	90
Median Price	\$285,000	\$329,500
► REAL ESTATE SALES		
25 COUNTY ST	\$261,000	
B: Brian J Arnella & Ana Arenella S: Dede Mancini-Westcott Book/Page: 21324/271, Date: 09/20/13 Mtg: Primary Resident Mtg \$266,611 Use: 2 Bdrm Ranch, Lot: 118806sf Prior Sale: \$1 (04/10)		
46 FAIRFIELD ST	\$354,900	
B: Steven Grota & Jean Grota S: Simon P Amaral & Jessica A Benedetti Book/Page: 21315/241, Date: 09/16/13 Mtg: Northpoint Mortgage \$348,471 Use: 2 Bdrm Raised Ranch, Lot: 60000sf Prior Sale: \$325,000 (10/06)		
213 HOMESTEAD AVE	\$395,000	
B: Joseph Roque & Margaret Roquf S: Christina Kimmell Book/Page: 21324/221, Date: 09/20/13 Mtg: Residential Mtg Svcs \$316,000 Use: 3 Bdrm Ranch, Lot: 161059sf Prior Sale: \$1 (05/12)		

Seekonk

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	91	74
Median Price	\$200,000	\$250,000
► REAL ESTATE SALES		
10 EVELYN WAY	\$130,000	
B: Lori B Michaud S: Fall River Ave Dev Partn Book/Page: 21314/105, Date: 09/16/13 Mtg: Bristol Cnty Svgs Bk \$375,300 Use: Residential Developable Land, Lot: 20038sf		
213 FOREST AVE	\$182,000	
B: Erin L Blackbird S: RE Lallier T LLC Book/Page: 21321/288, Date: 09/19/13 Mtg: Bridgewater Svgs Bk \$178,703 Use: 3 Bdrm Conventional, Lot: 15682sf Prior Sale: \$135,000 (03/08)		
15 MADISON CT	\$150,000	
B: Vilma E Gaspar S: Costa Development LLC Book/Page: 21323/53, Date: 09/20/13 Mtg: Pawtucket CU \$150,000 Use: Residential Developable Land, Lot: 22216sf		
31 WEDGEWOOD DR	\$255,000	
B: Mark J Higgins & Donna E Higgins S: Martin Robert G Est & June D Martin Book/Page: 21320/43, Date: 09/18/13 Use: 3 Bdrm Ranch, Lot: 14375sf		

Taunton

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	205	227
Median Price	\$215,000	\$222,500
► REAL ESTATE SALES		
26 FLORENCE ST	\$135,500	
B: Eric Andrade S: FNMA Book/Page: 21318/101, Date: 09/17/13 Mtg: Bristol Cnty Svgs Bk \$185,000 Use: 2-Family Two Family, Lot: 17860sf Prior Sale: \$222,847 (06/11)		
144 HART ST U:15	\$100,000	
B: William M Burnett S: Lisa Momingues Book/Page: 21321/348, Date: 09/19/13 Mtg: Rockland Tr Co \$71,250 Use: 2 Bdrm Condo Prior Sale: \$173,000 (12/06)		

820 HIGHSTONE ST	\$280,000	
B: Erynn F Turner & Ryan Turner S: Sandro Brito & Jennifer Brito Book/Page: 21317/30, Date: 09/17/13 Mtg: Residential Mtg Svcs \$254,375 Use: 4 Bdrm Colonial, Lot: 54886sf Prior Sale: \$1 (06/05)		
145 JUNIPER LN	\$10,898	
B: Kathrine A Kelly S: Kallan Walaski & Kathrine A Kelly Book/Page: 21316/95, Date: 09/17/13 Use: 3 Bdrm Raised Ranch, Lot: 31799sf Prior Sale: \$285,000 (09/11)		

59 JUSTINE LN	\$136,900	
B: Ann C Connor Tr, Village RT S: Eric P Beaudry & Natacha A Beaudry Book/Page: 21320/79, Date: 09/18/13 Use: 3 Bdrm Colonial, Lot: 60113sf Prior Sale: \$336,350 (05/08)		
96 KILMER AVE	\$259,900	
B: Alyssa R Carvalho & Stephen S Berthiaume S: Rick H Riendeau Book/Page: 21325/20, Date: 09/20/13 Mtg: RBS Citizens NA \$255,190 Use: Residential Developable Land, Lot: 14375sf Prior Sale: \$50,000 (11/12)		

77 LEHNER DR	\$355,000	
B: Carl B Roycroft & Joanne P Cobbe S: Fortunato F Santos & Maria F Santos Book/Page: 21314/131, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$230,000 Use: 3 Bdrm Colonial, Lot: 30056sf Prior Sale: \$248,850 (02/00)		
14 LIBERTY ST	\$241,000	
B: Susana P Tavares & Joaquim D Tavares S: Tom Pemberton Book/Page: 21318/192, Date: 09/17/13 Mtg: Gladewater Natl Bk \$236,634 Use: 4 Bdrm Old Style, Lot: 12197sf Prior Sale: \$112,000 (01/13)		

126 MARGARET RD	\$165,000	
B: Kim Nel Restoration LLC S: Michael Silvia & Cheryl Silvia Book/Page: 21325/318, Date: 09/20/13 Use: 3 Bdrm Raised Ranch, Lot: 10019sf Prior Sale: \$114,900 (04/96)		
828 MIDDLEBORO AVE	\$309,000	
B: Lisa M Mitton S: Quail Hollow LLC Book/Page: 21318/232, Date: 09/17/13 Mtg: Bridgewater Svgs Bk \$247,200 Use: 5 Bdrm Old Style, Lot: 146797sf Prior Sale: \$139,000 (04/13)		

162 OAK ST U:14	\$125,000	
B: Antonio F Dias & Julie Dias S: Linda M Linhares Book/Page: 21325/217, Date: 09/20/13 Mtg: Mechanics Cp Bk \$100,000 Use: 2 Bdrm Condo Prior Sale: \$52,500 (02/92)		
96 OLD COLONY AVE U:360	\$118,000	
B: Brendan D Flabherty & Kimberlee M Fleherty S: Keith E Ledin Book/Page: 21315/8, Date: 09/16/13 Mtg: Residential Mtg Svcs \$114,460 Use: 2 Bdrm Condo Prior Sale: \$219,900 (07/06)		

484 PROSPECT HILL ST	\$260,000	
B: Troy Bissonnette S: Elizabeth A Gagnon Book/Page: 21313/163, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$247,000 Use: 3 Bdrm Cape Cod, Lot: 26136sf		
16 SHERBORNE ST	\$135,000	
B: Darius Cole S: James Lima & Patricia A Lima Book/Page: 21326/36, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$132,554 Use: 2 Bdrm Cottage, Lot: 10019sf Prior Sale: \$130,000 (11/03)		

1275 SOMERSET AVE	\$180,000	
B: James Dillen & Monique C Dillen S: Medeiros Delores Est & Carol Benciti Book/Page: 21322/64, Date: 09/19/13 Mtg: Schaefer MortgageCorp \$176,739 Use: 3 Bdrm Ranch, Lot: 108464sf		
17 WINTER ST	\$250,000	
B: Chester Johnson & Melissa M Cromwell S: Hawthorne Development Inc Book/Page: 21325/282, Date: 09/20/13 Mtg: JPMorgan Chase Bank \$245,471 Use: 3 Bdrm Old Style, Lot: 10890sf Prior Sale: \$1 (12/12)		

Bristol Registry Southern District

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Acushnet

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	38	43
Median Price	\$184,000	\$230,000
► REAL ESTATE SALES		
25 COURY DR		\$185,000
B: Gregory Payette		
S: Ernesto C Pontecelli & Elaine Pontecelli		
Book/Page: 10901/139, Date: 09/19/13		
Mtg: Norwich Commercial Grp \$188,775		
Use: 1-Family Ranch, Lot: 5400sf		
Prior Sale: \$84,000 (07/99)		
4 GAMMONS RD		\$265,000
B: Barbara M Andrade		
S: Brandon T Soares & Courtney N Soares		
Book/Page: 10901/226, Date: 09/20/13		
Mtg: Sage Bank \$212,000		
Use: 1-Family Colonial, Lot: 30995sf		
Prior Sale: \$244,000 (07/11)		
271 HAMLIN ST		\$185,000
B: Peter Arruda & Lynne Arruda		
S: Charlene A Preece		
Book/Page: 10901/290, Date: 09/20/13		
Use: 1-Family Old Style, Lot: 43560sf		

109 SCHOOL ST..... \$1,000,000
B: Michael J Malone & Cheryl K Lawton
S: E G Orazem & Lucy Pelham
Book/Page: 1329/106, Date: 09/16/13
Mtg: Sovereign Bank FSB \$625,500
Use: Mixed Use-prim Res & Comm, Lot: 7350sf
Prior Sale: \$1 (07/13)

Oak Bluffs

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	53	44
Median Price	\$365,000	\$399,500

► REAL ESTATE SALES

37 BAY VIEW AVE..... \$398,000
B: Kevin Longval & Sheila Hanley
S: Paul A Hakala & Bonnie Jo Hakala
Book/Page: 1329/748, Date: 09/20/13
Mtg: Martha Vineyard SB \$225,000
Use: 3 Bdrm Contemporary, Lot: 5228sf
Prior Sale: \$1 (05/10)

8 BEACH RD..... \$130,000
B: Carl A Nelson 3rd & Annie A Nelson
S: Stephen M Goldner
Book/Page: 1329/152, Date: 09/16/13
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$1 (11/10)

Tisbury

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	32	30
Median Price	\$408,500	\$477,500

► REAL ESTATE SALES

10 ELM ST..... \$230,000
B: Kimberly S Mitchell
S: Deutsche Bank Natl T Co
Book/Page: 1329/845, Date: 09/20/13
Use: 3 Bdrm Conventional, Lot: 10000sf
Prior Sale: \$270,000 (12/11)

59 MADALINE LN..... \$488,520
B: Linda Comstock
S: Lisa C Bitzer & William Q Bitzer
Book/Page: 1329/743, Date: 09/20/13
Use: 4 Bdrm Cape Cod, Lot: 10243sf
Prior Sale: \$85,000 (09/99)

26 MAURA WAY..... \$882,500
B: William Q Bitzer & Lisa C Bitzer
S: James L Ferraro
Book/Page: 73/343, Date: 09/20/13
Use: 5 Bdrm Contemporary, Lot: 52802sf
Prior Sale: \$1 (11/12)

156 MAYFLOWER LN..... \$1,356,600
B: Broderick D Johnson & Michele L Norris
S: Michael A Halt & Laurie F Halt
Book/Page: 1329/621, Date: 09/19/13
Mtg: Sovereign Bank FSB \$625,500
Use: 4 Bdrm Conventional, Lot: 50240sf
Prior Sale: \$980,000 (08/04)

150 WINYAH LN..... \$515,500
B: Sara Belcher-Barnes
S: Catherine V Lowther Tr, Catherine V Lowther LT
Book/Page: 73/341, Date: 09/18/13
Mtg: Astoria FSLA \$412,400
Use: 3 Bdrm Contemporary, Lot: 21134sf
Prior Sale: \$1 (05/05)

West Tisbury

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	17	24
Median Price	\$785,000	\$635,000

► REAL ESTATE SALES

200 ROAD TO GREAT NECK RD..... \$2,950,000
B: Marthas Vineyard SB, Priscilla P Fischer T
S: Marthas Vineyard SB, Arnold M Fischer T
Book/Page: 1329/337, Date: 09/18/13
Use: Residential-multiple Bldgs, Lot: 217800sf

1005 STATE RD..... \$600,000
B: Eric D Burns & Bonnie Lafave
S: Daniel E Whiting & Tara J Whiting
Book/Page: 1329/774, Date: 09/20/13
Use: 5 Bdrm Antique, Lot: 144184sf

Essex Registry Northern District

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Andover

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	233	269
Median Price	\$510,000	\$545,000

► REAL ESTATE SALES

197 ANDOVER ST..... \$435,000
B: Peter J Mahoney & Kathryn A Mahoney
S: Dennis V Sawyer & Robert G Roy
Book/Page: 13636/349, Date: 09/17/13
Mtg: Enterprise Bk & Tr Co \$217,500
Use: 4 Bdrm Old Style, Lot: 12656sf
Prior Sale: \$200,000 (05/13)

25 BOBBY JONES DR U:25..... \$885,000
B: Robert W Merklinger & Courtney Merklinger
S: Janet C Regan
Book/Page: 13637/111, Date: 09/17/13
Mtg: Residential Mtg Svcs \$708,000
Use: 3 Bdrm Condo
Prior Sale: \$906,814 (11/00)

9 CHARLOTTE DR..... \$598,000
B: Carlos W Soto & Karen G Soto
S: Jay D Costello & Susan L Costello
Book/Page: 13634/193, Date: 09/20/13
Mtg: Mortgage Master Inc \$478,400
Use: 3 Bdrm Cape Cod, Lot: 49484sf

11 LOCKE ST..... \$1,300,000
B: Steven Hitts & Melissa Hitts
S: Joseph B Doherty Jr Tr, JBD RT
Book/Page: 13639/271, Date: 09/19/13
Mtg: Inst Svgs Newburyport \$1,000,000
Use: 3-Family Conventional, Lot: 27560sf
Prior Sale: \$1 (05/07)

77 LOVEJOY RD..... \$705,000
B: Duncan W Bosworth & Julie E Bosworth
S: Gail E Betterman & Gail E Feinman
Book/Page: 13641/236, Date: 09/20/13
Mtg: Bank of America NA \$564,000
Use: 4 Bdrm Colonial, Lot: 27800sf

7 MUIRFIELD CIR U:2-1..... \$1,210,000
B: Richard T Hyslip & Martha A Hyslip
S: Yvon Cormier Tr, CA INT
Book/Page: 13638/21, Date: 09/18/13
Use: Condo

62 NORTH ST..... \$250,000
B: 62 North Street LLC
S: Tremblay Emile J Est & Robert H Minasian
Book/Page: 13640/50, Date: 09/19/13
Mtg: Enterprise Bk & Tr Co \$387,500
Use: 1 Bdrm Bngl/cottage, Lot: 65776sf

88 RATTLESNAKE HILL RD..... \$463,150
B: David W Scott & Rachel Scott
S: Tristan Lewis & Caron Lewis
Book/Page: 13636/65, Date: 09/17/13
Mtg: Monument Mtg Co \$243,000
Use: 4 Bdrm Colonial, Lot: 67997sf
Prior Sale: \$1 (06/09)

198 RIVER RD..... \$639,000
B: Timothy J Clark & Sherrie Clark
S: Dirk H Giesberger & Nancy A Giesberger
Book/Page: 13641/131, Date: 09/20/13
Mtg: Premia Mortgage LLC \$511,200
Use: 4 Bdrm Cape Cod, Lot: 43778sf
Prior Sale: \$300,000 (08/92)

11 SHERRY DR..... \$475,000
B: Jonathan A Falk & Audrey F Falk
S: Rajiv Chawla & Shuchi Chawla
Book/Page: 13637/262, Date: 09/17/13
Mtg: Bank of America NA \$380,000
Use: 3 Bdrm Split Entry, Lot: 15329sf
Prior Sale: \$464,000 (08/06)

2 SWEETBRIAR LN..... \$520,000
B: Paul D Grearson & Diane L Crabtree
S: Herbert R Muller & Ruth G Muller
Book/Page: 13641/41, Date: 09/20/13
Mtg: Peter D Besen \$300,000
Use: 3 Bdrm Split Entry, Lot: 36070sf

Lawrence

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	112	120
Median Price	\$147,450	\$178,950

► REAL ESTATE SALES

257-259 BAILEY ST..... \$279,000
B: Maria A Mercedes & Cruz D Gonzalez
S: Pual K Blanchette
Book/Page: 13640/193, Date: 09/19/13
Mtg: NE Regional Mtg Corp \$273,946
Use: 3-Family Family Flat, Lot: 3090sf

2-6 BUNKERHILL ST..... \$250,000
B: Jonathan Lopez
S: Glenny B Lara
Book/Page: 13634/331, Date: 09/16/13
Mtg: Residential Mtg Svcs \$245,471
Use: Residential-multiple Bldgs, Lot: 9600sf
Prior Sale: \$1 (04/07)

76-78 CENTER ST..... \$255,000
B: Luis Castillo
S: Alvania A Lopez
Book/Page: 13639/330, Date: 09/19/13
Mtg: Sage Bank \$250,381
Use: 2-Family Family Flat, Lot: 4000sf
Prior Sale: \$141,000 (05/13)

59-61 DRACUT ST..... \$269,900
B: Ruben D Perez
S: Kenneth D Field
Book/Page: 13638/131, Date: 09/18/13
Mtg: Sage Bank \$265,010
Use: 3-Family Family Flat, Lot: 5000sf
Prior Sale: \$33,000 (05/93)

44 DURHAM ST..... \$175,000
B: Jose A Delcid & Sandra E Delcid
S: Linda A Karez & Robert J Karcz
Book/Page: 13636/294, Date: 09/17/13
Mtg: RBS Citizens NA \$132,500
Use: 3 Bdrm Conventional, Lot: 4650sf

28 GARFIELD ST..... \$219,900
B: Patricio Hernandez
S: LLB Construction Inc
Book/Page: 13636/270, Date: 09/17/13
Mtg: JPMorgan Chase Bank \$215,895

87-89 GREENWOOD ST..... \$237,500
B: Irene A Tamariz
S: Yris Catalina
Book/Page: 13640/294, Date: 09/20/13
Mtg: Sovereign Bank FSB \$173,375
Use: 3-Family Family Flat, Lot: 2372sf
Prior Sale: \$200,000 (06/10)

555 HAVERHILL ST..... \$210,000
B: Joan E Javier
S: Lou Ann C Clement & Kevin P Clement
Book/Page: 13640/141, Date: 09/19/13
Mtg: Continental Home Loan \$206,196
Use: 6 Bdrm Conventional, Lot: 5425sf
Prior Sale: \$50,000 (11/04)

2 HOME ST U:2..... \$70,000
B: Fenix A Recio
S: Deutsche Bank Natl T Co
Book/Page: 13642/3, Date: 09/20/13
Use: 2 Bdrm Condo
Prior Sale: \$1 (11/11)

62-64 JUNIPER ST..... \$280,000
B: Jose Alcantara & Argentina M Dealcantara
S: Ariel LLC
Book/Page: 13639/257, Date: 09/19/13
Mtg: Berkshire Bank \$274,928
Use: 3-Family Family Flat, Lot: 3200sf
Prior Sale: \$160,000 (03/13)

20 KNOX ST U:10..... \$52,900
B: Nidia I Canino & Nydia I Canino
S: Mary Owens
Book/Page: 13639/142, Date: 09/19/13
Use: 2 Bdrm Condo
Prior Sale: \$1 (01/13)

36 MONTGOMERY ST..... \$175,000
B: Sixto R Fortuna
S: Carolyn R Compton
Book/Page: 13641/170, Date: 09/20/13
Mtg: Residential Mtg Svcs \$169,750
Use: 2 Bdrm Ranch, Lot: 6580sf
Prior Sale: \$1 (05/06)

8 OAKLAND RD..... \$215,000
B: Yasmin Salazar & Jose A Cruz
S: Morin Margaret Est & Thomas Purcell
Book/Page: 13637/228, Date: 09/17/13
Mtg: Sage Bank \$165,000
Use: 3 Bdrm Raised Ranch, Lot: 5525sf

2 ROBERTA LN..... \$236,900
B: Flaubert Y Perez & Stephanie Perez
S: Steven Matthes & Kimberly Matthes
Book/Page: 13635/330, Date: 09/16/13
Mtg: RBS Citizens NA \$182,413
Use: 3 Bdrm Ranch, Lot: 8765sf
Prior Sale: \$87,000 (11/94)

30 SHAW ST..... \$180,000
B: Joaquina Martinez
S: Ruth Rodriguez & Hugo Robles
Book/Page: 13641/90, Date: 09/20/13
Mtg: Sage Bank \$144,000
Use: 3 Bdrm Ranch, Lot: 4750sf
Prior Sale: \$220,000 (01/03)

109-111 SPRUCE ST..... \$110,000
B: Wysnar A Marte
S: Priscilla Soto
Book/Page: 13634/265, Date: 09/16/13
Mtg: Wells Fargo Bank \$82,500
Use: 2-Family Family Flat, Lot: 2800sf
Prior Sale: \$245,000 (10/03)

66 WARREN ST..... \$202,000
B: Dionicia Yens
S: Amy Tyczynski
Book/Page: 13642/89, Date: 09/20/13
Mtg: RBS Citizens NA \$152,560
Use: 2-Family Family Flat, Lot: 3285sf
Prior Sale: \$135,000 (09/07)

137 WATER ST..... \$95,000
B: Angel L Cruz
S: Francisco A Lazala
Book/Page: 13640/89, Date: 09/19/13
Mtg: Residential Mtg Svcs \$71,250
Use: 2-Family Family Flat, Lot: 2310sf
Prior Sale: \$283,000 (03/05)

Methuen

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	249	233
Median Price	\$235,000	\$248,000

► REAL ESTATE SALES

82 ARNOLD ST..... \$218,000
B: Wayne F Couture
S: Barbara A Cubelli
Book/Page: 13640/338, Date: 09/20/13
Mtg: Guaranteed Rate Inc \$174,400
Use: 3 Bdrm Colonial, Lot: 6000sf

24 DALE ST..... \$255,000
B: Jennifer L Caron
S: Brian J Blaney & Paula L Blaney
Book/Page: 13634/347, Date: 09/16/13
Mtg: Gladewater Natl Bk \$250,381
Use: 3 Bdrm Raised Ranch, Lot: 7500sf

489-491 LOWELL ST..... \$310,000
B: John P Pelletier & Sharlene P Pelletier
S: Dolores Conley Tr, Hector Stonge FT
Book/Page: 13637/90, Date: 09/17/13
Mtg: Leader Bank NA \$232,500
Use: Residential-multiple Bldgs, Lot: 18020sf

46 PLEASANT ST..... \$385,000
B: Topnotch Homes LLC
S: Bruce Ganem Tr, 46 Pleasant Street RT
Book/Page: 13635/185, Date: 09/16/13
Mtg: Lowell Five Cent Svgs \$485,000
Use: 8 Bdrm Colonial, Lot: 37810sf
Prior Sale: \$1 (12/07)

7-9 PLYMOUTH TER..... \$319,900
B: Gersson J Ramos
S: Harry Real Estate LLC
Book/Page: 13639/49, Date: 09/18/13
Mtg: Merrimack Mtg Co \$314,102
Use: 2-Family Mlti-unt Blg, Lot: 5780sf
Prior Sale: \$190,250 (03/13)

46 TEMPLE DR..... \$330,000
B: Ralph J Dellagrotte & Ellen L Dellagrotte
S: Wendy S Mccorry Tr, 46 Temple Drive RT
Book/Page: 13641/32, Date: 09/20/13
Use: 3 Bdrm Gambrel, Lot: 80150sf
Prior Sale: \$1 (07/12)

North Andover

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	167	208
Median Price	\$450,000	\$470,000

► REAL ESTATE SALES

8 BUCKLIN RD..... \$320,000
B: Saket Sankhla
S: Sherry T Fu & Emil Fu
Book/Page: 13637/195, Date: 09/17/13
Mtg: Residential Mtg Svcs \$288,000
Use: 2 Bdrm Colonial, Lot: 5227sf
Prior Sale: \$1 (03/04)

490 CHESTNUT ST..... \$565,000
B: Scott E Havemeyer & Kristine A Havemeyer
S: James R Hughes & Kim H Hughes
Book/Page: 13635/41, Date: 09/16/13
Mtg: Inst Svgs Newburyport \$420,000
Use: 4 Bdrm Colonial, Lot: 32670sf
Prior Sale: \$495,000 (08/00)

42 FERNVIEW AVE U:2..... \$149,000
B: Dana P Schmitz & Theresa Schmitz
S: Andrew Beresford
Book/Page: 13642/26, Date: 09/20/13
Mtg: Savings Bank (The) \$88,000
Type: Adj
Use: 2 Bdrm Condo
Prior Sale: \$92,471 (01/03)

53-55 FERNVIEW AVE U:55FV8..... \$100,000
B: Katherine Garcia
S: FNMA
Book/Page: 13638/198, Date: 09/18/13
Mtg: Residential Mtg Svcs \$84,550
Use: Condo

119 HIGH ST..... \$235,000
B: Utopia Remodeling Grp LLC
S: Avatar Financial Services
Book/Page: 13639/61, Date: 09/18/13
Use: 4 Bdrm Conventional, Lot: 7405sf
Prior Sale: \$1 (05/12)

68 JEFFERSON ST U:B..... \$85,000
B: Zachary Coskren & James M Coskren
S: Maki Shibuata
Book/Page: 13640/72, Date: 09/19/13
Mtg: James M Coskren \$1
Use: 2 Bdrm Condo
Prior Sale: \$105,000 (11/09)

146 JOHNSON ST..... \$608,400
B: Kevin M Smith & Emily M Smith
S: Vincent J Carusi & Regina M Carusi
Book/Page: 13635/129, Date: 09/16/13
Mtg: Residential Mtg Svcs \$417,000
Use: 4 Bdrm Colonial, Lot: 42253sf
Prior Sale: \$615,000 (01/04)

54 LONG PASTURE RD..... \$830,000
B: Elvino M Dasilveira & Lasalete C Dasilveira
S: Stephen P Crowley & Lisa R Crowley
Book/Page: 13636/39, Date: 09/16/13
Use: 4 Bdrm Colonial, Lot: 87120sf

14 LORRAINE AVE..... \$200,000
B: David A Kindred & Brenda Kindred
S: Peter R Breen Tr, Breenmore RT
Book/Page: 13640/116, Date: 09/19/13
Mtg: Daniel T Kindred \$400,000
Use: 2 Bdrm Cape Cod, Lot: 137650sf
Prior Sale: \$300,000 (07/02)

2 MILL POND..... \$225,500
B: David Riccio & Margaret Riccio
S: Eugene G Ruane Jr
Book/Page: 13640/86, Date: 09/19/13
Use: 2 Bdrm Row-middle, Lot: 3920sf
Prior Sale: \$1 (03/04)

52 OLYMPIC LN..... \$500,000
B: Jason R Chin & Connie S Chin
S: Sayana Assets Inv LLC
Book/Page: 13641/277, Date: 09/20/13
Mtg: Monument Mtg Co \$400,000
Use: 4 Bdrm Colonial, Lot: 64469sf
Prior Sale: \$200,000 (10/95)

110 RUSSETT LN..... \$272,500
B: North Birch Props LLC
S: Joseph P Morra & Barbara Morra
Book/Page: 32834/500, Date: 09/20/13
Use: 4 Bdrm Raised Ranch, Lot: 26136sf
Prior Sale: \$1 (06/08)

250 S BRADFORD ST..... \$573,900
B: Elizabeth M Nadeau
S: Ricardo C Dancel & Minerva T Domingo
Book/Page: 13639/304, Date: 09/19/13
Use: 4 Bdrm Colonial, Lot: 55757sf
Prior Sale: \$478,780 (03/99)

320 STEVENS ST..... \$725,000
B: Peter J Boynton & Susan M Boynton
S: Richard D Webster & Johanna M Webster
Book/Page: 13635/266, Date: 09/16/13
Mtg: TD Bank NA \$300,000
Use: 4 Bdrm Conventional, Lot: 51836sf
Prior Sale: \$631,000 (06/05)

2130 TURNPIKE ST..... \$385,000
B: Katherine Pawlusiak & Bennett Pawlusiak
S: Stephen M Smolak
Book/Page: 13641/157, Date: 09/20/13
Mtg: Sage Bank \$372,150

Essex Registry Southern District

John L O'Brien, Jr., Register
Shetland Park
45 Congress St, Suite 4100
Salem, MA 01970
Telephone: (978) 741-0201
Fax: (978) 744-5865
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Amesbury

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	76	109
Median Price	\$253,250	\$297,500

► REAL ESTATE SALES

4 ELLIS CT..... \$340,000
B: Molin Realty LLC
S: Glenn C Haugh & Holly B Haugh
Book/Page: 32824/272, Date: 09/17/13
Mtg: Savings Bank (The) \$255,000
Use: 3-Family Family Flat, Lot: 8250sf
Prior Sale: \$359,000 (10/07)

14 MACY ST..... \$150,000
B: Kenneth Kudym
S: Melissa McGrail & Sean McGrail
Book/Page: 32831/109, Date: 09/20/13
Mtg: Sovereign Bank FSB \$112,500
Use: 3 Bdrm Cape Cod, Lot: 14475sf
Prior Sale: \$1 (09/06)

5 POWOW ST..... \$244,500
B: Ira J Lanik & Diana M Bailey
S: Michael J Picard Sr Tr, 5-7 Powow Street RT
Book/Page: 32831/532, Date: 09/20/13
Mtg: Merrimack Mtg Co \$232,250
Use: 2-Family Two Family, Lot: 8250sf
Prior Sale: \$130,000 (12/12)

1 RIVERVIEW HTS U:1..... \$490,000
B: Michael Pearlman & Ann G Pearlman
S: Joseph J Mercurio & Susan L Mercurio
Book/Page: 32821/44, Date: 09/16/13
Use: 3 Bdrm Condo

5 UNICORN CIR..... \$420,000
B: Matthew Nowland & Kebbi Nowland
S: Edward A Rouillard & Barbara J Rouillard
Book/Page: 32829/395, Date: 09/19/13
Mtg: Emigrant Mortgage Co \$210,000
Use: 4 Bdrm Cape Cod, Lot: 21407sf
Prior Sale: \$270,000 (05/99)

Beverly

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	186	245
Median Price	\$359,450	\$346,000

► REAL ESTATE SALES

28-R BARTLETT ST..... \$485,000
B: 28R Bartlett Street LLC
S: Philip J Nixon
Book/Page: 32822/153, Date: 09/17/13
Mtg: Rockport Natl Bk \$363,750
Use: Apartment Bldg - 4-8 Units, Lot: 13800sf

175 BRIDGE ST..... \$321,000
B: Shane R Orzechowski & Kristen M Orzechowski
S: Jacqueline A Leblanc & David A Leblanc
Book/Page: 32819/416, Date: 09/16/13
Mtg: First Fed Svgs Boston \$240,000
Use: 3 Bdrm Colonial, Lot: 6000sf

38 CRESCENT AVE..... \$375,000
B: Joseph M Mahan & Ivy L Mahan
S: Kielbasa Joseph N Est & Barbara R Small
Book/Page: 32834/65, Date: 09/20/13
Mtg: Members Mtg Co Inc \$330,000
Use: 3 Bdrm Colonial, Lot: 4880sf

ESSEX REGISTRY

continued

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	21	26
Median Price	\$420,000	\$345,000

► REAL ESTATE SALES

242 JOHN WISE AVE.....	\$4,000
B: Essex Cnty Greenbelt Assn	
S: Thomas P Shea & Mark S Shea	
Book/Page: 32826/485, Date: 09/18/13	
Use: Office Bldg-general, Lot: 304920sf	
Prior Sale: \$1 (05/11)	

Georgetown

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	55	66
Median Price	\$309,900	\$381,250

► REAL ESTATE SALES

4 WEST ST.....	\$426,100
B: Stephen King & Leah King	
S: Andrew S Belliveau & Jillian A Belliveau	
Book/Pg: 32826/485, Date: 09/20/13	
Mtg: NE Moves Mortgage Co \$340,880	
Use: 3 Bdrm Cape Cod, Lot: 40436sf	
Prior Sale: \$1 (08/09)	

Gloucester

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	111	122
Median Price	\$325,000	\$313,250

► REAL ESTATE SALES

6 BAYBERRY LN.....	\$630,000
B: Domini Cuttone Tr, Anna Cuttone RT	
S: Richard J Clemenzi & Dorothy A Blanchette	
Book/Page: 32821/323, Date: 09/16/13	
Use: 2 Bdrm Ranch, Lot: 12030sf	
10 BRACE CV.....	\$900,000
B: Michael Slezak & Diane Slezak	
S: Margaret Greenfield	
Book/Page: 32828/364, Date: 09/19/13	
Use: 3 Bdrm Ranch, Lot: 57499sf	
16 CLEVELAND PL U:7.....	\$110,000
B: Jeffrey M Berg & Amanda A Berg	
S: Michele K Hayes	
Book/Page: 32827/483, Date: 09/18/13	
Mtg: Commonwealth Mortgage \$82,500	
Use: 2 Bdrm Condo	
Prior Sale: \$168,500 (10/05)	
1 ELMO LN.....	\$655,000
B: Samuel J Conte 2nd	
S: Samuel Saccardo Tr, Elmo Lane RT	
Book/Page: 32834/515, Date: 09/20/13	
Mtg: Fairway Ind Mtg \$415,000	
Use: 2 Bdrm Raised Ranch, Lot: 12038sf	
21 KETTLE COVE LN U:12.....	\$75,000
B: Robert Vallis	
S: Ray C Vallis & Donna M Vallis	
Book/Page: 32825/332, Date: 09/18/13	
Use: Industrial Condominium	
Prior Sale: \$68,000 (05/05)	
8 KONDELIN RD.....	\$800,000
B: New KondeLin Road LLC	
S: James R Brady Tr, MIT RT	
Book/Page: 32835/4, Date: 09/20/13	
Mtg: Sage Bank \$640,000	
Use: Commercial Warehouse, Lot: 134600sf	
Prior Sale: \$650,000 (07/02)	
47 OLD NUGENT FARM RD U:47.....	\$560,000
B: Velia N Tosi	
S: Richard W Seeley & Beth H Seeley	
Book/Page: 32833/218, Date: 09/20/13	
Use: 2 Bdrm Condo	
Prior Sale: \$1 (01/08)	
55 QUARRY ST.....	\$350,000
B: Jonathan Brandon	
S: Nancy Gaines	
Book/Page: 32819/511, Date: 09/16/13	
Mtg: Sage Bank \$245,000	
Use: 2 Bdrm Cottage, Lot: 87120sf	
Prior Sale: \$177,000 (09/99)	
11 THORNHILL WAY.....	\$429,000
B: John P Bajoras & Neyla Bajoras	
S: David K Lane & Darlene A Lane	
Book/Page: 32820/352, Date: 09/16/13	
Mtg: Cape Ann Svgs Bk \$343,200	
Use: 3 Bdrm Colonial, Lot: 23995sf	
Prior Sale: \$410,000 (04/03)	

27 FAIRVIEW AVE.....	\$275,000
B: Paul J Surpitski & Yan Y Surpitski	
S: Florence M Tondreault Tr, Tondreault RET	
Book/Page: 32832/140, Date: 09/20/13	
Use: 3 Bdrm Gambrel, Lot: 12210sf	
Prior Sale: \$1 (09/12)	
4 GRANT CT.....	\$282,500
B: Ryan D Patriquin & Katherine S Patriquein	
S: Elizabeth E Arthur	
Book/Page: 32827/413, Date: 09/18/13	
Mtg: Mortgage Master Inc \$226,000	
Use: 3 Bdrm Bngl/cottage, Lot: 6600sf	
42 HEARTBREAK RD.....	\$555,000
B: Hugh Gallagher & Deanna Gallagher	
S: Diana Hoyt	
Book/Page: 32821/497, Date: 09/16/13	
Mtg: Inst Svgs Newburyport \$444,000	
Use: 4 Bdrm Antique, Lot: 48787sf	
12 HOWE ST.....	\$324,000
B: Maurice R Therault & Ruth Anne Souza	
S: REEM Property LLC	
Book/Page: 32832/431, Date: 09/20/13	
Mtg: MountainOne Bk \$275,000	
Use: 3 Bdrm Ranch, Lot: 15045sf	
Prior Sale: \$197,000 (01/13)	
36 PARTRIDGEBERRY PL.....	\$690,000
B: Carl Farris & Darlene Farris	
S: Nicholas Esposito & Jane Esposito	
Book/Page: 32829/423, Date: 09/19/13	
Mtg: Leader Bank NA \$552,000	
Use: 3 Bdrm Colonial, Lot: 10250sf	
Prior Sale: \$765,000 (07/05)	

Hamilton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	60	70
Median Price	\$358,750	\$451,000

► REAL ESTATE SALES

2 DONALD RD.....	\$495,000
B: Andrew G Hearn & Katherine A Hearn	
S: Debra A Ramos	
Book/Page: 32828/272, Date: 09/19/13	
Mtg: RBS Citizens NA \$395,750	
Use: 4 Bdrm Colonial, Lot: 40250sf	
4 PATTON DR.....	\$335,000
B: Gregory S Lauze & Kristen M Lauze	
S: Chitro Family Series LLC	
Book/Page: 32822/84, Date: 09/17/13	
Mtg: Salem Five Mtg Corp \$556,000	
Use: Residential Developable Land, Lot: 29430sf	
Prior Sale: \$1 (07/06)	

Haverhill

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	227	229
Median Price	\$220,000	\$249,900

► REAL ESTATE SALES

61 ADAMS ST.....	\$310,000
B: Michael J Soto-Mendigorin	
S: Joseph Dufour Tr, 61 Adams Street PT	
Book/Page: 32832/512, Date: 09/20/13	
Mtg: Guaranteed Rate Inc \$300,700	
Use: 4 Bdrm Old Style, Lot: 8388sf	
Prior Sale: \$150,000 (03/13)	
9 ARCH AVE.....	\$299,000
B: Alvin Reyes & Alexandra Taveras	
S: Milagros Nunez	
Book/Page: 32819/37, Date: 09/16/13	
Mtg: JPMorgan Chase Bank \$269,637	
Use: 3-Family Mlti-unt Blg, Lot: 6199sf	
79-81 BLOSSOM ST.....	\$229,900
B: Thomas J Smith	
S: 2012 LLC	
Book/Page: 32833/563, Date: 09/20/13	
Mtg: Mortgage Master Inc \$218,405	
Use: 2-Family Mlti-unt Blg, Lot: 7905sf	
Prior Sale: \$161,000 (07/13)	

169 BRANDY BROW RD.....	\$362,500
B: Frank E Crowley & Melissa L Crowley	
S: Jacob Y SanAntonio & Pamela SanAntonio	
Book/Page: 32834/32, Date: 09/20/13	
Mtg: Leader Bank NA \$175,000	
Use: 3 Bdrm Cape Cod, Lot: 191228sf	
Prior Sale: \$340,000 (08/05)	
27 BROADWAY.....	\$250,000
B: Jose Vaquerano	
S: Katherine Reyes	
Book/Page: 32819/270, Date: 09/16/13	
Mtg: RBS Citizens NA \$245,471	
Use: 2-Family Mlti-unt Blg, Lot: 8465sf	
Prior Sale: \$220,000 (12/10)	
100 E BROADWAY.....	\$225,000
B: Jonathan C Elia	
S: Maryann Pascucci	
Book/Page: 32829/482, Date: 09/19/13	
Use: 3 Bdrm Cape Cod, Lot: 33415sf	
Prior Sale: \$1 (08/09)	
386 HILLDALE AVE.....	\$160,000
B: Adam J Howes	
S: Francis X Gallant	
Book/Page: 32826/508, Date: 09/18/13	
Mtg: Merrimac Valley FCU \$152,000	
Use: 2 Bdrm Bngl/cottage, Lot: 15688sf	
82 KENOZA ST.....	\$255,500
B: James Malveira	
S: Jeffrey Decoteau & Marguerite Decoteau	
Book/Page: 32825/176, Date: 09/18/13	
Mtg: Mortgage Networks Inc \$229,950	
Use: 4 Bdrm Old Style, Lot: 55055sf	
Prior Sale: \$414,500 (08/04)	
70 LANSING AVE.....	\$270,000
B: Richard N Labrecque & Dona M Labrecque	
S: Deborah A Thompson	
Book/Page: 32824/191, Date: 09/17/13	
Mtg: Pentucket Bank \$200,000	
Use: 2 Bdrm Split Entry, Lot: 23759sf	
Prior Sale: \$180,500 (11/99)	
5 MYLES STANDISH DR U:11.....	\$90,000
B: Alice M Diegisser & Fritz F Diegisser	
S: John F Murphy Tr, 5-11 Myles Standish Dr RT	
Book/Page: 32831/558, Date: 09/20/13	
Mtg: Mortgage Networks Inc \$72,000	
Use: 2 Bdrm Condo	
Prior Sale: \$65,900 (09/99)	
11 PERKINS CT U:11.....	\$208,900
B: Robert J Karcz & Linda A Karcz	
S: Robert A Vega & Gina Vega	
Book/Page: 32824/349, Date: 09/17/13	
Mtg: NE Moves Mortgage Co \$100,000	
Use: 2 Bdrm Condo	
Prior Sale: \$120,000 (12/96)	
26 RINGGOLD ST.....	\$265,000
B: Heather Riley	
S: Julie Angelo & Leonard Angelo	
Book/Page: 32824/368, Date: 09/17/13	
Mtg: Sage Bank \$255,725	
Use: 2 Bdrm Old Style, Lot: 9038sf	
Prior Sale: \$255,000 (06/09)	
51 SNOW RD.....	\$394,000
B: Paul Puorro	
S: Gregory P Poor	
Book/Page: 32832/345, Date: 09/20/13	
Mtg: Brookline Bank \$240,000	
Use: 3 Bdrm Colonial, Lot: \$4014sf	
Prior Sale: \$383,000 (01/10)	
132 W MEADOW RD U:19.....	\$164,900
B: Gregg E Cote	
S: Kelley M Kirkpatrick	
Book/Page: 32821/31, Date: 09/16/13	
Use: 2 Bdrm Condo	
Prior Sale: \$170,500 (07/02)	

Ipswich

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	101	106
Median Price	\$291,900	\$416,000

► REAL ESTATE SALES

6 6TH ST.....	\$320,000
B: Debra Ramos	
S: Carolyn Smith & Edward R Carr	
Book/Page: 32833/78, Date: 09/20/13	
Mtg: Rockland Tr Co \$150,000	
Use: Residential-multiple Bldgs, Lot: 6740sf	
200 COLONIAL DR U:104.....	\$154,000
B: Ian A Menchini & Esther P Menchini	
S: Michael J Hart & Pamela A Hart	
Book/Page: 32835/47, Date: 09/20/13	
Mtg: Bank of America NA \$100,000	
Use: 2 Bdrm Condo	
Prior Sale: \$175,000 (01/08)	
200 COLONIAL DR U:105.....	\$131,500
B: Frederick Mozdziej	
S: Humphrey Street LLC	
Book/Page: 32834/5, Date: 09/20/13	
Mtg: Guaranteed Rate Inc \$127,495	
Use: 1 Bdrm Condo	
Prior Sale: \$73,500 (01/13)	
27 FAIRVIEW AVE.....	\$275,000
B: Paul J Surpitski & Yan Y Surpitski	
S: Florence M Tondreault Tr, Tondreault RET	
Book/Page: 32832/140, Date: 09/20/13	
Use: 3 Bdrm Gambrel, Lot: 12210sf	
Prior Sale: \$1 (09/12)	
4 GRANT CT.....	\$282,500
B: Ryan D Patriquin & Katherine S Patriquein	
S: Elizabeth E Arthur	
Book/Page: 32827/413, Date: 09/18/13	
Mtg: Mortgage Master Inc \$226,000	
Use: 3 Bdrm Bngl/cottage, Lot: 6600sf	
42 HEARTBREAK RD.....	\$555,000
B: Hugh Gallagher & Deanna Gallagher	
S: Diana Hoyt	
Book/Page: 32821/497, Date: 09/16/13	
Mtg: Inst Svgs Newburyport \$444,000	
Use: 4 Bdrm Antique, Lot: 48787sf	
12 HOWE ST.....	\$324,000
B: Maurice R Therault & Ruth Anne Souza	
S: REEM Property LLC	
Book/Page: 32832/431, Date: 09/20/13	
Mtg: MountainOne Bk \$275,000	
Use: 3 Bdrm Ranch, Lot: 15045sf	
Prior Sale: \$197,000 (01/13)	
36 PARTRIDGEBERRY PL.....	\$690,000
B: Carl Farris & Darlene Farris	
S: Nicholas Esposito & Jane Esposito	
Book/Page: 32829/423, Date: 09/19/13	
Mtg: Leader Bank NA \$552,000	
Use: 3 Bdrm Colonial, Lot: 10250sf	
Prior Sale: \$765,000 (07/05)	

B: Ryan D Patriquin & Katherine S Patriquin S: Elizabeth E Arthur Book/Page: 32827/413, Date: 09/18/13 Mtg: Mortgage Master Inc \$226,000 Use: 3 Bdrm Bngl/Cottage, Lot: 6600sf	
42 HEARTBREAK RD	\$555,000
B: Hugh Gallagher & Deanna Gallagher S: Diana Hoyt Book/Page: 32821/497, Date: 09/16/13 Mtg: Inst Svgs Newburyport \$444,000 Use: 4 Bdrm Antique, Lot: 48787sf	
12 HOWE ST	\$324,000
B: Maurice R Theraault & Ruth Anne Souza S: REEM Property LLC Book/Page: 32832/431, Date: 09/20/13 Mtg: MountainOne Bk \$275,000 Use: 3 Bdrm Ranch, Lot: 15045sf Prior Sale: \$197,000 (01/13)	
36 PARTRIDGEBERRY PL	\$690,000
B: Carl Farris & Darlene Farris S: Nicholas Esposito & Jane Esposito Book/Page: 32829/423, Date: 09/19/13 Mtg: Leader Bank NA \$552,000 Use: 3 Bdrm Colonial, Lot: 10250sf Prior Sale: \$765,000 (07/05)	

50 PROSPECT ST.....	\$710,000
B: David J Lemieux S: Joseph S Kasprzyk Tr, 50 Prospect Street NT Book/Page: 32820/156, Date: 09/16/13 Use: Residential Developable Land, Lot: 10642sf Prior Sale: \$1 (04/10)	
54 PROSPECT ST.....	\$300,000
B: David J Lemieux S: Lee A Chmiel Book/Page: 32820/162, Date: 09/16/13 Use: 3 Bdrm Gambrel, Lot: 16479sf	
26 SQUANTO RD.....	\$315,000
B: Acacio M Pinto S: Elmer L Andrew & Edith M Andrew Book/Page: 32826/598, Date: 09/18/13 Use: 3 Bdrm Ranch, Lot: 18801sf	
9 SYCAMORE CIR.....	\$410,000
B: Elizabeth Scott & Sean Scott S: John Wang & Liza Wang Book/Page: 32824/533, Date: 09/17/13 Mtg: TD Bank NA \$120,000 Use: 3 Bdrm Ranch, Lot: 15791sf Prior Sale: \$399,000 (04/04)	

► FORECLOSURE DEEDS	
111 FOSTER ST U:216.....	\$97,524
B: JP Morgan Chase Bank NA S: Heather Zizza & JP Morgan Chase Bank NA Book/Page: 32819/406, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$185,900 (10/04)	
11 HOOVER AVE.....	\$513,416
B: FNMA S: Thomas C Burkett & JP Morgan Chase Bank NA Book/Page: 32829/219, Date: 09/19/13 Use: 4 Bdrm Garrison, Lot: 15002sf	

Rockport	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	41 45
Median Price	\$419,000 \$425,000

► REAL ESTATE SALES	
2 GREEN ST.....	\$250,000
B: Harry J Korslund Tr, Korslund FT S: Cape Ann Savings Bank Book/Page: 32832/292, Date: 09/20/13 Use: 3 Bdrm Conventional, Lot: 4995sf Prior Sale: \$250,000 (07/13)	
11 NORWOOD AVE.....	\$925,000
B: Patricia Campbell S: Christopher J Hall & Celee L Hall Book/Page: 32821/290, Date: 09/16/13 Mtg: Cape Ann Svgs Bk \$720,000 Use: Residential-multiple Bldgs, Lot: 6166sf Prior Sale: \$605,000 (06/09)	

Rowley	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	43 40
Median Price	\$416,000 \$391,450

► REAL ESTATE SALES	
14 BROOK ST.....	\$394,000
B: Derek Vocino & Lauren Kiezas S: Christopher J Schmitt & Terri E Gibeau Book/Page: 32834/285, Date: 09/20/13 Mtg: Reliant Mtg Co \$374,300 Use: 4 Bdrm Colonial, Lot: 30000sf Prior Sale: \$333,900 (12/01)	
29 PLEASANT ST.....	\$230,000
B: Briana M Turner & Paul Turner 2nd S: Maurice Therault & Ruth A Souza Book/Page: 32832/168, Date: 09/20/13 Mtg: MountainOne Bk \$218,500 Use: 2 Bdrm Conventional, Lot: 5663sf Prior Sale: \$249,900 (11/02)	

Salem	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	116 154
Median Price	\$238,500 \$299,000

► REAL ESTATE SALES	
25 CARLTON ST.....	\$198,000
B: Jewel Saeed S: FNMA Book/Page: 32821/50, Date: 09/16/13 Mtg: First Ipswich Bank \$237,000 Use: 2-Family Mlti-unt Blg, Lot: 4080sf Prior Sale: \$248,884 (01/12)	
5 CENTER ST.....	\$1,000
B: George Falow Tr, Contessa Blue RT S: Mari Alfred L Est & Gordon F Mari Book/Page: 32825/102, Date: 09/17/13 Use: 4 Bdrm Ranch, Lot: 4500sf	
3 DESMOND TER.....	\$259,900
B: Peter Abruzzese S: Lathrop Ursula Est & Olin G Lathrop Book/Page: 32825/582, Date: 09/18/13 Mtg: Joseph N Jutras Jr \$260,000 Use: 4 Bdrm Cape Cod, Lot: 6927sf Prior Sale: \$173,500 (07/98)	
96 FREEDOM HOLW U:96.....	\$296,000
B: Ann Stjohn S: Cohen Charles Est & Shirley D Cohen Book/Page: 32824/470, Date: 09/17/13 Mtg: Natl Grand Bk Marblhd \$146,000 Use: 2 Bdrm Condo Prior Sale: \$144,000 (12/93)	
5 LARCHMONT RD U:3.....	\$110,000
B: Robert T Carter Jr & Cindy A Carter S: Ann M Ruotolo Book/Page: 32827/173, Date: 09/18/13 Use: 1 Bdrm Condo	
10 LOVEIT ST U:A.....	\$364,000
B: Matthew Modaff & Jessica Modaff S: Kevin M Smith & Emily M Smith Book/Page: 32820/277, Date: 09/16/13 Mtg: Mid-Island Mortgage C \$345,800 Use: 3 Bdrm Condo, Lot: 15001sf Prior Sale: \$359,900 (10/05)	
14 MALL ST U:C.....	\$237,500
B: Justin Codinha S: Jacob Sugerman & Alex Magyar Book/Page: 32820/509, Date: 09/16/13 Mtg: Salem Five Mtg Corp \$190,000 Use: 2 Bdrm Condo Prior Sale: \$195,500 (06/11)	
55 OCEAN AVE U:2.....	\$197,500
B: Andrew L Payne S: Anthony Cheng & Lori A Etringer Book/Page: 32834/577, Date: 09/20/13 Mtg: Mortgage Master Inc \$191,575 Use: 2 Bdrm Condo, Lot: 4400sf	
59 ORD ST.....	\$257,500
B: Jens K Plassmeier & Jennifer Reich S: Matthew J Condon & Joann M Condon Book/Page: 32822/587, Date: 09/17/13 Mtg: Members Mtg Co Inc \$244,625 Use: 3 Bdrm Old Style, Lot: 3169sf Prior Sale: \$1 (03/12)	

9 SKERRY ST.....	\$315,000
B: Michael McMahon S: Barbara A Faircloth & Rosemary A Leszczynski Book/Page: 32819/157, Date: 09/16/13 Mtg: Reliant Mtg Co \$304,486 Use: 2-Family Mlti-unt Blg, Lot: 9086sf Prior Sale: \$1 (12/12)	
153 WHALERS LN U:153.....	\$367,000
B: Frederic Krell Tr, Frederic Krell Tr S: Kurt V Nikander & Eva G Nikander Book/Page: 32819/356, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$1 (11/03)	
74 WHARF ST U:J7.....	\$260,000
B: Brittani S Andler S: Eduardo A Gonzalez & Angela Perez Book/Page: 32822/521, Date: 09/17/13 Mtg: Hingham Inst for Svgs \$135,000 Use: 2 Bdrm Condo Prior Sale: \$266,500 (06/08)	

Salisbury	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	40 40
Median Price	\$241,000 \$294,000

► REAL ESTATE SALES	
11 BEACH RD.....	\$313,000
B: Anthony Huang & Xiaoyin Wang S: Jason J Burke Book/Page: 32826/3, Date: 09/18/13 Mtg: Inst Svgs Newburyport \$219,100 Use: 3-Family Family Flat, Lot: 11000sf Prior Sale: \$200,000 (02/02)	
55 ELM ST.....	\$131,000
B: Stefanie Paul S: Andre W Marion Tr, 55 Elm Street NT Book/Page: 32834/472, Date: 09/20/13 Mtg: Service Credit Union \$104,800 Use: 2 Bdrm Ranch, Lot: 30929sf Prior Sale: \$1 (10/09)	
40 LOCUST ST.....	\$347,000
B: William H James & Margaret M James S: Steven T Kenney Book/Page: 32828/87, Date: 09/19/13 Mtg: Sovereign Bank FSB \$329,650 Use: 3 Bdrm Cape Cod, Lot: 44461sf Prior Sale: \$340,000 (02/12)	
25 MEADERS LN.....	\$318,250
B: John J Gobiel & Claire M Gobiel S: Sherry C Volpone Book/Page: 32829/85, Date: 09/19/13 Mtg: Inst Svgs Newburyport \$165,000 Use: 3 Bdrm Split Entry, Lot: 16500sf Prior Sale: \$325,000 (11/07)	

► FORECLOSURE DEEDS	
111 BEACH RD U:3.....	\$220,332
B: FNMA S: Michael S Tinkham & FNMA Book/Page: 32828/592, Date: 09/19/13 Use: 2 Bdrm Condo Prior Sale: \$254,000 (06/05)	

Saugus	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	103 150
Median Price	\$265,000 \$290,534

► REAL ESTATE SALES	
65 CHESTNUT ST.....	\$135,000
B: Mario Marenghi S: Mark H Jaynes & Nicole A Jaynes Book/Page: 32822/33, Date: 09/17/13 Use: 3 Bdrm Antique, Lot: 13939sf Prior Sale: \$235,500 (05/09)	
141 ESSEX ST U:A6.....	\$190,000
B: Braham Habbouch S: Anthony V Lauretano & Ralph J Laurentano Book/Page: 32833/126, Date: 09/20/13 Mtg: Leader Bank NA \$161,500 Use: 2 Bdrm Condo Prior Sale: \$123,000 (09/98)	
65 HARRISON AVE.....	\$340,000
B: Alex Chrysanthopoulos & C C Chrysanthopoulos S: Don Q Real Estate Dev LLC Book/Page: 32829/312, Date: 09/19/13 Mtg: Salem Five Mtg Corp \$323,000 Use: 3 Bdrm Cape Cod, Lot: 5227sf Prior Sale: \$249,000 (06/13)	
26 HILLTOP AVE.....	\$185,000
B: Louis Cataldo & Sabrina E Cataldo S: Joseph Gerardi & Lucille Gerardi Book/Page: 32834/349, Date: 09/20/13 Use: Residential Developable Land, Lot: 12632sf Prior Sale: \$300,000 (03/05)	
704 SHERWOOD FOREST LN U:704.....	\$280,000
B: Fried Breistein Saugus S: Vincenza I Onorato Book/Page: 32834/177, Date: 09/20/13 Use: 2 Bdrm Condo Prior Sale: \$150,000 (07/93)	
27 WHITNEY ST.....	\$280,000
B: Craig Mutz & Nicolee Trudeau S: Jeffrey P Sanborn Tr, 27 Whitney Street RT Book/Page: 32833/528, Date: 09/20/13 Mtg: Northern Bk & Tr Co \$266,000 Use: 4 Bdrm Colonial, Lot: 6098sf	

Swampscott	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	77 93
Median Price	\$385,500 \$425,000

► REAL ESTATE SALES	
33 CEDAR HILL TER.....	\$361,500
B: Michael G Walsh & Melinda B Walsh S: Mary Papadoyrianis Book/Page: 32833/157, Date: 09/20/13 Mtg: Wells Fargo Bank \$343,425 Use: 4 Bdrm Old Style, Lot: 4439sf Prior Sale: \$1 (12/04)	
2 PALMER AVE.....	\$640,000
B: David F Fougere S: Suzette R Gerolium Book/Page: 32819/134, Date: 09/16/13 Mtg: US Bank NA \$576,000 Use: 4 Bdrm Colonial, Lot: 9643sf Prior Sale: \$1 (06/13)	
25 PURITAN RD.....	\$610,000
B: Paul S Cohen & Lynne I Cohen S: Stephen T Hibbard Tr, Sidney N Paly RET Book/Page: 32820/595, Date: 09/16/13 Mtg: Paul S Cohen T \$400,000 Use: 3 Bdrm Old Style, Lot: 4290sf Prior Sale: \$1 (03/10)	

Wenham	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	30 39
Median Price	\$549,500 \$475,000

► REAL ESTATE SALES	
18 CEDAR ST.....	\$720,000
B: Edward B Morris & Carolyn B Morris S: Claudio A Castracane Tr, Roosterbend RET Book/Page: 32834/553, Date: 09/20/13 Mtg: Inst Svgs Newburyport \$576,000 Use: 4 Bdrm Antique, Lot: 19602sf Prior Sale: \$1 (12/11)	
6 PORTER ST.....	\$705,000
B: Andrew Belliveau & Jillian Belliveau S: James C Freeman & Cathy A Freeman Book/Page: 32834/101, Date: 09/20/13 Mtg: Eastern Bank \$556,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 14070sf Prior Sale: \$695,000 (02/05)	
3 PURITAN RD.....	\$533,000
B: Michael J Tiberi & Beatrice L Tiberi S: Kevin M Lech & Nicole M Lech Book/Page: 32826/530, Date: 09/18/13 Mtg: Salem Five Mtg Corp \$287,500 Use: 4 Bdrm Ranch, Lot: 45738sf Prior Sale: \$489,900 (07/04)	

West Newbury	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	28 37
Median Price	\$422,000 \$440,000

► REAL ESTATE SALES	
579 MAIN ST.....	\$215,000
B: Caroline Renau & Anthony Renau S: Susan L Hamilton Book/Page: 32832/411, Date: 09/20/13 Use: 4 Bdrm Cape Cod, Lot: 65340sf Prior Sale: \$270,000 (02/02)	
8 MERRILL ST.....	\$569,000
B: Gregory P Poor & Corinne L Poor S: Eastern MA Properties LLC Book/Page: 32833/240, Date: 09/20/13 Mtg: Berkshire Bank \$455,200 Use: Residential Developable Land, Lot: 40000sf Prior Sale: \$180,000 (05/13)	

Franklin Registry

Scott A Cote. Register
425 Main St., Box 1495
Greenfield, MA 01302-1495
Telephone: (413) 772-0239
Fax: (413) 774-7150
www.franklindeeds.com
or www.masslandrecords.com

Bernardston	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	14 11
Median Price	\$211,000 \$218,900

► REAL ESTATE SALES	
BRATTLEBORO RD.....	\$50,000
B: William G Gallant & Gina R Gallant S: Martin D Powers Book/Page: 6443/1, Date: 09/20/13	
43 FOX HILL RD.....	\$180,000
B: David R Benard & Teresa J Benard S: Mark E Snow Book/Page: 6442/240, Date: 09/20/13 Use: 2-Family Ranch, Lot: 43560sf	

Conway	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	6 6
Median Price	\$223,500 \$270,000

► REAL ESTATE SALES	
399 BARDWELLS FERRY RD.....	\$340,000
B: William D Comeaux & Patricia J Parker S: John K Manchester & Judith L Maggioro Book/Page: 6442/99, Date: 09/19/13 Mtg: Greenfield Svgs \$68,000 Use: 3 Bdrm, Lot: 101930sf Prior Sale: \$259,300 (07/99)	

Deerfield	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	28 35
Median Price	\$215,250 \$245,000

► REAL ESTATE SALES	
3 JONES RD.....	\$205,000
B: Scott D Leclerc & Sarah A Leclerc S: Gabriel E Josephs & Kati L Josephs Book/Page: 6442/252, Date: 09/20/13 Mtg: Peoples United Bank \$209,407 Use: 3 Bdrm Ranch, Lot: 41817sf Prior Sale: \$155,000 (10/03)	

Gill	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	4 5
Median Price	\$197,500 \$200,000

► REAL ESTATE SALES	
143 BARNEY HALE RD.....	\$187,000
B: Aaron A Bishop & Cynthia A Palumbo S: Timothy E Parsons & Sandra M Parsons Book/Page: 6442/142, Date: 09/19/13 Mtg: Academy Mortgage Corp \$190,816 Use: 3 Bdrm Cape Cod, Lot: 348480sf Prior Sale: \$138,000 (10/03)	

Greenfield	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	92 78
Median Price	\$153,000 \$170,000

► REAL ESTATE SALES	
57 GREEN RIVER RD.....	\$228,000
B: Kenneth S Williams 4th & Alissa M Williams S: John J Denning & Jeanne B Denning Book/Page: 6442/315, Date: 09/20/13 Mtg: PeoplesBank (Holyoke) \$182,400 Use: 3 Bdrm Ranch, Lot: 95626sf Prior Sale: \$266,500 (06/06)	
8 MAPLE ST.....	\$100,000
B: Walter L Williams S: BNEP LLC Book/Page: 6442/200, Date: 09/19/13 Mtg: Florence Svgs Bk \$70,000 Use: 3 Bdrm Old Style, Lot: 4488sf Prior Sale: \$1 (01/10)	
20 PIERCE ST.....	\$151,000
B: Christopher J Dejoy S: Dejoy James J Est & James J Dejoy Jr Book/Page: 6441/180, Date: 09/17/13 Mtg: Greenfield Cp Bk \$135,000 Use: 4 Bdrm Old Style, Lot: 8365sf	
32 WOODLEIGH AVE.....	\$220,500
B: Paul M Curtiss S: James Gruber Book/Page: 6441/294, Date: 09/18/13 Use: Apartment Bldg - 4-8 Units, Lot: 9148sf Prior Sale: \$145,000 (02/04)	

Montague	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	35 28
Median Price	\$124,000 \$156,950

► REAL ESTATE SALES	
153 INDUSTRIAL BLVD.....	\$4,110,000
B: Lightlife Foods Rity LLC S: Conagra Foods Packaged Book/Page: 6441/44, Date: 09/17/13 Use: Manufacturing Building, Lot: 242490sf Prior Sale: \$3,691,509 (07/00)	

New Salem	
MARKET STATISTICS THROUGH AUGUST	
YTD 2012	YTD 2013
Number of 1-Fam Sales	7 5
Median Price	\$50,000 \$140,000

► REAL ESTATE SALES	
25 ORANGE RD.....	\$168,560
B: Linda A Chatfield	
S: Cindy A Gaudet	
Book/Page: 6442/121, Date: 09/19/13	
Mtg: Ocean Bank FSB \$170,659	
Use: 5 Bdrm Raised Ranch, Lot: 117612sf	
Prior Sale: \$239,900 (08/04)	

HAMPDEN REGISTRY continued

95 KEDDY BLVD	\$94,000
B: DGL Properties LLC S: Barbara M Leclair & Deborah A Montanari Book/Page: 20023/559, Date: 09/20/13 Use: 2 Bdrm Ranch, Lot: 8276sf	
34 REEDSTONE AVE	\$127,500
B: Andrew M Brunelle S: Nancy H Labrie & Bruce E Howard Book/Page: 20025/14, Date: 09/20/13 Mtg: Freedom Credit Union \$102,000 Use: 4 Bdrm Cape Cod, Lot: 10890sf Prior Sale: \$1 (12/06)	
58 ROBINRIDGE RD U-58	\$96,300
B: Karol Makusiewicz S: Vito M Demarinis Book/Page: 20024/147, Date: 09/20/13 Mtg: Mortgage Networks Inc \$94,555 Use: 1 Bdrm Condo Prior Sale: \$89,000 (08/03)	

► FORECLOSURE DEEDS

23 MILLER ST	\$50,000
B: Cabot Realty LLC S: Ann M Forrester & Chicopee Savings Bank Book/Page: 20016/92, Date: 09/16/13 Use: Mixed Use-prim Res & Comm, Lot: 1307sf Prior Sale: \$155,000 (08/05)	

Hampden

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	39	34
Median Price	\$219,000	\$244,950

► REAL ESTATE SALES

30 ERICA CIR	\$500,000
B: Michael Cerasuolo & Tracy Cerasuolo S: Thomas McLaughlin Book/Page: 20021/32, Date: 09/18/13 Mtg: Guaranteed Rate Inc \$235,000 Use: 4 Bdrm Colonial, Lot: 71874sf	
211 SOUTH RD	\$625,000
B: Sherry Himmelstein & Kenneth Bernstein S: Charles E Ballou Jr & Thomas E Ballou Book/Page: 20018/440, Date: 09/17/13 Use: 3 Bdrm Old Style, Lot: 5967720sf Prior Sale: \$1 (02/10)	

Holland

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	23	26
Median Price	\$142,000	\$157,000

► REAL ESTATE SALES

163 MASHAUAUG RD	\$45,000
B: Aqua Riders Of Holland S: Kenneth Jones Book/Page: 20021/417, Date: 09/19/13 Mtg: Kenneth Jones \$35,000 Use: 1 Bdrm Camp/cabin, Lot: 10454sf	

Holyoke

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	119	109
Median Price	\$139,000	\$165,669

► REAL ESTATE SALES

101 CABOT ST U:401	\$144,300
B: Mary C Bryant & James E Bryant 2nd S: Donald M Flynn & Jean S Flynn Book/Page: 20018/153, Date: 09/16/13 Mtg: Radius Financial Grp \$137,085 Use: 1 Bdrm Condo Prior Sale: \$83,000 (02/04)	
6 GEORGE FROST DR	\$269,000
B: Daniel P Gaughan S: Richard Henderson Book/Page: 20022/191, Date: 09/19/13 Mtg: Holyoke CU \$100,000 Use: 1-Family Contemporary, Lot: 17487sf Prior Sale: \$1 (01/10)	
12 GILMAN ST	\$141,500
B: Milagros Morales S: FHLM Book/Page: 20022/410, Date: 09/19/13 Mtg: Academy Mortgage Corp \$138,936 Use: 4 Bdrm Old Style, Lot: 6250sf Prior Sale: \$116,100 (07/13)	
289-291 MAIN ST	\$28,000
B: Frankie Cardona & Ramon L Guzman S: Iglesia Pentecost Poder Book/Page: 20018/345, Date: 09/17/13 Use: Church Property, Lot: 2750sf	
157 NORWOOD TER	\$159,000
B: Alan D Hogan & Jessica Usher S: Nancy E Twohig Book/Page: 20020/498, Date: 09/18/13 Mtg: Holyoke CU \$154,230 Use: 3 Bdrm Colonial, Lot: 5500sf Prior Sale: \$70,000 (11/97)	
163 SAINT JEROME AVE	\$181,000
B: David Guzman S: Alfred T Healy & Winifred C Healy Book/Page: 20024/340, Date: 09/20/13 Mtg: Freedom Mortgage Corp \$174,665 Use: 3 Bdrm Ranch, Lot: 12552sf	
76 SHEEHAN DR	\$131,000
B: Leslie A Gross S: Cassidy James J Est & Kevin J Davis Book/Page: 20022/147, Date: 09/19/13 Mtg: Florence Svgs Bk \$104,800 Use: 3 Bdrm Ranch, Lot: 10402sf	
337 WESTFIELD RD	\$150,200
B: Rose D Summers S: Shawn L Obrien & Ashley Obrien Book/Page: 20017/416, Date: 09/16/13 Mtg: Holyoke CU \$127,670 Use: 3 Bdrm Ranch, Lot: 9775sf Prior Sale: \$152,000 (06/07)	

► FORECLOSURE DEEDS

141-145 CABOT ST	\$275,300
B: Bayview Loan Svc LLC S: Adar Investments LLC & Bayview Loan Svc LLC Book/Page: 20021/217, Date: 09/18/13 Use: Apartment Bldg - 9 + Units, Lot: 10000sf Prior Sale: \$615,000 (03/06)	
7 FRANKLIN ST	\$164,200
B: Bayview Loan Svc LLC S: Adar Investments LLC & Bayview Loan Svc LLC Book/Page: 20021/189, Date: 09/18/13 Use: Apartment Bldg - 9 + Units, Lot: 4356sf Prior Sale: \$325,000 (03/06)	
366-372 HIGH ST	\$217,500
B: Bayview Loan Svc LLC S: Adar Investments LLC & Bayview Loan Svc LLC Book/Page: 20021/226, Date: 09/18/13 Use: Mixed Use-prim Res & Comm, Lot: 3920sf Prior Sale: \$475,000 (03/06)	
370-374 MAPLE ST	\$275,300
B: Bayview Loan Svc LLC S: Adar Investments LLC & Bayview Loan Svc LLC Book/Page: 20021/217, Date: 09/18/13	

Longmeadow

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	134	120
Median Price	\$281,000	\$309,800

► REAL ESTATE SALES

253 BURBANK RD	\$175,000
B: Peter V Iellamo S: Jane S Vivenzio & Libby K Kanazi Book/Page: 20019/173, Date: 09/17/13 Use: 3 Bdrm Cape Cod, Lot: 15000sf	
126 DEEPWOODS DR	\$315,000
B: Jason S Zieba & Kelly M Zieba S: Raymond A Smith Jr & Stephanie S Smith Book/Page: 20023/509, Date: 09/20/13 Mtg: First Place Bank \$283,500 Use: 3 Bdrm Ranch, Lot: 20150sf Prior Sale: \$330,000 (04/05)	
395 FRANK SMITH RD	\$255,000
B: Judith A Shor Tr, Judith A Shor Kronick RET S: Venkata A Komanduri Book/Page: 20017/528, Date: 09/16/13 Mtg: Webster Bank \$191,250 Use: 3 Bdrm Ranch, Lot: 16500sf Prior Sale: \$250,000 (11/02)	
168 LONGMEADOW ST	\$260,000
B: Brian M Douthwright & Caroline R Picknally S: Alan L Puckett & Lisa M Puckett Book/Page: 20017/322, Date: 09/16/13 Mtg: Bexil American Mtg \$234,000 Use: 3 Bdrm Colonial, Lot: 11484sf Prior Sale: \$259,250 (06/12)	
909 LONGMEADOW ST	\$12,000
B: Karin E Ross S: Robert B Mctaggart & Patricia J Mctaggart Book/Page: 20020/540, Date: 09/18/13 Use: 2-Family Family Flat, Lot: 26535sf	
6 MASSACHUSETTS AVE	\$252,000
B: Desmond Mullally S: David R Panico & Diane F Panico Book/Page: 20024/389, Date: 09/20/13 Mtg: Ifreedom Direct Corp \$257,418 Use: 3 Bdrm Cape Cod, Lot: 10930sf	
29 NATANIS PATH	\$412,500
B: Frank P Fitzgerald Tr, Pndview RT S: Thomas H Roger & Eileen S Roger Book/Page: 20024/426, Date: 09/20/13 Use: 3 Bdrm Contemporary, Lot: 23168sf Prior Sale: \$278,675 (09/00)	
10 PRYNNE RIDGE RD	\$587,500
B: David P Fontaine S: Steven R Balut Tr, Steven R Balut RET Doc#: 000000197637, Date: 09/19/13 Use: 2 Bdrm Ranch, Lot: 64412sf Prior Sale: \$1 (03/06)	
65 SHAKER RD	\$229,000
B: Mary E Cavallo S: Hugh J Odonnell & Judith A Odonnell Book/Page: 20025/325, Date: 09/20/13 Mtg: Peoples United Bank \$183,200 Use: 2 Bdrm Cape Cod, Lot: 9390sf Prior Sale: \$1 (10/12)	
90 WILLISTON DR	\$465,000
B: Andrea B Tarpey & Michael C Tarpey S: Gary R Hooper & Paula L Hooper Book/Page: 20024/560, Date: 09/20/13 Mtg: STCU CU \$325,000 Use: 3 Bdrm Ranch, Lot: 30196sf Prior Sale: \$500,000 (10/02)	
223 WOLF SWAMP RD	\$227,000
B: Barbara S Thomas S: Paul Gonnelli & Marie E Riley Book/Page: 20018/65, Date: 09/16/13 Use: 3 Bdrm Ranch, Lot: 17500sf Prior Sale: \$1 (01/07)	

Ludlow

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	111	108
Median Price	\$182,400	\$182,000

► REAL ESTATE SALES

407 BLISSWOOD VILLAGE DR U:407	\$126,500
B: Martinho F Carvalho S: Fernanda Surreira & Diogo Surreira Doc#: 000000197630, Date: 09/19/13 Use: 2 Bdrm Condo Prior Sale: \$85,000 (07/01)	
392 FULLER ST	\$200,000
B: Margaret M Dovalina S: Leonard J Brennan Jr & Margaret M Dovalina Book/Page: 20020/92, Date: 09/18/13 Mtg: Luso FCU \$150,000 Use: 3 Bdrm Conventional, Lot: 746618sf Prior Sale: \$1 (02/13)	
146 PROSPECT GDNS	\$80,000
B: New England Dev LLC S: Kalita Edna Est & Cynthia B Kalita Book/Page: 20025/215, Date: 09/20/13 Use: 4 Bdrm Colonial, Lot: 21388sf	
50 TAIT ST	\$200,000
B: Michael J Kozaczka & Karen D Roy S: Francis S Kozaczka & Karen J Kozaczka Book/Page: 20024/472, Date: 09/20/13 Mtg: TD Bank NA \$150,000 Use: 3 Bdrm Conventional, Lot: 29011sf	

Monson

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	44	46
Median Price	\$164,500	\$217,450

► REAL ESTATE SALES

19 AYERS RD	\$225,000
B: Karl L Winkler S: J G Kaiser & Kristin M Kaiser Book/Page: 20024/249, Date: 09/20/13 Mtg: Monson Svgs Bk \$195,000 Use: 3 Bdrm Cape Cod, Lot: 62291sf Prior Sale: \$170,000 (01/03)	
17 BETHANY RD	\$137,357
B: Warka Associates LLC S: Douglas Warka Book/Page: 20021/181, Date: 09/18/13 Use: 3 Bdrm Ranch, Lot: 87120sf Prior Sale: \$90,000 (12/09)	

Palmer

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	57	43
Median Price	\$164,500	\$167,500

► REAL ESTATE SALES

26 BARKER ST	\$66,000
B: KEEM LLC S: George L Foskit Jr Book/Page: 20019/186, Date: 09/17/13 Use: 2 Bdrm Cape Cod, Lot: 21780sf Prior Sale: \$1 (04/05)	

2037 CROSS ST	\$85,000
B: Jessica L Kimball S: Helen L Gavin & Elizabeth A Tourville Book/Page: 20016/533, Date: 09/16/13 Mtg: Country Bank \$50,000 Use: 3 Bdrm Conventional, Lot: 6250sf	
43 GLENN ST	\$200,000
B: Chelsea L Wahlers & Matthew J Parsons S: Luis F Pedro & Doreen G Pedro Book/Page: 20025/99, Date: 09/20/13 Mtg: Webster Bank \$196,377 Use: 3 Bdrm Cape Cod, Lot: 13000sf Prior Sale: \$113,500 (05/97)	
3129-3131 MAIN ST	\$143,900
B: Allen D Skowyrza & Eric W Dziedzinski S: Michael Donskoy Book/Page: 20018/512, Date: 09/17/13 Mtg: Prospect Mortgage LLC \$141,293 Use: 2-Family Conventional, Lot: 7176sf Prior Sale: \$33,000 (03/13)	

Southwick

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	59	46
Median Price	\$196,000	\$229,000

► REAL ESTATE SALES

4 PATRIOTS WAY	\$351,000
B: Jeffrey D Dunham & Rachele E Dunham S: Michael Cerasuolo & Tracy R Cerasuolo Book/Page: 20021/52, Date: 09/18/13 Mtg: Bexil American Mtg \$333,450 Use: 4 Bdrm Colonial, Lot: 30235sf Prior Sale: \$322,500 (07/04)	

Springfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	616	492
Median Price	\$104,950	\$125,000

► REAL ESTATE SALES

192 ALLEN ST	\$34,299
B: Manh Dam S: Wells Fargo Bank NA Book/Page: 20016/149, Date: 09/16/13 Use: 3 Bdrm Old Style, Lot: 17398sf Prior Sale: \$30,400 (01/13)	
75 BELMONT AVE	\$92,000
B: RAK Realty Associates LLC S: Roger Dialessi Book/Page: 20016/403, Date: 09/16/13 Mtg: Chicopee Svgs Bk \$73,600 Use: 3-Family Mlti-unt Blg, Lot: 7405sf Prior Sale: \$65,000 (03/13)	
98 BRIGGS ST	\$212,750
B: Damion A Harper S: Jessica A Carter Book/Page: 20022/260, Date: 09/19/13 Mtg: USAA Federal SB \$212,750 Use: 3 Bdrm Colonial, Lot: 5998sf Prior Sale: \$204,900 (12/09)	
274 COMMONWEALTH AVE	\$63,000
B: Mark S Babineau & James W Rocca S: Russell Seelig Book/Page: 20017/348, Date: 09/16/13 Use: 3 Bdrm Old Style, Lot: 5001sf Prior Sale: \$125,000 (08/06)	
90 CORCORAN BLVD	\$119,000
B: John C Doyle Jr S: Thomas J Lucia & Jean L Bennett Book/Page: 20023/402, Date: 09/20/13 Mtg: Wells Fargo Bank \$121,550 Use: 3 Bdrm Ranch, Lot: 13042sf	
123-125 EDENDALE ST	\$139,900
B: Antonio M Taveras S: Misty Way LLC Book/Page: 20022/351, Date: 09/19/13 Mtg: RBS Citizens NA \$136,482 Use: 4 Bdrm Old Style, Lot: 5001sf Prior Sale: \$47,000 (02/98)	
74 FRANCIS ST	\$138,900
B: Diana Nunez S: James W Fiore Book/Page: 20025/44, Date: 09/20/13 Mtg: RBS Citizens NA \$106,953 Use: 3 Bdrm Colonial, Lot: 5249sf Prior Sale: \$51,000 (09/12)	
48 GREENLAWN ST	\$160,000
B: John J Lampro Sr S: Anthony M Wiesner & Stephanie E Wiesner Book/Page: 20017/508, Date: 09/16/13 Mtg: Radius Financial Grp \$157,102 Use: 3 Bdrm Ranch, Lot: 10799sf Prior Sale: \$155,000 (12/07)	
90 HILLSIDE DR	\$139,900
B: Mary T Critelli S: Russell P Demears & Kylie E Demears Book/Page: 20023/531, Date: 09/20/13 Mtg: Hampden Bank \$135,703 Use: 3 Bdrm Ranch, Lot: 11901sf Prior Sale: \$162,300 (11/05)	
69 KENYON ST	\$100,000
B: All Nation Church Of God S: Christ Faith Bapt Church Book/Page: 20022/447, Date: 09/19/13 Use: Church Property, Lot: 4461sf Prior Sale: \$6,000 (06/97)	
184 LANCASHIRE RD	\$115,500
B: Victor M Colon S: FHLM Book/Page: 20025/168, Date: 09/20/13 Use: 3 Bdrm Split Level, Lot: 7022sf Prior Sale: \$78,554 (06/13)	
79 MANDALAY RD	\$81,000
B: Barbara M Barlow S: Paul N Noone Jr Book/Page: 20018/39, Date: 09/16/13 Mtg: Merrimack Mtg Co \$81,000 Use: 3 Bdrm Colonial, Lot: 27147sf	
28 MEREDITH ST	\$140,000
B: Miguel A Maysonet S: Carmine Cardaropoli & Silvna Cardaropoli Book/Page: 20025/198, Date: 09/20/13 Mtg: Hampden Bank \$98,000 Use: 3 Bdrm Old Style, Lot: 5001sf Prior Sale: \$134,900 (08/05)	
186 MERRIMAC AVE	\$69,900
B: Samalid Martinez S: FNMA Book/Page: 20021/2, Date: 09/18/13 Use: 2 Bdrm Ranch, Lot: 4278sf Prior Sale: \$110,941 (02/13)	
155 NAGLE ST	\$95,000
B: Antonio Rivera S: Elisa Goncalves Book/Page: 20020/423, Date: 09/18/13 Use: 3 Bdrm Raised Ranch, Lot: 7854sf Prior Sale: \$1 (06/13)	
114 NASSAU DR U:114	\$99,000
B: Monica A Cuccovia S: Elizabeth M Gelinias Book/Page: 20025/359, Date: 09/20/13 Mtg: PeoplesBank (Holyoke) \$84,600 Use: 1 Bdrm Condo Prior Sale: \$126,000 (12/09)	

10 OLD BROOK RD	\$80,000
B: Cedar Investment Grp LLC S: Hazel Investments LLC Book/Page: 20019/262, Date: 09/17/13 Use: 3 Bdrm Cape Cod, Lot: 7070sf Prior Sale: \$150,000 (03/07)	

Wilbraham

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	98	87
Median Price	\$238,000	\$244,900

► REAL ESTATE SALES

11 GRASSY MEADOW RD	\$440,000
B: Miriam J Siegel S: Robert T Sartwell & Diane M Sartwell Book/Page: 20016/383, Date: 09/16/13 Mtg: United Bank \$310,671 Use: 4 Bdrm Colonial, Lot: 35885sf Prior Sale: \$323,000 (03/04)	
48 MANCHONIS RD	\$152,900
B: Kyle B Stremel & Melissa A Stremel S: Dean K Farrell & Gayle D Farrell Book/Page: 20018/125, Date: 09/16/13 Mtg: Navy FCU \$152,900 Use: 3 Bdrm Conventional, Lot: 14453sf	

Hampshire Registry

Mary Olberding, Register
33 King Street
Northampton, MA 01060
Telephone: (413) 584-3637
Fax: (413) 584-4136
www.hampshiredeeds.com
or www.masslandrecords.com

Amherst

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	113	101
Median Price	\$290,000	\$349,000

► REAL ESTATE SALES

17 FAIRFIELD ST	\$299,000
B: Julia M Alexander & Susann C Middleton S: Eric L Allen Tr, G F&S I Allen FT Book/Page: 11466/304, Date: 09/17/13 Mtg: Wells Fargo Bank \$224,250 Use: 4 Bdrm Cape Cod, Lot: 12920sf	
23 GREEN LEAVES DR U:104	\$160,000
B: John H Martin & Ann L Martin S: Patricia J Wood Book/Page: 11465/19, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$131,500 (05/13)	
246 MIDDLE ST	\$290,000
B: Shi Yin S: Donald E Catlin & Mary E Catlin Book/Page: 11469/300, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 19897sf	
208 PINE ST U:33	\$576,480
B: Lois M Rosenbloom S: Sunwood Development Corp Book/Page: 11467/55, Date: 09/17/13 Use: 3 Bdrm Condo	
S EAST ST	\$500,000
B: James W Hoerle S: Thompson Charles Est & Carolyn F Thompson Book/Page: 11464/99, Date: 09/16/13	
908 S EAST ST	\$350,000
B: Margaret A Riley S: Carolyn F Thompson Book/Page: 11464/41, Date: 09/16/13 Mtg: Florence Svgs Bk \$250,400 Use: 4 Bdrm Colonial, Lot: 10000sf Prior Sale: \$50,000 (02/92)	
83 SPAULDING ST U:83	\$155,000
B: Yousef Rahimi & Laleh Fatehi S: Umassfve College FCU Book/Page: 11466/279, Date: 09/17/13 Mtg: Members Advantage Mtg \$139,500 Use: 3 Bdrm Condo, Lot: 8900sf Prior Sale: \$150,094 (05/13)	
173 STRONG ST	\$288,000
B: Joshua C Klein & Jeremy L Klein S: Warren G Graham & Kelly Erwin Book/Page: 11467/122, Date: 09/18/13 Mtg: Merrimack Mtg Co \$282,783 Use: 4 Bdrm Raised Ranch, Lot: 20900sf Prior Sale: \$272,000 (05/05)	

Belchertown

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	99	90
Median Price	\$250,000	\$239,000

► REAL ESTATE SALES

21 BRANDYWINE DR.....	\$283,000
B: Guodong Zhang & Jing Li S: Kenneth J Riley Jr & Megan A Riley Book/Page: 11466/10, Date: 09/17/13 Mtg: PeoplesBank (Holyoke) \$226,400 Use: 3 Bdrm Colonial, Lot: 43599sf Prior Sale: \$1 (11/10)	
35 CLARK ST	\$230,000
B: Kerri M Guimond S: Glenn B Hastings Book/Page: 11470/69, Date: 09/20/13 Mtg: Merrimack Mtg Co \$225,834 Use: 4 Bdrm Colonial, Lot: 12560sf Prior Sale: \$106,000 (05/96)	
210 SABIN ST	\$325,000
B: Brooke R Rose & Franklin P Rose S: Ronald L Helinski & Roberta S Helinski Book/Page: 11469/68, Date: 09/19/13 Mtg: Mortgage Research Ctr \$331,987 Use: 3 Bdrm Cape Cod, Lot: 54450sf Prior Sale: \$36,500 (01/99)	

Chesterfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	7	7
Median Price	\$193,800	\$219,900

► REAL ESTATE SALES

75 SOUTH ST	\$205,000
B: Jonathan E Church S: Audrey J Pomeroy Book/Page: 11468/38, Date: 09/18/13 Mtg: Residential Mtg Svcs \$209,183 Use: 3 Bdrm Ranch, Lot: 87120sf Prior Sale: \$1 (10/04)	

Easthampton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	88	83
Median Price	\$213,500	\$223,000

► REAL ESTATE SALES

42 DIVISION ST	\$155,000
B: Jacob Schrader S: Lynn M Laprade & Teresa C Perrier Book/Page: 11469/64, Date: 09/19/13 Use: 2 Bdrm Ranch, Lot: 32234sf Prior Sale: \$1 (03/11)	
21-23 FEDERAL ST	\$235,000
B: John Knybel & Melissa Knybel S: Dennis Mullen & Mary Mullen Book/Page: 11467/222, Date: 09/18/13 Use: 2-Family Duplex, Lot: 10890sf Prior Sale: \$40,000 (09/11)	
175 MAIN ST	\$200,000
B: Linda S Samano Tr, Linda S Samano LT S: Autumn Properties LLC Book/Page: 11470/153, Date: 09/20/13 Use: Office Bldg-general, Lot: 23958sf Prior Sale: \$168,500 (05/13)	
70-72 MAPLE ST	\$220,000
B: Laura R Penney & Marcia L Penney S: Steven R Baer & Debra J Baer Book/Page: 11469/308, Date: 09/20/13 Mtg: TD Bank NA \$173,600 Use: 2-Family Two Family, Lot: 22216sf Prior Sale: \$192,000 (08/06)	
16 MEADOWBROOK DR	\$260,000
B: Julie G Parks S: Gregory C Hurlburt & Mary E Hurlburt Book/Page: 11464/160, Date: 09/16/13 Use: 3 Bdrm Cape Cod, Lot: 13068sf	
29 PARSONS ST U:1	\$118,000
B: Mandy L Shearer S: Steele M Kott Book/Page: 11468/85, Date: 09/18/13 Use: 2 Bdrm Condo	
19 PLAIN ST	\$215,000
B: Aaron C Scott & Laura N Scott S: Leonard P Sansoucy & Julie E Sansoucy Book/Page: 11469/206, Date: 09/19/13 Mtg: Easthampton Svgs Bk \$172,000 Use: 2 Bdrm Ranch, Lot: 35436sf Prior Sale: \$150,000 (12/09)	
82 PLAIN ST	\$3,000
B: Margaret J Cernak S: Chrisopher D Reynolds & Leslie M Reynolds Book/Page: 11470/210, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 45019sf Prior Sale: \$120,000 (03/96)	
27 SPRING ST	\$215,000
B: Sequoia Mcdowell & Tali Branco S: Yvette B Campbell Book/Page: 11469/213, Date: 09/20/13 Mtg: Merrimack Mtg Co \$172,000 Use: 2 Bdrm Cape Cod, Lot: 14985sf	

16 MEADOWBROOK DR	\$260,000
B: Julie G Parks S: Gregory C Hurlburt & Mary E Hurlburt Book/Page: 11464/160, Date: 09/16/13 Use: 3 Bdrm Cape Cod, Lot: 13068sf	
29 PARSONS ST U:1	\$118,000
B: Mandy L Shearer S: Steele M Kott Book/Page: 11468/85, Date: 09/18/13 Use: 2 Bdrm Condo	
19 PLAIN ST	\$215,000
B: Aaron C Scott & Laura N Scott S: Leonard P Sansoucy & Julie E Sansoucy Book/Page: 11469/206, Date: 09/19/13 Mtg: Easthampton Svgs Bk \$172,000 Use: 2 Bdrm Ranch, Lot: 35436sf Prior Sale: \$150,000 (12/09)	
82 PLAIN ST	\$3,000
B: Margaret J Cernak S: Chrisopher D Reynolds & Leslie M Reynolds Book/Page: 11470/210, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 45019sf Prior Sale: \$120,000 (03/96)	
27 SPRING ST	\$215,000
B: Sequoia Mcdowell & Tali Branco S: Yvette B Campbell Book/Page: 11469/213, Date: 09/20/13 Mtg: Merrimack Mtg Co \$172,000 Use: 2 Bdrm Cape Cod, Lot: 14985sf	

16 MEADOWBROOK DR	\$260,000
B: Julie G Parks S: Gregory C Hurlburt & Mary E Hurlburt Book/Page: 11464/160, Date: 09/16/13 Use: 3 Bdrm Cape Cod, Lot: 13068sf	
29 PARSONS ST U:1	\$118,000
B: Mandy L Shearer S: Steele M Kott Book/Page: 11468/85, Date: 09/18/13 Use: 2 Bdrm Condo	
19 PLAIN ST	\$215,000
B: Aaron C Scott & Laura N Scott S: Leonard P Sansoucy & Julie E Sansoucy Book/Page: 11469/206, Date: 09/19/13 Mtg: Easthampton Svgs Bk \$172,000 Use: 2 Bdrm Ranch, Lot: 35436sf Prior Sale: \$150,000 (12/09)	
82 PLAIN ST	\$3,000
B: Margaret J Cernak S: Chrisopher D Reynolds & Leslie M Reynolds Book/Page: 11470/210, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 45019sf Prior Sale: \$120,000 (03/96)	
27 SPRING ST	\$215,000
B: Sequoia Mcdowell & Tali Branco S: Yvette B Campbell Book/Page: 11469/213, Date: 09/20/13 Mtg: Merrimack Mtg Co \$172,000 Use: 2 Bdrm Cape Cod, Lot: 14985sf	

Goshen

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	6	6
Median Price	\$195,000	\$110,000

► REAL ESTATE SALES

12 CHERRY RD	\$50,000
B: Douglas E Goodnow & Rebecca L Goodnow S: Morin Jaymes P Est & Thomas M Thomas Book/Page: 11468/297, Date: 09/19/13 Use: 1 Bdrm Cottage, Lot: 12196sf Prior Sale: \$65,000 (10/05)	

Hadley

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	23	33
Median Price	\$305,000	\$297,500

► REAL ESTATE SALES

6 MAPLE AVE	\$223,332
B: George H Dragon & Jean B Baxter S: Arthur H Dragon Jr & Deirdre E Dimella Book/Page: 11468/305, Date: 09/19/13 Use: 5 Bdrm Conventional, Lot: 42632sf	
8 MORNING STAR DR	\$355,000
B: Tjomaws C Braden S: Kent A Haake & Renee L Hembrough Book/Page: 11469/232, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 22500sf Prior Sale: \$320,000 (08/03)	

Hatfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	18	21
Median Price	\$239,500	\$253,000

► REAL ESTATE SALES

15 NORTH ST	\$210,000
B: Thomas J Wickles S: Francisco Fred Book/Page: 11467/166, Date: 09/18/13 Mtg: Greenfield Svgs \$168,000 Use: 4 Bdrm Cape Cod, Lot: 8015sf Prior Sale: \$185,000 (05/10)	

Northampton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	139	150
Median Price	\$275,000	\$279,725

► REAL ESTATE SALES

60 BLACKBERRY LN.....	\$310,000
B: Kyle R Maurer & Beth A Maurer S: Syed Z Iqbal Book/Page: 11468/63, Date: 09/18/13 Mtg: Florence Svgs Bk \$279,000 Use: 4 Bdrm Garrison, Lot: 10890sf Prior Sale: \$1 (03/09)	
68 BLACKBERRY LN.....	\$340,000
B: Patrick Livingston & Heather Livingston S: Robert A Callander Tr, Robert A Callander T Book/Page: 11470/214, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$200,000 Use: 4 Bdrm Raised Ranch, Lot: 10890sf	
20 BRIDGE RD	\$591,196
B: Larry S Rankin & Jean D Rankin S: Bridge Road LLC Book/Page: 11470/2, Date: 09/20/13 Use: Residential Developable Land Prior Sale: \$511,493 (04/13)	
85 CAHILLANE TER	\$110,000
B: Ashtons Acquisitions LLC S: Edward Refeen Jr Book/Page: 11468/173, Date: 09/19/13 Use: 3 Bdrm Ranch, Lot: 11326sf Prior Sale: \$1 (10/11)	

5 GROVE AVE.....	\$170,000
B: Joan Anderson S: Thane E Gustafson & David Beach Book/Page: 11469/296, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 7405sf Prior Sale: \$1 (03/10)	
86 MOSER ST	\$485,937
B: Eric R Loehr & Amy L Wordelman S: Kent Pecoy&Sons Constr Book/Page: 11463/345, Date: 09/16/13 Use: State Property, Lot: 12632sf Prior Sale: \$40,000 (05/13)	
11 VILLAGE HILL RD	\$2,810,250
B: 11 Village Hill LLC S: New Harmony Props LLC Book/Page: 11467/321, Date: 09/18/13 Mtg: Florence Svgs Bk \$2,550,000 Use: Commercial Devipble Land, Lot: 37897sf Prior Sale: \$300,000 (11/12)	

► FORECLOSURE DEEDS

115 RYAN RD	\$223,193
B: FHLM S: John W Ten & US Bank NA Book/Page: 11469/185, Date: 09/20/13 Use: 3 Bdrm Conventional, Lot: 13504sf Prior Sale: \$263,000 (09/06)	

Plainfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	2	3
Median Price	\$249,900	

► REAL ESTATE SALES

322 S CENTRAL ST	\$139,000
B: Peter H Merriam S: Liebe Coolidge Book/Page: 11464/27, Date: 09/16/13 Mtg: USDept of Agriculture \$134,050 Use: 3 Bdrm Bngl/cottage, Lot: 46174sf Prior Sale: \$167,000 (07/05)	

South Hadley

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	92	93
Median Price	\$181,450	\$200,000

► REAL ESTATE SALES

52 CHESTNUT HILL RD.....	\$90,000
B: Paul W Gajda S: Cheryl C Danek Book/Page: 11469/304, Date: 09/20/13 Use: 3 Bdrm Colonial, Lot: 24365sf Prior Sale: \$350,000 (09/06)	
321 N MAIN ST	\$219,900
B: Adam C Garand & Tricia A Garand S: Suzanne M Bara & David A Bara Book/Page: 11468/132, Date: 09/19/13 Mtg: Mortgage Networks Inc \$227,156 Use: 4 Bdrm Ranch, Lot: 217800sf	
155 PINE GROVE DR U:155	\$172,900
B: Nancy F Henry S: Beatrice M Cokely Book/Page: 11464/235, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$135,900 (08/99)	
7 RALPH AVE.....	\$47,300
B: Wayne E Gilbert S: USA HUD Book/Page: 11466/338, Date: 09/17/13 Use: 4 Bdrm Colonial, Lot: 7800sf Prior Sale: \$1 (06/13)	
53 RED BRIDGE LN	\$449,900
B: Jacie S Mesheau & Doreen D Mcewan-Mesheau S: Michael A Girard Book/Page: 11468/266, Date: 09/19/13 Mtg: Chicopee Svgs Bk \$349,900 Use: 3 Bdrm Raised Ranch, Lot: 14505sf Prior Sale: \$449,900 (05/12)	

21 SAN SOUCI DR	\$104,000
B: Paul P Petell 2nd & Allegra E Perell S: John J Gormally Book/Page: 11470/172, Date: 09/20/13 Use: Residential Developable Land, Lot: 30356sf Prior Sale: \$125,000 (07/08)	
12 SPRING MDWS	\$369,900
B: Marcia M Burkavage S: Tamra A Lambert Book/Page: 11470/12, Date: 09/20/13 Mtg: Members Advantage Mtg \$169,900 Use: 5 Bdrm Ranch, Lot: 44867sf Prior Sale: \$1 (09/12)	
14 SPRING ST.....	\$149,900
B: Reuel E Colon-Sr S: Shannon J Bilodeau & Jonathan D Bilodeau Book/Page: 11464/255, Date: 09/16/13 Mtg: Military Family HL \$153,100 Use: 3 Bdrm Conventional, Lot: 8500sf Prior Sale: \$1 (09/05)	
24 VIVIANI ST	\$275,000
B: Michael T Netkovick & Kristin A Netkovick S: Paul P Petell 2nd & Allegra E Petell Book/Page: 11465/1, Date: 09/16/13 Mtg: Polish National CU \$220,000 Use: 2 Bdrm Cape Cod, Lot: 12500sf Prior Sale: \$145,000 (08/99)	
44 WILDWOOD LN	\$296,000
B: Andrea M Malapanis & Peter Malapanis S: Charles E Hills 3rd & Patricia M Hills Book/Page: 11468/317, Date: 09/19/13 Mtg: Academy Mortgage Corp \$167,500 Use: 4 Bdrm Raised Ranch, Lot: 29893sf	

B: Jacie S Mesheau & Doreen D Mcewan-Mesheau S: Michael A Girard Book/Page: 11468/266, Date: 09/19/13 Mtg: Chicopee Svgs Bk \$349,900 Use: 3 Bdrm Raised Ranch, Lot: 14505sf Prior Sale: \$449,900 (05/12)	
21 SAN SOUCI DR	\$104,000
B: Paul P Petell 2nd & Allegra E Perell S: John J Gormally Book/Page: 11470/172, Date: 09/20/13 Use: Residential Developable Land, Lot: 30356sf Prior Sale: \$125,000 (07/08)	

MIDDLESEX REGISTRY

continued

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	161	166
Median Price	\$229,900	\$260,000

► REAL ESTATE SALES

4 BEAVER BROOK LN.....	\$250,000
B: Valery Larose & Jean F Larose S: Fadden Robert J Est & Donna L Campbell Book/Page: 27691/112, Date: 09/20/13 Mtg: Stearns Lending \$245,471 Use: 4 Bdrm Ranch, Lot: 15416sf	
82 BLACK OAK LN.....	\$350,000
B: Francis J Gorman Jr & Christy Gorman S: Robert J Lloyd & Virginia Lloyd Book/Page: 27677/285, Date: 09/16/13 Mtg: Salem Five Mtg Corp \$310,000 Use: 4 Bdrm Colonial, Lot: 55321sf	
21 F ST.....	\$190,000
B: C&L Renovated Homes LLC S: Bank Of New York Mellon Book/Page: 27677/271, Date: 09/16/13 Use: 3 Bdrm Cape Cod, Lot: 9800sf Prior Sale: \$217,800 (12/11)	
105 LAFOND LN U:1.....	\$136,500
B: Samuel Fernandez S: Robert Bentham Book/Page: 27680/268, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$130,950 Use: 2 Bdrm Condo Prior Sale: \$135,000 (11/10)	
4-6 MILL ST.....	\$188,000
B: Jonathan Cricones S: John J Dillon 4th & Kathleen F Dillon Book/Page: 27686/261, Date: 09/19/13 Use: 2-Family Two Family, Lot: 6700sf Prior Sale: \$1 (03/05)	
8 NATURES WAY.....	\$487,000
B: Tiger RT S: Peter L Pappas Jr Tr, Peters Pond RT Book/Page: 188/3, Date: 09/18/13 Mtg: Peters Pond RT \$362,000 Use: Residential Developable Land, Lot: 81893sf	
215 PASSACONAWAY DR.....	\$225,500
B: Timothy Grover & Thomas Grover S: Sherri A Katsaros Book/Page: 27685/160, Date: 09/18/13 Mtg: Lowell Five Cent Svgs \$180,400 Use: 3 Bdrm Ranch, Lot: 15000sf Prior Sale: \$1 (05/10)	
1 PLEASANT ST.....	\$125,000
B: James J Jozokos Jr & Mary J Flynn S: Lily G Kinghorn Book/Page: 27685/191, Date: 09/18/13 Mtg: Washington Svgs Bk \$93,750 Use: 3 Bdrm Cape Cod, Lot: 16160sf	
277 SLADEN ST.....	\$319,900
B: Laurelee Langan S: Hollie Brayton Book/Page: 27692/204, Date: 09/20/13 Mtg: First Fed Svgs Boston \$314,102 Use: 2-Family Two Family, Lot: 62726sf Prior Sale: \$1 (07/13)	
51 TOBEY RD U:45.....	\$164,500
B: Mark R Lanoue & Megan Lanoue S: Pamela L Picano Book/Page: 27691/82, Date: 09/20/13 Mtg: Mortgage Networks Inc \$156,275 Use: 2 Bdrm Condo Prior Sale: \$97,000 (10/07)	
15 WILDWOOD ST U:819.....	\$62,000
B: James R Malone Jr & L R Tyler-Malone S: Christopher T Claeke Book/Page: 27681/279, Date: 09/18/13 Use: 1 Bdrm Condo Prior Sale: \$61,000 (05/10)	

Dunstable

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	19	23
Median Price	\$401,000	\$400,000

► REAL ESTATE SALES

340 GROTON ST.....	\$225,000
B: Mark P Drane & Linda B Drane S: Hugh E MCGovern & George R MCGovern Book/Page: 27692/64, Date: 09/20/13 Use: 3 Bdrm Colonial, Lot: 87991sf	
264 POND ST.....	\$126,000
B: Nicholas G Karafotias & Vivan Karafotias S: Sarath Krishnaswamy & Susan Landsman Book/Page: 27692/67, Date: 09/20/13 Use: Residential Developable Land, Lot: 269201sf Prior Sale: \$922,000 (03/02)	

Lowell

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	274	283
Median Price	\$175,000	\$218,000

► REAL ESTATE SALES

9 5TH ST.....	\$175,000
B: William Renaud S: Muscovitz David H Est & Iris H Lee Book/Page: 27690/265, Date: 09/20/13 Use: 3-Family Family Flat, Lot: 3740sf	
7 ALBION ST.....	\$168,900
B: Stacy A Grillo S: Wells Fargo Bank NA Book/Page: 27676/48, Date: 09/16/13 Mtg: Evolve B&T \$126,675 Use: 2-Family Two Family, Lot: 2625sf Prior Sale: \$107,800 (04/12)	
256 ANDOVER ST.....	\$215,250
B: PB Realty Homes LLC S: Deutsche Bank Natl T Co Book/Page: 27691/207, Date: 09/20/13 Use: 6 Bdrm Colonial, Lot: 20871sf Prior Sale: \$364,500 (08/10)	
305 ANDOVER ST.....	\$600,000
B: Martin P Stevens S: Eli Sokorelis & Susan M Seamans Book/Page: 27684/3, Date: 09/18/13 Mtg: Sovereign Bank FSB \$400,000 Use: 6 Bdrm Conventional, Lot: 27405sf Prior Sale: \$825,000 (04/05)	
73 ATHENS DR.....	\$325,000
B: Shari Mowatt S: Paul K Bagley & Julie M Bagley Book/Page: 27687/9, Date: 09/19/13 Mtg: Leader Bank NA \$308,750 Use: 4 Bdrm Cape Cod, Lot: 113218sf	
25 B ST.....	\$189,000
B: Chanel Vann & Charn Tim S: Bolivar Geraldo & Nelly Geraldo Book/Page: 27674/120, Date: 09/16/13 Mtg: PNC Bank \$185,576 Use: 4 Bdrm Conventional, Lot: 5000sf	

266 BARKER AVE U:266.....	\$185,000
B: Courtney Zappelli S: Shari Mowatt & Dennis L Mowatt Book/Page: 27686/142, Date: 09/19/13 Mtg: Jean DArc CU \$166,500 Use: 2 Bdrm Condo Prior Sale: \$1 (07/07)	
349 BEACON ST U:A.....	\$244,000
B: Geovanna Ramos & Ferney D Lopez S: Steven L Jackson & Andrea Jackson Book/Page: 27689/214, Date: 09/20/13 Mtg: Digital FCU \$231,800 Use: 2 Bdrm Condo Prior Sale: \$300,000 (12/03)	
14 CLINTON AVE.....	\$170,000
B: Rosa A Ramos S: Andrew J Nazzaro Book/Page: 27692/158, Date: 09/20/13 Mtg: RBS Citizens NA \$162,500 Use: 2-Family Two Family, Lot: 2121sf Prior Sale: \$115,000 (06/10)	
81 ELENE ST.....	\$375,000
B: Andre Straker & Allison Straker S: John J Guthrie & Deborah Guthrie Book/Page: 27690/157, Date: 09/20/13 Mtg: Maverick Funding Corp \$368,207 Use: 4 Bdrm Conventional, Lot: 11000sf	
211 FLETCHER ST.....	\$125,000
B: Chengyu Cao & Xingwei Wang S: Tallage Adams LLC Book/Page: 27692/282, Date: 09/20/13 Use: Retail-service, Lot: 2464sf Prior Sale: \$265,000 (04/05)	
38 FRED ST.....	\$215,000
B: Kennerth D Field S: Harkins Real Estate Inc Book/Page: 27688/102, Date: 09/19/13 Use: 2-Family Two Family, Lot: 6351sf Prior Sale: \$125,500 (09/12)	
68 GATES ST.....	\$200,000
B: Hong Qui S: USA HUD Book/Page: 27681/167, Date: 09/17/13 Use: 3-Family Family Flat, Lot: 4628sf Prior Sale: \$1 (07/13)	
32 HAMPSHIRE ST.....	\$340,000
B: Mint Proprieties LLC S: John P Borriello Book/Page: 27692/222, Date: 09/20/13 Mtg: Lowell Five Cent Svgs \$272,000 Use: Apartment Bldg - 4 B Units, Lot: 3300sf Prior Sale: \$335,000 (07/08)	
19 HILLSIDE ST.....	\$180,000
B: Khannarath Doung S: Kimna Aing Book/Page: 27684/154, Date: 09/18/13 Mtg: Stearns Lending \$176,739 Use: 4 Bdrm Conventional, Lot: 6743sf Prior Sale: \$87,600 (01/13)	
8 JEAN AVE.....	\$163,300
B: Brenda Milinazzo & Donald Milinazzo S: Brenda Milinazzo Tr, Lamarre FT Book/Page: 27691/28, Date: 09/20/13 Mtg: Members Mtg Co Inc \$130,640 Use: 4 Bdrm Ranch, Lot: 11280sf	
50 LAMB ST.....	\$175,000
B: Mark D Cavagnaro & Lauren J Gauthier S: Manuel D Santos Book/Page: 27688/243, Date: 09/19/13 Mtg: Sage Bank \$169,490 Use: 3 Bdrm Conventional, Lot: 6528sf	
52 LAWRENCE DR U:602.....	\$210,000
B: Katerina A Mooers S: Robert A Doyle & Marion E Doyle Book/Page: 27681/269, Date: 09/17/13 Mtg: Sovereign Bank FSB \$199,500 Use: 3 Bdrm Condo Prior Sale: \$288,000 (07/06)	
1227 LAWRENCE ST U:202.....	\$87,500
B: Linda M Daley S: Brian M Conway Sr & Deborah L Conway Book/Page: 27681/173, Date: 09/17/13 Mtg: First Fed Svgs Boston \$70,000 Use: 2 Bdrm Condo Prior Sale: \$39,900 (09/01)	
23-33 MIDDLE ST U:5.....	\$99,000
B: Yang Chang S: Susan C Fineman Book/Page: 27676/227, Date: 09/16/13 Use: 1 Bdrm Condo Prior Sale: \$134,900 (03/04)	
343 PAWTUCKET BLVD U:20.....	\$75,000
B: Kishor Trivedi & Purvi K Trivedi S: Timothy E Newell & Rebecca B Newell Book/Page: 27689/268, Date: 09/20/13 Use: 1 Bdrm Condo Prior Sale: \$45,715 (11/99)	
362 RIVERSIDE ST.....	\$247,800
B: Vinh Pham & Jonathan Pham S: PNC Bank NA Book/Page: 27682/161, Date: 09/18/13 Mtg: BOFI Federal Bank \$176,250 Use: Residential-multiple Bldgs, Lot: 6005sf Prior Sale: \$222,055 (11/12)	
608 STEVENS ST U:D.....	\$92,000
B: Shawn B Gould S: FHLM Book/Page: 27688/157, Date: 09/19/13 Mtg: Mortgage Fnci SvcsInc \$82,800 Use: 2 Bdrm Condo Prior Sale: \$1 (09/13)	
83 W FOREST ST.....	\$202,000
B: Chhoeun Mao & Poline Mao S: William J Shanahn & Edward G Shanahan Book/Page: 27684/293, Date: 09/18/13 Mtg: TD Bank NA \$191,900 Use: 4 Bdrm Conventional, Lot: 6686sf	
156 WHITE ST.....	\$675,000
B: Karafilidis Realty LLC S: Timothy J Wilson Tr, Arlington RT Book/Page: 27679/280, Date: 09/17/13 Mtg: Lowell Five Cent Svgs \$476,000 Use: Residential-multiple Bldgs, Lot: 7439sf	
20 WOODLAND DR U:327.....	\$165,000
B: Susan Brady S: John Papasodora Book/Page: 27674/239, Date: 09/16/13 Mtg: Digital FCU \$148,500 Use: 2 Bdrm Condo Prior Sale: \$88,000 (08/97)	

► FORECLOSURE DEEDS

417 HILDRETH ST U:9.....	\$115,000
B: Coldan Properties LLC S: Samantha A Auth & MHFA Book/Page: 27688/122, Date: 09/19/13 Mtg: Lowell Five Cent Svgs \$111,200 Use: 2 Bdrm Condo Prior Sale: \$229,900 (04/05)	

Tewksbury

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	172	178
Median Price	\$284,000	\$319,000

► REAL ESTATE SALES

10 BENSON RD.....	\$360,000
B: Steven R Normandin Jr & Krista Grifoni S: John B Kluse & Laurie J Kluse Book/Page: 27678/109, Date: 09/16/13 Mtg: Bank of Canton \$288,000 Use: 4 Bdrm Cape Cod, Lot: 16255sf Prior Sale: \$166,000 (04/98)	
243 CART PATH RD.....	\$396,000
B: Ryan W Cassidy & Melissa C Cassidy S: David Dunn Book/Page: 27678/55, Date: 09/16/13 Mtg: Merrimac Valley FCU \$376,200 Use: 3 Bdrm Raised Ranch, Lot: 23552sf Prior Sale: \$235,000 (09/12)	
155 CHARLES DR.....	\$325,000
B: Matthew Matera & Courtney Hosteler S: Dvoralyn J Kerry Tr, Devoralyn J Kerr LT Book/Page: 27684/108, Date: 09/18/13 Mtg: Merrimack Mtg Co \$308,750 Use: 3 Bdrm Raised Ranch, Lot: 43996sf Prior Sale: \$1 (01/13)	
10 COONEY RD.....	\$355,000
B: Jenna R Macneill & Brian Macneill S: Audrey Cooney Book/Page: 27677/127, Date: 09/16/13 Mtg: WestStar Mortgage Inc \$337,250 Use: 4 Bdrm Colonial, Lot: 33150sf	
53 FAIRWAY DR U:125.....	\$300,000
B: Patricia A Boudreau S: John P Ferriani & Denise M Ferriani Book/Page: 27684/31, Date: 09/18/13 Use: Condo	
130 JENNIES WAY.....	\$430,000
B: Chirag C Patel S: Guillermo Walle & Leydi A Walle Book/Page: 27675/201, Date: 09/16/13 Mtg: Leader Bank NA \$310,000 Use: 3 Bdrm Colonial, Lot: 22511sf Prior Sale: \$453,000 (01/08)	
21 JILLS WAY U:21.....	\$378,000
B: John Y Lai S: Duncan W Bosworth & Julie E Bosworth Book/Page: 27689/203, Date: 09/20/13 Use: 3 Bdrm Condo Prior Sale: \$399,900 (05/07)	
71 JOHN E SMITH DR.....	\$315,000
B: Henry Chiu S: Robert W Barron Jr Book/Page: 27678/29, Date: 09/16/13 Mtg: Regency Mortgage \$252,000 Use: 3 Bdrm Colonial, Lot: 45302sf	
28 JUNIPER LN U:28.....	\$261,900
B: Paul Fernandez & Christina Fernandez S: Gayle M Steele Book/Page: 27674/271, Date: 09/16/13 Mtg: Northem Bk & Tr Co \$254,043 Use: 2 Bdrm Condo, Lot: 100sf Prior Sale: \$155,000 (06/98)	
91 QUINCY RD.....	\$372,000
B: Stephen F Mitrano S: Kristen M Pemberton Book/Page: 27675/261, Date: 09/16/13 Mtg: Residential Mtg Svcs \$353,400 Use: 3 Bdrm Raised Ranch, Lot: 43560sf Prior Sale: \$1 (10/10)	
131 SOUTH ST.....	\$240,000
B: Robert M Patt & Jillian Patt S: John J Moccia & Michele Moccia Book/Page: 27690/55, Date: 09/20/13 Mtg: Monument Mtg Co \$216,000 Use: 3 Bdrm Ranch, Lot: 12897sf Prior Sale: \$392,000 (06/04)	
18 TANGLEWOOD AVE.....	\$270,000
B: Andrew Kopanski S: Peter L Melanson Book/Page: 27692/95, Date: 09/20/13 Mtg: TD Bank NA \$200,000 Use: 3 Bdrm Cape Cod, Lot: 10480sf Prior Sale: \$179,900 (11/98)	

Tyngsboro

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	60	77
Median Price	\$281,800	\$345,000

► REAL ESTATE SALES

1 NOTTINGHAM RD.....	\$350,000
B: Dennis M Ferrick & Brittany M Ferrick S: Robert W Pereira Book/Page: 27690/89, Date: 09/20/13 Mtg: Fairway Ind Mtg \$332,500 Use: 4 Bdrm Colonial, Lot: 80150sf Prior Sale: \$453,500 (12/12)	

Westford

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	160	199
Median Price	\$434,500	\$465,900

► REAL ESTATE SALES

25 BIRCH RD.....	\$283,000
B: Timothy Vigars S: Diane Torto Book/Page: 27691/144, Date: 09/20/13 Use: 3 Bdrm Gambrel, Lot: 11500sf Prior Sale: \$1 (11/12)	
6 CIDER MILL RD.....	\$920,000
B: Thomas T Tibbitts & Kristen Strand-Tibbitts S: Grace Group LLC Book/Page: 27677/216, Date: 09/16/13 Mtg: Wells Fargo Bank \$736,000	
6 FARMHOUSE ROW U:6.....	\$215,000
B: Lawrence J Harrington & Judith A Harrington S: Wescon Inc Book/Page: 27684/174, Date: 09/18/13 Use: 2 Bdrm Condo	
1 FLETCHER LN.....	\$505,000
B: Aurelien L Dupasquier & Linda S Dupasquier S: Donald Lagasse & Robin Lagasse Book/Page: 27688/56, Date: 09/19/13 Mtg: Premia Mortgage LLC \$404,000 Use: 3 Bdrm Colonial, Lot: 20890sf Prior Sale: \$459,000 (06/04)	
34 INDIAN RIDGE TER U:34.....	\$564,000
B: Sandeep Akare & Priei Akare S: Graniteville Woods LLC Book/Page: 27686/169, Date: 09/19/13 Mtg: Guaranteed Rate Inc \$423,000 Use: 3 Bdrm Condo	
1 LAMBERT WAY.....	\$685,000
B: Shanthakumar Ramakrishnan S: Bentley Building Corp Book/Page: 27681/61, Date: 09/17/13 Mtg: Mortgage Master Inc \$465,750 Type: Adj Use: 4 Bdrm Colonial, Lot: 42164sf	

4 MOONLIGHT DR U:4.....	\$160,000
B: Gil Salu & April Salu S: Lawrence H Einzig Jr & Jeanne T Mcsweeney Book/Page: 27677/243, Date: 09/16/13 Mtg: Enterprise Bk & Tr Co \$80,000 Use: Condo Prior Sale: \$230,500 (06/08)	
35 N MAIN ST U:B.....	\$140,000
B: Audra Labelle & Brandon Labelle S: FNMA Book/Page: 27691/220, Date: 09/20/13 Use: 3 Bdrm Condo Prior Sale: \$252,958 (06/13)	
29 NAVAJO TER U:71.....	\$401,500
B: Samuel V Patta & Jolly G Bonum S: Graniteville Woods LLC Book/Page: 27690/214, Date: 09/20/13 Mtg: Jean DArc CU \$321,200 Use: Condo	
2 RIVER ST.....	\$200,000
B: Leonid S Bliksstein & Nina J Katz S: Hudson Roy Est & Janice Acquard Book/Page: 27680/221, Date: 09/17/13 Mtg: RBS Citizens NA \$152,900 Use: 1 Bdrm Old Style, Lot: 10890sf Prior Sale: \$1 (12/09)	
16 ROME DR.....	\$722,535
B: Jason R Coutermarsh & Kathleen V Coutermarsh S: Terrance L Queenan Inc Book/Page: 27690/115, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$578,025 Use: Residential Developable Land, Lot: 137037sf	
30 TOWN FARM RD.....	\$550,000
B: Odeighagh Enterprise LLC S: William S Holmes & Mary D Holmes Book/Page: 27684/202, Date: 09/18/13 Mtg: Enterprise Bk & Tr Co \$440,000 Use: Industrial Warehouse, Lot: 177289sf	

Wilmington

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	157	185
Median Price	\$349,000	\$353,257

► REAL ESTATE SALES

5 CEDARCREST RD	\$400,000
B: Cathryn L Kent S: Lauren A Sorrentino & Michael P Sorrentino Book/Page: 27689/162, Date: 09/20/13 Mtg: Residential Mtg Svcs \$388,000 Use: 3 Bdrm Ranch, Lot: 10000sf Prior Sale: \$1 (04/13)	
8 CONCORD ST	\$299,900
B: Matthew C Peach & Lisa A Cristello S: Charles R Fiore Jr Book/Page: 27688/21, Date: 09/19/13 Mtg: Salem Five Mtg Corp \$284,905 Use: 3 Bdrm Conventional, Lot: 20002sf Prior Sale: \$1 (02/07)	
165 LAKE ST	\$593,900
B: Nimit Ngunsiri & Rongratana Ngunsiri S: Martin J Allan Tr, MJA RT Book/Page: 27692/27, Date: 09/20/13 Mtg: Leader Bank NA \$475,120 Use: 3 Bdrm Ranch, Lot: 24960sf Prior Sale: \$195,000 (05/13)	
63 LOWELL ST	\$285,000
B: Jason L Waterhouse S: Kimberly A Saunders & Eric D Saunders Book/Page: 27675/66, Date: 09/16/13 Mtg: Mortgage Master Inc \$279,837 Use: 2 Bdrm Bngl/cottage, Lot: 11050sf Prior Sale: \$199,900 (12/10)	
10 MIDDLESEX AVE U:14	\$371,000
B: Stan Sassower S: Lauren A Weiss & Lindsey E Weiss Book/Page: 27681/210, Date: 09/17/13 Use: 2 Bdrm Condo Prior Sale: \$375,000 (10/08)	
103 POULIOT PL	\$260,500
B: Elizabeth A Maguire S: Mark Wishneusky Book/Page: 27691/289, Date: 09/20/13 Mtg: Lowell Five Cent Svgs \$123,500 Use: 2 Bdrm Conventional, Lot: 4330sf Prior Sale: \$285,000 (11/06)	
1 SERENOA LN	\$613,000
B: Christopher J Madore & Jessica Barry S: Andrew R May & Kristen M May Book/Page: 27678/79, Date: 09/16/13 Mtg: US Bank NA \$551,700 Use: 4 Bdrm Colonial, Lot: 25000sf	

18 BELLVIEW HTS.....	\$522,000
B: Sachin Baidya & Surna Baidya S: Randall P Gruber & Leslie A Githens Book/Page: 62650/163, Date: 09/18/13 Mtg: Avidia Bank \$334,300 Use: 4 Bdrm Colonial, Lot: 20038sf Prior Sale: \$574,900 (10/04)	
74 CAPTAIN EAMES CIR U:74.....	\$210,000
B: Patrick Lam & Jennifer Lam S: Bristol County SB Book/Page: 62644/88, Date: 09/17/13 Use: 2 Bdrm Condo Prior Sale: \$195,050 (03/13)	
14 FRANKLAND RD.....	\$546,500
B: Kimberly A Jenkins & Marc Jenkins S: Bhushan Vartak & Rashmi Pimprikar Book/Page: 62666/188, Date: 09/20/13 Mtg: Mortgage Networks Inc \$500,457 Use: 4 Bdrm Colonial, Lot: 36590sf Prior Sale: \$521,000 (05/08)	
94 HERITAGE AVE.....	\$530,000
B: Shail Dave & Santosh K Dave S: Juswinder Singh & Kumud K Singh Book/Page: 1228/119, Date: 09/19/13 Mtg: Rockville Bank \$424,000 Use: 4 Bdrm Colonial, Lot: 16988sf Prior Sale: \$379,746 (10/00)	
230 OLIVE ST.....	\$447,000
B: Srinivasa R Bachina & Seetamahalakshmi Rayapudi S: Daniel Aho Tr, Ashland NT Book/Page: 62657/157, Date: 09/19/13 Mtg: Norwood CooperativeBk \$357,600 Type: Adj	
354 UNION ST.....	\$379,500
B: Nathan W Phillips & Karen J Phillips S: Brenda Hedden & Nadine Heaps Book/Page: 62662/526, Date: 09/20/13 Mtg: Select Financial Mtg \$341,550 Use: Residential Developable Land, Lot: 10019sf Prior Sale: \$158,000 (06/09)	

Ayer

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	39	38
Median Price	\$240,000	\$238,550

► REAL ESTATE SALES

108 E MAIN ST U:11.....	\$63,000
B: James R Zambrano S: Dianne M Newton Book/Page: 62655/515, Date: 09/19/13 Use: 2 Bdrm Condo Prior Sale: \$119,900 (06/04)	
11 JUNIPER RD.....	\$371,739
B: Mark Kotfila & Karrie Kotfila S: Willow Rd Development LLC Book/Page: 62650/265, Date: 09/18/13	
1 LONGVIEW CIR U:C.....	\$164,000
B: Amy Giuliana S: Willow Rd Development LLC Book/Page: 62667/207, Date: 09/20/13 Mtg: Salem Five Mtg Corp \$120,000 Use: 2 Bdrm Condo	
MOUNTAIN LAUREL RD.....	\$465,000
B: Jason J Hendricks & Violetta Hendricks S: Sandy Pond Est LLC Book/Page: 62658/56, Date: 09/19/13 Use: Residential Undvlpble Land, Lot: 67954sf	

Bedford

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	102	119
Median Price	\$554,750	\$590,000

► REAL ESTATE SALES

10 COPELAND DR.....	\$900,000
B: Hal Moore & Karen L Moore S: Garret P Hurley Book/Page: 62633/176, Date: 09/16/13 Use: 2 Bdrm Contemporary, Lot: 32039sf Prior Sale: \$1 (11/03)	
1 DAVIS RD.....	\$888,000
B: Ryan Bouchard & Jennifer Bouchard S: Sepncr N Betts & Jessica A Betts Book/Page: 62638/554, Date: 09/16/13 Mtg: Leader Bank NA \$710,400 Use: 4 Bdrm Colonial, Lot: 30250sf Prior Sale: \$1 (12/07)	
69 FLETCHER RD.....	\$747,500
B: Kirsten Malsnee S: James C Mericantante & Betteann Annese Book/Page: 62657/433, Date: 09/19/13 Mtg: Bank of America NA \$598,000 Use: 4 Bdrm Old Style, Lot: 17160sf Prior Sale: \$315,000 (05/99)	
43 KENDALL CT U:26.....	\$635,000
B: Donna M Paradise & Stephen D Palmer S: Pulte Homes Of New Eng Book/Page: 62654/81, Date: 09/19/13 Mtg: Pulte Mortgage Corp \$465,750 Use: Condo	
67 KENDALL CT.....	\$527,440
B: Sudakar Sundararajan Tr, Sundararajan&Sudakar FT S: Pulte Homes Of New Eng Book/Page: 62646/118, Date: 09/17/13 Mtg: Pulte Mortgage Corp \$448,324	
8 LANE FARM DR U:8.....	\$650,000
B: Christopher J Easton & Yael S Easton S: Marion H Zimmerman Tr, MHZ Bedford RT Book/Page: 62650/301, Date: 09/18/13 Mtg: Berkshire Bank \$325,000 Use: 4 Bdrm Condo Prior Sale: \$1 (06/09)	

Belmont

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	133	127
Median Price	\$680,000	\$782,500

► REAL ESTATE SALES

45 GRANT AVE.....	\$599,000
B: Liang Zhu & Ming Yin S: 45 Grant Ave LLC Book/Page: 62666/449, Date: 09/20/13 Use: 2-Family Old Style, Lot: 5160sf Prior Sale: \$629,000 (09/13)	
45 GRANT AVE.....	\$629,000
B: Susan Hawkins & Uriel Carrasquilla S: 45 Grant Ave LLC Book/Page: 62658/147, Date: 09/19/13 Mtg: NE Moves Mortgage Co \$250,000 Use: 2-Family Old Style, Lot: 5160sf Prior Sale: \$480,000 (02/13)	
64 LEICESTER RD.....	\$815,000
B: Brendan J Meade & Sarah S Meade S: Robert J Masse Jr & Sharon E Masse Book/Page: 62635/304, Date: 09/16/13 Mtg: RBS Citizens NA \$407,500 Use: 3 Bdrm Colonial, Lot: 6495sf	
15 SPRING VALLEY RD.....	\$887,000
B: Alireza Banijamali & Shiela Shafieazad S: Kenneth C Yeung & Christina H Yeung Book/Page: 1339/95, Date: 09/20/13 Mtg: Poli Mtg Group \$325,000 Use: 3 Bdrm Ranch, Lot: 22400sf Prior Sale: \$755,000 (06/07)	

Boxboro

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	18	39
Median Price	\$538,250	\$485,000

► REAL ESTATE SALES

43 LORING AVE.....	\$458,000
B: Siby John S: Yue Lu & Xi Lu Book/Page: 62639/100, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$409,000 Use: 3 Bdrm Colonial, Lot: 7841sf Prior Sale: \$399,000 (10/02)	

Burlington

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	142	142
Median Price	\$368,950	\$401,000

► REAL ESTATE SALES

51 BEDFORD ST.....	\$306,000
B: James Patrierno Tr, Missick RT S: Rita E Murphy Book/Page: 759/193, Date: 09/16/13 Mtg: Enterprise Bk & Tr Co \$502,425 Use: 3 Bdrm Cape Cod, Lot: 20000sf	
32 CRYSTAL CIR.....	\$385,000
B: Allan P Jones S: Jeanne Jones Book/Page: 835/179, Date: 09/16/13 Mtg: Century Bk Tr Co \$308,000 Use: 4 Bdrm Split Entry, Lot: 20062sf	
21 FREEPORT DR.....	\$479,900
B: Steven X Kan S: Donna Paradise Book/Page: 62656/507, Date: 09/19/13 Mtg: Leader Bank NA \$359,925 Use: 3 Bdrm Split Entry, Lot: 27880sf Prior Sale: \$395,500 (05/07)	
4 STEWART ST.....	\$600,000
B: Matthew J Davison & Megan Davison S: David Federico Book/Page: 62636/551, Date: 09/16/13 Mtg: Fairway Ind Mtg \$480,000 Use: 3 Bdrm Colonial, Lot: 28630sf Prior Sale: \$367,500 (06/99)	
8 SYLVESTER RD.....	\$398,500
B: Brian Benston & Meredith Sherter S: Andrew S Huml & Leighann M Huml Book/Page: 62666/331, Date: 09/20/13 Mtg: Leader Bank NA \$365,000 Use: 3 Bdrm Colonial, Lot: 10010sf Prior Sale: \$372,500 (05/04)	
2 WOODCREST AVE.....	\$439,900
B: Michael R Defeo & Carolyn P Defeo S: Shishir Mehta & Amishi Gathani Book/Page: 62642/131, Date: 09/17/13 Mtg: Mortgage Networks Inc \$439,900 Use: 4 Bdrm Garrison, Lot: 20018sf Prior Sale: \$423,600 (06/04)	

Cambridge

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	97	98
Median Price	\$805,000	\$858,300

► REAL ESTATE SALES

184 3RD ST U:184.....	\$475,000
B: Jason C Smith & Sandra C Smith S: Titimaca Alailima & Julie A Alailima Book/Page: 62638/442, Date: 09/16/13 Use: 5 Bdrm Condo Prior Sale: \$165,000 (12/98)	
1 ABERDEEN WAY U:127.....	\$675,000
B: Elaine F Dunn Tr, Elaine F Dunn RET S: Steven Essinger Book/Page: 118/54, Date: 09/19/13 Use: 1 Bdrm Condo Prior Sale: \$588,000 (09/11)	
90 ALPINE ST.....	\$1,150,000
B: Matthew W Greer Tr, Alpine RT S: Timothy Garvey & Leslie E Garvey Book/Page: 62635/259, Date: 09/16/13 Use: 2-Family Old Style, Lot: 3800sf Prior Sale: \$800,000 (09/12)	
393 BROADWAY U:21.....	\$420,000
B: Bernardo Stein & Annie Stein S: Justin Walker & Anne Browning Book/Page: 62663/270, Date: 09/20/13 Mtg: Bank of Canton \$252,000 Use: 1 Bdrm Condo Prior Sale: \$312,000 (05/06)	
99 BROOKLINE ST U:2.....	\$278,840
B: Hunsinger Dev Corp S: Miguel A Chavez Book/Page: 62645/23, Date: 09/17/13 Mtg: Hingham Inst for Svgs \$770,000 Use: 1 Bdrm Condo Prior Sale: \$210,000 (09/02)	
99 BROOKLINE ST U:1.....	\$207,320
B: Hunsinger Dev Corp S: Michael W Tapply Book/Page: 62645/25, Date: 09/17/13 Mtg: Hingham Inst for Svgs \$770,000 Use: 1 Bdrm Condo Prior Sale: \$217,500 (06/02)	
1262-1264 CAMBRIDGE ST U:1.....	\$410,000
B: Ming Tang & Elizabeth Liu S: Rene Mugnier Tr, Cambridge French T Book/Page: 62664/261, Date: 09/20/13 Mtg: E Cambridge Svgs Bk \$328,000 Use: 3 Bdrm Condo Prior Sale: \$325,000 (12/95)	
21 CHAUNCY ST U:48.....	\$410,800
B: Ge Zhang S: Judith M Freedman Book/Page: 62667/109, Date: 09/20/13 Use: 1 Bdrm Condo Prior Sale: \$115,000 (01/97)	
1 EARTHART ST U:515.....	\$450,000
B: Jian Wu S: Jun Jia Book/Page: 62631/395, Date: 09/16/13 Use: 1 Bdrm Condo Prior Sale: \$450,000 (01/13)	
28 GLENWOOD AVE U:1.....	\$530,000
B: Karen M Davie & Chi F Wang S: Paul G Zarbo & Helen Gavel Book/Page: 62634/212, Date: 09/16/13 Mtg: Members Mtg Co Inc \$265,000 Use: 1 Bdrm Condo Prior Sale: \$360,000 (11/01)	
15 HOWARD ST.....	\$228,000
B: Calabrian Properties LLC S: US Bank NA Book/Page: 62665/491, Date: 09/20/13 Mtg: Jarvis Place RT \$256,000	
4 HUTCHINSON ST.....	\$1,075,000
B: Nathan Emerton & Britt C Emerton S: Cynthia Wible & Christian Brechbuhler Book/Page: 62639/536, Date: 09/17/13 Mtg: First Republic Bk \$860,000 Type: Adj Use: 3 Bdrm Conventional, Lot: 3610sf Prior Sale: \$475,000 (05/00)	

5-7 IRVING TER U:2A.....	\$480,000
B: Fanny Littmarck S: Valerie M Demarinis Book/Page: 62666/247, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$330,000 Use: 1 Bdrm Condo Prior Sale: \$1 (09/10)	
19-25 MARKET ST.....	\$1,600,000
B: Agora Market St LLC S: Market St Cmnty Hsng LP Book/Page: 62662/242, Date: 09/20/13 Mtg: Brookline Bank \$1,300,000 Use: Apartment Bldg - 9 + Units, Lot: 8158sf	
950 MASSACHUSETTS AVE.....	\$560,000
B: Barry F Cohen S: Matthew L Cohen Book/Page: 62653/397, Date: 09/18/13 Mtg: Bank of America NA \$448,000 Type: Adj Use: Other Exempt Prior Sale: \$185,000 (10/98)	
2192 MASSACHUSETTS AVE U:3-2.....	\$390,000
B: Rui Wang S: Peter Pirani & Rosemary Pirani Book/Page: 62666/120, Date: 09/20/13 Mtg: Citibank Na \$234,000 Use: 2 Bdrm Condo Prior Sale: \$1 (03/13)	
10 MCTERNAN ST U:C202.....	\$800,000
B: Wolfgang Stoiber S: Mcternan St LLC Book/Page: 62638/392, Date: 09/16/13 Use: Condo	
20 CORPORAL MCTERNAN ST U:102.....	\$680,000
B: Alan B Pemstein & Judith M Pemstein S: Pearl St LLC Book/Page: 62657/271, Date: 09/19/13 Use: 2 Bdrm Condo	
169 MONSIGNOR OBRIEN HWY U:607... ..	\$421,000
B: Kit T Ip S: Rogue Endeavours LLC Book/Page: 62649/3, Date: 09/18/13 Mtg: Cambridge Svgs Bk \$313,600 Use: 1 Bdrm Condo Prior Sale: \$1 (01/13)	
8-12 MUSEUM WAY U:2226.....	\$599,000
B: Kassem Barada & Mona Chahline S: Haynie Ahn Book/Page: 62638/352, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$602,000 (07/05)	
11 NORUMBEGA ST.....	\$646,000
B: Yasmine Hung & Margarita Hung S: Barbara Bontempo & Ronald J Bontempo Book/Page: 62636/536, Date: 09/16/13 Mtg: NE Moves Mortgage Co \$150,000 Use: 2-Family Old Style, Lot: 2858sf Prior Sale: \$575,000 (08/01)	
254 PEARL ST U:254.....	\$980,000
B: Peter J Fagenholz & Alice F Murray S: William D Lucey & Anne Mortensen Book/Page: 62651/68, Date: 09/18/13 Mtg: Mortgage Networks Inc \$784,000 Use: 3 Bdrm Condo	
3 ROYAL AVE U:3.....	\$1,650,000
B: Intisar Rabb S: Royal Ave LLC Book/Page: 62657/38, Date: 09/19/13 Use: Condo	
176 SHERMAN ST.....	\$465,000
B: Edward Hassey S: Bracey Sandra Est & Elizabeth Gagnon Book/Page: 805/12, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 4750sf	
4-8 TROWBRIDGE PL U:3B.....	\$369,000
B: Bharat Ramratnam & Jayanthi Parameswaran S: Nathan Thompson Book/Page: 62664/160, Date: 09/20/13 Mtg: Bank of America NA \$276,750 Use: 1 Bdrm Condo Prior Sale: \$192,000 (07/03)	
15 UPLAND RD U:4.....	\$490,000
B: Claire Flanagan & Erik Duhaime S: Sean L Knight Book/Page: 62666/154, Date: 09/20/13 Mtg: Wells Fargo Bank \$367,500 Use: 2 Bdrm Condo Prior Sale: \$412,000 (04/04)	
149 WALDEN ST U:1.....	\$630,000
B: Jiri Chod S: David E Ignacio & Rachel B Ignacio Book/Page: 62644/324, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$417,000 Use: 3 Bdrm Condo Prior Sale: \$545,000 (03/10)	
65 WENDELL ST.....	\$1,510,000
B: John J Pattisall & Andrea T Pattisall S: Aki Nagatomi Tr, Nagatomi NT Book/Page: 62655/248, Date: 09/19/13 Mtg: Mortgage Networks Inc \$1,000,000 Use: 5 Bdrm Victorian, Lot: 3445sf	
80 WENDELL ST U:2.....	\$490,000
B: Tillia Wendell 2 LLC S: Catherine E Obbard Book/Page: 62637/399, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$228,500 (08/98)	
29-31 WHEELER ST U:219.....	\$351,000
B: Xiaoyan Chen & Chenchen Wang S: Valeriy Khiterer & Alla Ageyeva Book/Page: 62657/205, Date: 09/19/13 Mtg: Fairway Ind Mtg \$241,000 Use: 1 Bdrm Condo Prior Sale: \$319,000 (07/10)	
391 WINDSOR ST.....	\$150,000
B: Melvin R Caton S: Ronald C Caton Book/Page: 62641/191, Date: 09/17/13 Use: Apartment Bldg - 4-8 Units, Lot: 3237sf	

Concord

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	157	158
Median Price	\$729,000	\$843,250

► REAL ESTATE SALES

121 BAKER AVE.....	\$1,150,000
B: Matthew W Boger & Lindsay H Boger S: James S Athanasoulas Tr, E A Athanasoulas LT Book/Page: 62659/96, Date: 09/19/13 Use: 4 Bdrm Colonial, Lot: 20436sf Prior Sale: \$1 (11/10)	
6 GIFFORD LN.....	\$670,000
B: Michael Bushnell Tr, 6 Gifford T S: Damon Scarnano Book/Page: 62655/288, Date: 09/19/13 Mtg: Dedham Inst for Svgs \$733,000 Use: 4 Bdrm Colonial, Lot: 20000sf	
257 COMMONWEALTH AVE U:257.....	\$407,000
B: Raghad V Alani S: Marguerite Patsch Book/Page: 62662/466, Date: 09/20/13 Use: 4 Bdrm Condo, Lot: 9375sf Prior Sale: \$364,500 (03/06)	
45 CONANT ST.....	\$435,000
B: George A Haseltine Tr, Conant St RT S: Robert J Costigan & Donna M Costigan Book/Page: 62652/123, Date: 09/18/13 Mtg: Newburyport Five Cent \$665,000 Use: 5 Bdrm Old Style, Lot: 9817sf	

Everett

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	65	68
Median Price	\$230,500	\$257,250

► REAL ESTATE SALES

72 HARVARD ST.....	\$191,000
B: Cloher Co LLC S: Hogan Christina Est & Julia M Hogan Book/Page: 62635/366, Date: 09/16/13 Mtg: Northmark Bank \$243,250 Use: 4 Bdrm Old Style, Lot: 4815sf	
6 PARKER ST U:2.....	\$58,000
B: Songhua Lin & Fuzhang Lin S: Antonia Litchfield Book/Page: 62665/122, Date: 09/20/13 Use: 1 Bdrm Condo Prior Sale: \$87,000 (11/01)	
102 WAVERLY ST.....	\$398,000
B: Ana M Aguilar & Jose N Ruiz S: Jahid Hasan & Monirul Hasan Book/Page: 62652/254, Date: 09/18/13 Mtg: Union Trust Mtg Corp \$385,881 Use: 2-Family Two Family, Lot: 5894sf Prior Sale: \$265,000 (01/01)	

Framingham

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	344	427
Median Price	\$311,250	\$335,000

► REAL ESTATE SALES

16 BACON RD.....	\$340,000
B: Wayne Olejnik S: Phyllis V Cousar Book/Page: 62635/442, Date: 09/16/13 Mtg: River Works CU \$255,000 Use: 4 Bdrm Bt-level, Lot: 20473sf	
23 BEECH ST U-4.....	\$225,000
B: Gregory W Vincent & Matthew E Vincent S: Denise Abt Book/Page: 62653/143, Date: 09/18/13 Mtg: Charles River Bank \$180,000 Use: 2 Bdrm Condo Prior Sale: \$229,900 (04/09)	
574 BROOK ST.....	\$299,900
B: Jaime S Haber & Meryl M Maccormack S: Louis D Abuzzi Jr Tr, Abuzzi FT Book/Page: 62656/239, Date: 09/19/13 Mtg: Prospect Mortgage LLC \$290,877 Use: 3 Bdrm Ranch, Lot: 27007sf Prior Sale: \$1 (01/06)	
12 BROOKBURY CIR.....	\$379,500
B: Douglas F Tracia S: Douglas F Tracia Tr, Frederick G Tracia IRT Book/Page: 62649/571, Date: 09/18/13 Use: 4 Bdrm Colonial, Lot: 23522sf Prior Sale: \$655,000 (10/10)	
19 BROSSI CIR.....	\$220,000
B: Kelley Wharf S: Jeffrey P Fagan Book/Page: 62655/537, Date: 09/19/13 Mtg: NE Moves Mortgage Co \$176,000 Use: 3 Bdrm Ranch, Lot: 11761sf Prior Sale: \$1 (07/12)	
74 CARTER DR.....	\$177,000
B: Albert Roitfarb & Judith Roitfarb S: John W Vanakkeren & Monique Vanakkeren Book/Page: 62665/177, Date: 09/20/13 Use: 4 Bdrm Colonial, Lot: 43560sf Prior Sale: \$129,000 (01/09)	
11 CENTRAL ST U:11.....	\$197,250
B: Yumping Hu S: Hurling Ventures LLC Book/Page: 37/40, Date: 09/16/13 Mtg: East West Bank \$114,000 Use: 3 Bdrm Condo	
130 CHERY ST.....	\$324,000
B: Andrew H Goldberg & Maria Goldberg S: Michael J Calabrese & Lauren C Calabrese Book/Page: 62657/336, Date: 09/19/13 Mtg: Florida Capital Bank \$291,600 Use: 3 Bdrm Ranch, Lot: 8721sf Prior Sale: \$1 (07/11)	
24 CLIFFORD ST.....	\$290,000
B: Ann Johnson S: Paul A Ourourke Book/Page: 62638/521, Date: 09/16/13 Mtg: Digital FCU \$275,500 Use: 2 Bdrm Split Level, Lot: 8276sf Prior Sale: \$259,900 (03/10)	
40 COCHITUATE RD U:48.....	\$74,100
S: Richard L Cahoon Tr, Cahoonm Middlesex Cnty RT Book/Page: 62640/519, Date: 09/17/13 Mtg: Northern Bk & Tr Co \$51,870 Use: 1 Bdrm Condo Prior Sale: \$64,000 (01/13)	
1219 CONCORD ST.....	\$250,000
B: Jessica Cho S: Henry S Vanputten Jr & Robin Vanputten Book/Page: 62664/561, Date: 09/20/13 Mtg: Wakefield Cp Bk \$212,500 Use: 3 Bdrm Cape Cod, Lot: 7841sf Prior Sale: \$325,000 (05/04)	

MIDDLESEX REGISTRY continued

21 MURPHY RD.....	\$299,900
B: Steven Casella & Jennifer Casella S: Christine M Boudreau Book/Page: 62665/64, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$269,910 Use: 3 Bdrm Raised Ranch, Lot: 54886sf Prior Sale: \$1 (08/10)	
38 TEMI RD.....	\$250,000
B: Mary A Crane & Ronald J Crane S: Maria F Chaves Book/Page: 62656/75, Date: 09/19/13 Mtg: RBS Citizens NA \$200,000 Use: 3 Bdrm Ranch, Lot: 15360sf Prior Sale: \$186,000 (12/08)	
69 TOWER ST.....	\$255,000
B: Matthew J Donovan & Kathryn D Paling S: Jeffrey P Geary & Mary A Geary Book/Page: 62657/583, Date: 09/19/13 Mtg: Sage Bank \$242,250 Use: 2 Bdrm Cape Cod, Lot: 13200sf Prior Sale: \$116,000 (05/93)	

Lexington

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	334	335
Median Price	\$715,250	\$810,000

► REAL ESTATE SALES

8 APRIL LN U:8.....	\$435,000
B: Harish C Dang & Binita Dang S: Aaram Gharabekian Book/Page: 62640/596, Date: 09/17/13 Mtg: Leader Bank NA \$326,250 Use: 2 Bdrm Condo	
11 BARBERRY RD.....	\$970,000
B: Jianjun Xiao S: Samuel Berman Tr, Berman INT Book/Page: 1359/136, Date: 09/17/13 Mtg: Cartus Home Loans \$465,750 Use: 5 Bdrm Contemporary, Lot: 33049sf Prior Sale: \$1 (09/08)	
77 BLOOMFIELD ST.....	\$1,450,000
B: Jennifer M Hartman & David C Marble S: Richard D Vladimir & Jane A Vladimir Book/Page: 62637/325, Date: 09/16/13 Mtg: Kathleen Marble \$1,287,213 Use: 4 Bdrm Dutch Colonial, Lot: 10960sf	
279 EMERSON RD.....	\$730,000
B: R E Phelan Constr Corp S: William Luther & Dean Luther Book/Page: 62656/69, Date: 09/19/13 Use: 3 Bdrm Split Entry, Lot: 33485sf	
5 HIBBERT ST.....	\$760,000
B: Michael A Gleeson S: Richard I Keaveny & Margaret Lanca Book/Page: 62638/123, Date: 09/16/13 Mtg: Bank of Canton \$608,000 Use: 4 Bdrm, Lot: 6300sf Prior Sale: \$290,000 (08/99)	
25 LEDGLAWN AVE.....	\$498,000
B: CJM Builders Inc S: Lee P Macdonald Tr, Macdonald RT Book/Page: 62663/562, Date: 09/20/13 Mtg: Winchester Cp Bk \$713,000 Use: 3 Bdrm Cape Cod, Lot: 16371sf	
364 MASSACHUSETTS AVE.....	\$628,000
B: Chris B Chen & Wenjing Wang S: Arjun B Rao Tr, Rao RT Book/Page: 1294/22, Date: 09/16/13 Mtg: Citibank Na \$471,000 Use: 2-Family Family Flat, Lot: 10320sf Prior Sale: \$1 (12/04)	
73 MIDDLE ST.....	\$1,600,000
B: Ponywold LLC S: Sheila M Dermarderosian Book/Page: 62657/115, Date: 09/19/13 Mtg: Village Bank \$6,900,000 Use: 4 Bdrm Ranch, Lot: 44375sf Prior Sale: \$1 (08/13)	
21 MOON HILL RD.....	\$1,500,000
B: Richard I Keaveny & Margaret Lanca S: Raymond J Ciccolo Tr, MHCT RT Book/Page: 62639/66, Date: 09/16/13 Mtg: Berkshire Bank \$950,000 Use: 6 Bdrm Contemporary, Lot: 30436sf Prior Sale: \$1,290,000 (07/09)	
12 REED ST.....	\$800,000
B: Rasko P Ojdrovic & Miljana Bovan S: Sebastiano Blandino & Helen L Coombes Book/Page: 62656/422, Date: 09/19/13 Use: 3-Family Low-rise, Lot: 9860sf	
11 SHERIDAN ST.....	\$870,000
B: Jason L Dearling & Alexandra Huhalov S: Shirley S Crossman Tr, 11 Sheridan Rd RT Book/Page: 62637/521, Date: 09/16/13 Mtg: Leader Bank NA \$609,000 Use: 3 Bdrm Contemporary, Lot: 8000sf Prior Sale: \$232,000 (03/95)	
26 SOLOMON PIERCE RD.....	\$1,300,000
B: Lin Zhu S: Andrew C Eisenhauer & Patricia B Eisenhauer Book/Page: 1099/23, Date: 09/18/13 Mtg: Bank of NY Mtg Co Inc \$409,000 Use: 4 Bdrm Contemporary, Lot: 53522sf Prior Sale: \$730,000 (08/92)	
38 SOMERSET RD.....	\$2,300,000
B: Buxlex LLC S: Matilda P Stoddard Book/Page: 62649/492, Date: 09/18/13 Mtg: Institutional Mtg Acq \$1,562,000 Use: 6 Bdrm Colonial, Lot: 31307sf	
19 VOLUNTEER WAY.....	\$1,250,000
B: Niralbhai Patel & Sonali N Patel S: Dirk D Laukien Book/Page: 1074/104, Date: 09/19/13 Mtg: US Bank NA \$730,000 Use: 4 Bdrm Contemporary, Lot: 56572sf	
3 WALLIS CT.....	\$1,025,000
B: Totten Pond Holdings LLC S: J L Johnson Lexington LLC Book/Page: 62643/458, Date: 09/17/13 Mtg: 3 Wallis Court LP \$600,000 Use: Office Bldg-general, Lot: 4939sf Prior Sale: \$750,000 (04/03)	
447 WALTHAM ST.....	\$720,000
B: Inderbir Sidhu & Ravnett Sidhu S: Barry J Oates & Kirsten L Oates Book/Page: 62662/67, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$576,000 Use: 3 Bdrm Cape Cod, Lot: 11957sf Prior Sale: \$550,000 (06/09)	

Littleton

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	68	70
Median Price	\$389,750	\$422,473

► REAL ESTATE SALES

180 RUSSELL ST.....	\$440,000
B: Govind Mekala S: Xinzhuo Shen & Sharon X Pei Book/Page: 62639/30, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$396,000 Use: 4 Bdrm Colonial, Lot: 40200sf Prior Sale: \$375,475 (02/01)	

71 TAHATTAWAN RD.....	\$336,500
B: Christopher Bergin & Lynn A Bergin S: John M Cantrell & Carolyn Cantrell Book/Page: 62663/370, Date: 09/20/13 Mtg: Residential Mtg Svcs \$330,404 Use: 3 Bdrm Old Style, Lot: 40223sf Prior Sale: \$200,000 (06/98)	
6 UPLANDS RD.....	\$402,500
B: Brandon B Foye & Sheryl L Foye S: Mary E Chouinard Tr, Chouinard INT Book/Page: 62666/8, Date: 09/20/13 Mtg: First Fed Svgs Boston \$322,000 Use: 3 Bdrm Cape Cod, Lot: 46174sf Prior Sale: \$1 (10/08)	

Malden

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	138	150
Median Price	\$278,000	\$315,000

► REAL ESTATE SALES

15 ALMONT CT.....	\$190,000
B: Beantown Property Grp LLC S: Farid Dessources & Marie Dessources Book/Page: 62638/213, Date: 09/16/13 Mtg: MGM Development LLC \$216,000 Use: 3 Bdrm Old Style, Lot: 3526sf Prior Sale: \$355,000 (07/05)	
26 BARKER RD.....	\$75,000
B: Peter Leuci S: Janet Leuci Ex, Quagenti Michael J Est Book/Page: 62658/49, Date: 09/19/13 Use: 3 Bdrm Ranch, Lot: 5885sf	
57 BELL ROCK ST U:1.....	\$82,475
B: Rebecca M Turner S: Karen Knight Book/Page: 62664/311, Date: 09/20/13 Mtg: Mortgage Networks Inc \$78,351 Use: 1 Bdrm Condo	
37 COTTAGE PL.....	\$370,800
B: Qi Li & Ellen Zheng S: Johnny Z Wong & Jie F Wong Book/Page: 62651/566, Date: 09/18/13 Mtg: East West Bank \$222,480 Type: Adj Use: 4 Bdrm Colonial, Lot: 5009sf Prior Sale: \$342,000 (06/07)	
43 CRESCENT LN.....	\$350,000
B: Angela Catricala S: Lhaktse Lhaktse & Tenzing Rapgyal Book/Page: 1431/2, Date: 09/20/13 Mtg: Brookline Bank \$200,000 Use: 3 Bdrm Cape Cod, Lot: 4624sf Prior Sale: \$290,345 (11/12)	
98 E BORDER RD.....	\$260,000
B: Theodoros G Tourfas S: John Mcgillicuddy Book/Page: 1302/50, Date: 09/20/13 Mtg: Saugusbank \$200,000 Use: 1 Bdrm Ranch, Lot: 5216sf Prior Sale: \$335,000 (06/05)	
45 LOOMIS ST U:304.....	\$205,000
B: Daniela Dilemme S: Brian Macneill & Jenna R Macneill Book/Page: 102/111, Date: 09/16/13 Mtg: RBS Citizens NA \$155,850 Use: 2 Bdrm Condo Prior Sale: \$175,000 (01/08)	
338 LYNN ST.....	\$282,000
B: Yogendran Ponnuthurai & Jamunadevi Yogendran S: Amado Cepeda Book/Page: 62666/481, Date: 09/20/13 Mtg: Mortgage Master Inc \$225,600 Use: 3 Bdrm Old Style, Lot: 4367sf Prior Sale: \$255,000 (09/11)	
112-114 MADISON ST.....	\$273,000
B: Joe Y Wong S: Joseph A Servodio & Mary Servodio Book/Page: 62650/192, Date: 09/18/13 Mtg: First Fed Svgs Boston \$162,080 Use: 2-Family Row House, Lot: 1810sf	
52 MAPLE ST.....	\$415,000
B: Mitoon LLC S: Paul G Pedro Tr, Pedro FT Book/Page: 62659/354, Date: 09/19/13 Use: Rooming/boardng House, Lot: 7150sf	
494 MEDFORD ST.....	\$425,000
B: Joseph Corbett & Bernadette Ricciardelli S: Anne E Ricciardelli Book/Page: 62661/481, Date: 09/20/13 Mtg: 1 800 East West Mtg \$340,000 Use: 4 Bdrm Ranch, Lot: 13200sf Prior Sale: \$202,500 (03/96)	
296 PEARL ST U:296.....	\$310,000
B: Jessica H Xie & Linda H Xie S: Frank E Crowley 2nd & Melissa L Crowley Book/Page: 62661/56, Date: 09/20/13 Mtg: Wakefield Cp Bk \$248,000 Use: 3 Bdrm Condo Prior Sale: \$1 (01/12)	
30 PRINCETON RD.....	\$315,000
B: Yaniel Rivera & Teresa Martinez-Rivera S: David C Bruno Book/Page: 1433/86, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$300,162 Use: 3 Bdrm Cape Cod, Lot: 5114sf Prior Sale: \$1 (04/13)	
649-655 SQUIRE RD.....	\$7,057,125
B: Wesley Squire LLC S: Squire LLC Book/Page: 62658/292, Date: 09/19/13 Mtg: Peoples United Bank \$8,000,000	
91 TRUAMAN DR.....	\$220,000
B: Fabio Dasilva & Donald Mabee S: Joseph Avola Jr Book/Page: 62667/162, Date: 09/20/13 Mtg: MSA Mortgage LLC \$165,000 Use: 3 Bdrm Colonial, Lot: 5850sf Prior Sale: \$1 (09/08)	
40-42 UPHAM ST U:2.....	\$215,000
B: Richard J Eyring & Cathryn E Dupuree S: Xixian Zhou & Cong Zhou Book/Page: 62664/583, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$204,250 Use: 3 Bdrm Condo Prior Sale: \$145,500 (04/09)	
54 VERNON ST.....	\$416,000
B: Xiang Zhuang & Yang Wang S: Alfon Construction Corp Book/Page: 62661/545, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$304,000 Use: 3 Bdrm Old Style, Lot: 4000sf Prior Sale: \$205,000 (06/13)	
25 VERNON ST.....	\$463,500
B: Weiliang Wu S: Scott A Brooks Tr, Brooks FT Book/Page: 62664/342, Date: 09/20/13 Mtg: East West Bank \$231,750 Use: 2-Family Conventional, Lot: 4045sf Prior Sale: \$385,000 (10/08)	
79 WAITE ST U:12A.....	\$235,000
B: Phani Sukhavasi S: Fawzi Karachi & Nozomi S Karachi Book/Page: 76/7, Date: 09/19/13 Mtg: New Eng Mtg Prof LLC \$211,500 Use: 2 Bdrm Condo Prior Sale: \$220,000 (07/02)	

1 WESLEY ST.....	\$3,397,875
B: Wesley Squire LLC S: Wesley LLC Book/Page: 62658/296, Date: 09/19/13 Mtg: Peoples United Bank \$8,000,000 Use: Industrial Warehouse, Lot: 52912sf	
118 WILLIAMS ST.....	\$440,000
B: Michael Cloherty & Jennifer Cloherty S: Ocean City Dev LLC Book/Page: 62638/246, Date: 09/16/13 Mtg: Leader Bank NA \$344,000 Use: 4 Bdrm Old Style, Lot: 11201sf Prior Sale: \$300,000 (09/11)	

Marlborough

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	132	199
Median Price	\$260,000	\$290,000

► REAL ESTATE SALES

288 BIGELOW ST.....	\$285,000
B: Dany L Gosselein S: Paul H Cole Jr & Ruth H Cole Book/Page: 62664/292, Date: 09/20/13 Mtg: Mortgage Master Inc \$205,000 Use: 3 Bdrm Ranch, Lot: 10166sf Prior Sale: \$303,000 (10/06)	
120 BROADMEADOW ST U:H.....	\$255,000
B: Irma Burke S: Elizabeth M Stevens Book/Page: 62659/212, Date: 09/19/13 Mtg: Patriot Community Bk \$75,000 Use: 2 Bdrm Condo Prior Sale: \$299,000 (04/03)	
7 CETRINA DR.....	\$320,000
B: Gil Tessari & Eva M Galvez S: Jason M Kruiise & Ashley M Pistelli Book/Page: 62663/149, Date: 09/20/13 Mtg: United Wholesale Mtg \$304,000 Use: 3 Bdrm Raised Ranch, Lot: 10401sf Prior Sale: \$301,000 (11/08)	
17 CLINTON ST.....	\$315,000
B: Michael A Walton & Monica P Walton S: Daniel Fernandez & Tara Fernandez Book/Page: 62653/60, Date: 09/18/13 Mtg: Wells Fargo Bank \$252,000 Use: 3 Bdrm Conventional, Lot: 13663sf Prior Sale: \$320,000 (06/04)	
111 CONRAD RD.....	\$220,100
B: Maria Kefalas & Emmanouil Koutsouroumpis S: Wilcox Marcia J Est & Amy J Gardiner Book/Page: 1442/4, Date: 09/16/13 Mtg: NE Moves Mortgage Co \$208,950 Use: 3 Bdrm Ranch, Lot: 12000sf	
29 CRYSTAL BROOK WAY U:H.....	\$243,000
B: Geoffrey D Ashton S: Peter D Barbalias Book/Page: 62659/109, Date: 09/19/13 Mtg: RTN FCU \$230,375 Use: 2 Bdrm Condo Prior Sale: \$300,000 (08/04)	
222 LAKESHORE DR.....	\$200,000
B: Debra J Mercurio S: Amy S Slater & Andrew Bezanson Book/Page: 62637/37, Date: 09/16/13 Mtg: St Marys Credit Union \$194,000 Use: 2 Bdrm Ranch, Lot: 6348sf Prior Sale: \$210,000 (06/08)	
51 LINDA CIR.....	\$225,000
B: Luiz H Dasilva S: Downer Stuart F Est & Cheryl A Armour Book/Page: 62666/351, Date: 09/20/13 Mtg: Sage Bank \$217,490 Use: 3 Bdrm Raised Ranch, Lot: 14680sf	
157 PHELPS ST.....	\$249,999
B: Justin Hipp & Kristen Hipp S: 203 Pleasant St LLC Book/Page: 62663/387, Date: 09/20/13 Mtg: GMH Mtg Services \$237,499 Use: 3 Bdrm Ranch, Lot: 10000sf Prior Sale: \$167,000 (04/13)	
33 SUSAN RD.....	\$340,000
B: Mark R Parente & Lauren Mccurley S: Matthew Hagerty & Amanda Hagerty Book/Page: 62662/10, Date: 09/20/13 Mtg: Cole Taylor Bank \$323,000 Use: 4 Bdrm Cape Cod, Lot: 18163sf Prior Sale: \$260,000 (06/11)	
12 WHITE TER.....	\$226,950
B: Julianne Barry & Benjamin Barry S: Richard C Ballard Book/Page: 62663/170, Date: 09/20/13 Mtg: Sage Bank \$215,602 Use: 3 Bdrm Ranch, Lot: 19470sf Prior Sale: \$1 (12/04)	
► FORECLOSURE DEEDS	
239 LAKESHORE DR.....	\$327,754
B: FNMA S: Robert Russell & Saint Marys CU Book/Page: 62657/149, Date: 09/19/13 Use: 2 Bdrm Ranch, Lot: 5340sf Prior Sale: \$350,000 (11/06)	

Maynard

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	76	93
Median Price	\$270,000	\$320,000

► REAL ESTATE SALES

20 AMORY AVE.....	\$231,000
B: Matthew J Tevlin & Georgiana Tevlin S: Margot E Grossman & Richard G Grossman Book/Page: 62662/99, Date: 09/20/13 Mtg: Jean DArc CU \$219,450 Use: 3 Bdrm Ranch, Lot: 10710sf	
7 DINEEN CIR.....	\$340,000
B: Cory A Taylor S: USA HUD Book/Page: 62660/398, Date: 09/20/13 Mtg: Mortgage Networks Inc \$306,000 Use: 4 Bdrm Colonial, Lot: 14418sf Prior Sale: \$421,378 (06/13)	

Medford

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	226	193
Median Price	\$350,000	\$395,000

► REAL ESTATE SALES

120 2ND ST.....	\$398,500
B: Trivan Nguyen & Thu D Nguyen S: Frederick H Mcdowell Jr & Keren M Mcdowell Book/Page: 1358/93, Date: 09/17/13 Use: 3 Bdrm Conventional, Lot: 5400sf Prior Sale: \$312,500 (08/08)	
129 4TH ST.....	\$566,400
B: Liu Wai-Chan & Sandra H Wai-Chan S: Mei K Cheng Book/Page: 62635/182, Date: 09/16/13 Mtg: Stearns Lending \$436,128 Use: 2-Family Two Family, Lot: 3705sf Prior Sale: \$1 (04/09)	

57 FELS AVE.....	\$350,000
B: Fan X Huang & Shao Y Huang S: Walker Julia J Est & Ellen M Pignatone Book/Page: 62657/459, Date: 09/19/13 Mtg: Cathay Bank \$230,000 Use: 3 Bdrm Conventional, Lot: 4029sf	
369 FELLSSWAY W.....	\$260,000
B: Melanie M Tringali & James R Murdock S: Brian Latson Tr, Debra Latson T Book/Page: 62663/297, Date: 09/20/13 Mtg: Mortgage Fncl SvcsInc \$208,000 Use: 3 Bdrm Conventional, Lot: 6323sf Prior Sale: \$1 (09/06)	
159 HARVARD ST U:2L.....	\$276,000
B: Shrimati A Balram S: Kerry Heath Book/Page: 62661/305, Date: 09/20/13 Mtg: Radius Financial Grp \$262,200 Use: 2 Bdrm Condo Prior Sale: \$279,000 (05/07)	
14 JOYCE RD.....	\$429,000
B: Lyndsey Shagoury S: Eileen F Cronan Tr, Edward E Spellman RET Book/Page: 1402/119, Date: 09/16/13 Use: 3 Bdrm Colonial, Lot: 6074sf Prior Sale: \$1 (07/11)	
51 LILA AVE.....	\$268,000
B: Fatos Kotini & Caroline Keefe S: Joan L Murphy Book/Page: 796/81, Date: 09/18/13 Mtg: First American Mtg Tr \$258,154 Use: 2 Bdrm Conventional, Lot: 3200sf	
3920 MYSTIC VALLEY PKWY U:1012	\$364,000
B: Satish Vallabhaneni S: Tillie Brenner Book/Page: 34/167, Date: 09/19/13 Mtg: Leader Bank NA \$291,200 Use: 2 Bdrm Condo, Lot: 1sf	
3920 MYSTIC VALLEY PKWY U:724	\$300,000
B: Ray Rezanian S: Badrieh Edalatpour Book/Page: 123/82, Date: 09/17/13 Mtg: Bank of America NA \$240,000 Use: 2 Bdrm Condo, Lot: 1sf Prior Sale: \$275,000 (11/12)	
57 PLAYSTEAD RD.....	\$541,500
B: Jeffrey E Sacca S: Janice A Solimini & Michael Pagliarulo Book/Page: 62638/302, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$404,000 Use: 2-Family Two Family, Lot: 4258sf Prior Sale: \$1 (02/07)	
20 SHIP AVE U:19.....	\$275,000
B: Matthew D Rupa S: Carole Rinaldo Tr, Carole Rinaldo T Book/Page: 62666/288, Date: 09/20/13 Mtg: Inst Svgs Newburyport \$220,000 Use: 2 Bdrm Condo, Lot: 1sf Prior Sale: \$1 (04/10)	
44 STEARNS AVE.....	\$420,000
B: Nathan Galligh & Jennifer Wehnt S: Hugh Gallagher & Deanna R Gallagher Book/Page: 1293/67, Date: 09/16/13 Mtg: NE Moves Mortgage Co \$336,000 Use: 4 Bdrm Conventional, Lot: 3440sf Prior Sale: \$410,000 (11/04)	
34 WESTWOOD RD.....	\$319,900
B: Karine Thate & Jeffery A Klossner S: John M Coviello & Jeanne C Coviello Book/Page: 62659/136, Date: 09/19/13 Mtg: Commonwealth Mortgage \$255,920 Use: 3 Bdrm Cape Cod, Lot: 3600sf Prior Sale: \$250,000 (12/08)	
148 WINTHROP ST.....	\$409,000
B: Dara R Glass & Adam J Dean S: Maccush Frances M Est & Donna M Richmond Book/Page: 62663/483, Date: 09/20/13 Mtg: Prospect Mortgage LLC \$320,000 Use: 5 Bdrm Conventional, Lot: 4460sf	

Melrose

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	154	181
Median Price	\$405,000	\$422,000

► REAL ESTATE SALES

4 CHESTNUT PARK.....	\$710,000
B: Michael Caruccio Tr, Caruccio FT S: David L Shorey & Joanne M Shorey Book/Page: 62651/267, Date: 09/18/13 Use: 3-Family Conventional, Lot: 6636sf Prior Sale: \$455,000 (11/01)	
166 DERBY RD.....	\$315,000
B: Laura Fabiano S: Paul A Boutchia & Virginia L Boutchia Book/Page: 1195/46, Date: 09/20/13 Mtg: Mortgage Networks Inc \$299,250 Use: 3 Bdrm Bngl/cottage, Lot: 4050sf Prior Sale: \$170,000 (10/98)	
92 FRANKLIN ST.....	\$490,000
B: Norman T Sakagawa Tr, Saveria Irma Jurez RET S: Michael F Cummings Tr, 92 Franklin St RT Book/Page: 62642/156, Date: 09/17/13 Use: Nursing Home, Lot: 11267sf Prior Sale: \$150,000 (01/95)	
62 GLENDALE AVE.....	\$521,000
B: William J Cottrell & Clorinda L Cottrell S: Donna Agave Book/Page: 1192/46, Date: 09/18/13 Mtg: Patriot Community Bk \$416,800 Use: 4 Bdrm Garrison, Lot: 5708sf Prior Sale: \$243,000 (08/98)	
112 PORTER ST U:8.....	\$279,000
B: Megan Browne S: Kevin Chen Book/Page: 62665/304, Date: 09/20/13 Mtg: MSA Mortgage LLC \$223,200 Use: 2 Bdrm Condo Prior Sale: \$298,000 (06/08)	
12 RENWICK RD.....	\$462,500
B: Jonathan M Merrigan & Julie A Merrigan S: Stage LLC Book/Page: 62659/377, Date: 09/20/13 Mtg: Sage Bank \$370,000 Use: 3 Bdrm Cape Cod, Lot: 6408sf Prior Sale: \$285,000 (03/13)	
33 S HIGH ST U:B.....	\$403,000
B: Michael Giordano & Casey Goff S: David P Feldman & Beth L Brenner Book/Page: 62656/330, Date: 09/19/13 Mtg: Mortgage Master Inc \$370,700 Use: 4 Bdrm Condo Prior Sale: \$350,000 (11/10)	
72 STAFFORD RD.....	\$630,000
B: Scott A Salsbury & Laura L Salsbury S: John E O'Neill & Linda M O'Neill Book/Page: 62659/174, Date: 09/19/13 Mtg: Drew Mortgage AssnInc \$465,750 Use: 4 Bdrm Colonial, Lot: 6550sf	
95 SYCAMORE RD.....	\$375,000
B: Thu H Thile S: Amelia A Penta Book/Page: 62662/182, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 6944sf Prior Sale: \$1 (08/13)	

77 FLORENCE ST U:168	\$665,000
B: Leila Assadi Tr, Salem End Rd RT S: Margery F Kingsdale Tr, Margery F Kingsdale T Book/Page: 62637/312, Date: 09/16/13 Use: Condo Parking-residential	
10 HAMMOND POND PKWY U:301	\$420,000
B: Hui J Zhang & Quan L Shen S: Aaron N Fleischer & Lois B Fleischer Book/Page: 62658/235, Date: 09/19/13 Mtg: Commonwealth Mortgage \$260,000 Use: 2 Bdrm Condo, Lot: 175950sf Prior Sale: \$330,000 (11/02)	
87 HOBART RD	\$1,500,000
B: Supreo Ghosh Tr, 87 Hobart Rd NT S: Fu Y Pang Tr, 87 Hobart Rd RT Book/Page: 62642/591, Date: 09/17/13 Mtg: Wells Fargo Bank \$1,200,000 Use: 3 Bdrm Tudor, Lot: 14256sf Prior Sale: \$1 (01/08)	
4 LYMAN ST	\$1,300,000
B: CAR Holdings LLC S: Stuart C Cushner Tr, 4 Lyman St RT Book/Page: 62645/106, Date: 09/17/13 Mtg: Avidia Bank \$720,000	
48 MCCARTHY RD	\$425,000
B: Bontempo Rd LLC S: Sumner Segal Book/Page: 62649/272, Date: 09/18/13 Use: 4 Bdrm Ranch, Lot: 11814sf Prior Sale: \$1,025,000 (06/12)	
96 NORWOOD AVE U:1	\$285,000
B: Caitlyn M Albano S: Howard R Berens Book/Page: 62642/467, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$228,000 Use: 1 Bdrm Condo, Lot: 2866sf Prior Sale: \$1 (07/07)	
159 OAK ST	\$279,000
B: George Kaplan S: Millicent H Hurley Book/Page: 62634/492, Date: 09/16/13 Use: 3 Bdrm Old Style, Lot: 2999sf Prior Sale: \$1 (08/13)	
655 SAW MILL BROOK PKWY U:16	\$305,000
B: Victoria T Ivanova S: Marjorie S Kimball Book/Page: 62636/286, Date: 09/16/13 Mtg: Meetinghouse Coop Bk \$225,000 Use: 2 Bdrm Condo, Lot: 85777sf	
150 SPIERS RD	\$1,099,000
B: Claudio L Santos & Joseane S Borges S: 29 Shute Path LLC Book/Page: 62666/534, Date: 09/20/13 Mtg: William Raveis Mtg Co \$700,000	
10 TANGLEWOOD RD U:10	\$795,000
B: Udi Hoitash & Hilla S Hoitash S: Barbara A Alberts Tr, Tanglewood RT Book/Page: 62664/134, Date: 09/20/13 Use: 3 Bdrm Condo, Lot: 12375sf Prior Sale: \$499,000 (04/99)	
22 TRAVERSE ST	\$618,000
B: Joseph A Lavita Jr & Jocelyne Lavita S: Billings Kenneth P Est & Maureen A Blanchard Book/Page: 62637/361, Date: 09/16/13 Mtg: Rockland Tr Co \$408,000 Use: 2 Bdrm Cape Cod, Lot: 5473sf Prior Sale: \$1 (12/11)	
58 WALLACE ST	\$530,000
B: Wallace St LLC S: Anna W Verhulst Book/Page: 62652/428, Date: 09/18/13 Mtg: Rockland Tr Co \$300,000	
1591-1593 WASHINGTON ST	\$697,000
B: Qiong Gao & Hui Xie S: Susie Y Tam Book/Page: 62637/269, Date: 09/16/13 Mtg: Hingham Inst for Svcs \$490,000 Use: 2-Family Two Family, Lot: 6566sf Prior Sale: \$240,000 (06/94)	
11 WESTLAND TER	\$520,000
B: John J Bartinelli Jr & Lauren Bartinelli S: Carol A Boyce & David B Boyce Book/Page: 62665/508, Date: 09/20/13 Mtg: Poli Mtg Group \$305,000 Use: 3 Bdrm Colonial, Lot: 6263sf Prior Sale: \$1 (04/04)	

North Reading

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 103 122
Median Price \$385,000 \$429,950

► REAL ESTATE SALES

32 ANTHONY RD	\$285,000
B: Scott W Mcdaniel & Eileen Mcdaniel S: William P Wohlfarth & Barbara A Wohlfarth Book/Page: 886/105, Date: 09/19/13 Prior Sale: \$300,993 (05/12)	
1 GREENBRIAR DR U:107	\$114,000
B: Philip Mcguire S: Ronald M Jedraszek Tr, Greenbriar Drive RT Book/Page: 66/109, Date: 09/18/13 Use: 1 Bdrm Condo	
26 LAKESIDE BLVD	\$297,000
B: Eric D Saunders & Kimberly A Saunders S: Arthur L Pierce Jr & Marsha E Pierce Book/Page: 62638/446, Date: 09/16/13 Mtg: New Fed Mtg Corp \$271,977 Use: 4 Bdrm Cape Cod, Lot: 6534sf	
21 MACARTHUR RD	\$565,100
B: Bryan P Strohman & Patricia A Strohman S: Lily Cochrane Rd LLC Book/Page: 62657/307, Date: 09/19/13 Mtg: Mortgage Master Inc \$400,000 Use: Residential Undvlpble Land, Lot: 10454sf Prior Sale: \$125,000 (04/13)	
340 MAIN ST	\$375,000
B: 340 Main Street LLC S: Daniel Payne & Priscilla Payne Book/Page: 62654/146, Date: 09/19/13 Mtg: Lee M Brewster T \$170,000 Use: Auto Repair, Lot: 10454sf Prior Sale: \$325,000 (11/98)	
5 NAVILLUS RD U:4	\$579,500
B: Gurjinder S Gill & Sharanjot Mann S: Chimney Hill RE LLC Book/Page: 1431/122, Date: 09/18/13 Mtg: Leader Bank NA \$409,500 Use: Condo	
4 SAMUEL PHELPS WAY	\$950,000
B: Bogdan Antonescu & Diana Caragacianu S: Glen S Mckay & Danielle M Corsino Book/Page: 62663/594, Date: 09/20/13 Mtg: Savings Bank (The) \$845,500 Type: Adj	
Use: 4 Bdrm Colonial, Lot: 76230sf Prior Sale: \$919,887 (04/05)	
23 SHORE RD	\$473,000
B: John R Wright & Laura R Wright S: Richard J Madison & Barbara M Madison Book/Page: 62645/282, Date: 09/17/13 Mtg: Northpoint Mortgage \$378,400 Use: 3 Bdrm Colonial, Lot: 6098sf Prior Sale: \$150,000 (01/04)	
2 STRAWBERRY LN	\$756,300
B: Edward J Boudreau Jr & Janet F Boudreau S: Chimney Hill RE LLC Book/Page: 62640/510, Date: 09/17/13 Use: 3 Bdrm Raised Ranch, Lot: 43996sf Prior Sale: \$270,000 (02/13)	

1 TEN ROD WAY	\$770,000
B: Garret P Hurley S: Herrick Development LLC Book/Page: 62655/90, Date: 09/19/13	

Pepperell

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 57 89
Median Price \$225,000 \$295,000

► REAL ESTATE SALES

6 TUCKER AVE	\$190,000
B: Amanda A Huntington S: Jacqueline Hewitt Ex, Mayou Leonard E Est Book/Page: 62651/456, Date: 09/18/13 Mtg: Citibank Na \$190,000 Use: 5 Bdrm Old Style, Lot: 51000sf	

Reading

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 168 187
Median Price \$420,500 \$465,500

► REAL ESTATE SALES

61 CROSS ST	\$405,000
B: Terence W Brogan & Ellen M Brogan S: Thomas D Quinn & Nicole B Quinn Book/Page: 62663/243, Date: 09/20/13 Mtg: Poli Mtg Group \$364,500 Use: 3 Bdrm Colonial, Lot: 42253sf Prior Sale: \$420,000 (08/04)	
23 FAIRCHILD DR	\$705,000
B: Cyrus Culaba & Joahna Culaba S: Robert P Langley Jr & Darlene A Langley Book/Page: 62635/521, Date: 09/16/13 Mtg: Mortgage Master Inc \$465,000 Use: 3 Bdrm Old Style, Lot: 43124sf Prior Sale: \$332,000 (10/95)	
115 FOREST ST	\$265,000
B: Frank F Capone Tr, Fiore RT S: Sunbury Irene A Est & Laura M Carlin Book/Page: 62663/346, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 33541sf	
54 GROVE ST	\$365,000
B: Mark Bemister & Lauren Bemister S: Matthew King & Stephanie A King Book/Page: 62641/18, Date: 09/17/13 Mtg: Leader Bank NA \$354,050 Use: 3 Bdrm Ranch, Lot: 10454sf Prior Sale: \$395,000 (03/05)	
57 HARTSHORN ST	\$524,000
B: Stephanie A King & Matthew King S: Elizabeth Scott & Sean M Scott Book/Page: 62643/192, Date: 09/17/13 Mtg: Savings Bank (The) \$445,000 Type: Adj	
Use: 4 Bdrm Cape Cod, Lot: 10890sf Prior Sale: \$1 (10/12)	
124 SALEM ST	\$515,000
B: David P Feldman & Beth L Brenner S: Sophia Macheras Book/Page: 62657/18, Date: 09/19/13 Mtg: Leader Bank NA \$412,000 Use: 4 Bdrm Colonial, Lot: 10890sf Prior Sale: \$325,000 (02/08)	
8 TORRE ST	\$190,000
B: Fairhaven Realty Assn LLC S: Cumberland Farms Inc Book/Page: 62649/445, Date: 09/18/13 Use: 4 Bdrm Bngl/cottage, Lot: 12632sf Prior Sale: \$190,000 (07/12)	
68 VINE ST	\$442,000
B: Ricardo E Colon & C M Bosch-Emmanueli S: Scott M King & Abigail M King Book/Page: 62666/514, Date: 09/20/13 Mtg: Mortgage Fnci Svcsnc \$417,000 Use: 4 Bdrm Bngl/cottage, Lot: 6098sf Prior Sale: \$440,000 (05/08)	

Shirley

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 39 42
Median Price \$171,000 \$265,000

► REAL ESTATE SALES

34 GARRISON RD	\$199,900
B: Brad G Pulvermacher & Katherine E Pulvermacher S: FNMA Book/Page: 62645/544, Date: 09/17/13 Mtg: Rollstone Bk & Tr \$237,500 Use: 3 Bdrm Contemporary, Lot: 103672sf Prior Sale: \$300,993 (05/12)	
13 NEHEMIAH RD	\$299,000
B: David J Mcquiggan & Genevieve A Mcquiggan S: Sylvia E Beldan Tr, William E Beldan Jr INT Book/Page: 62635/387, Date: 09/16/13 Use: 3 Bdrm Contemporary, Lot: 25700sf Prior Sale: \$259,000 (03/00)	

Somerville

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 79 68
Median Price \$449,000 \$529,500

► REAL ESTATE SALES

20 BRASTOW AVE	\$768,000
B: Robert J Platt Jr & Kelly Porpiglia S: David J Prothero & Alexandra Q Loeffler Book/Page: 62650/77, Date: 09/18/13 Mtg: Citibank Na \$579,200 Use: 4 Bdrm Conventional, Lot: 3608sf Prior Sale: \$328,000 (08/01)	
181 CEDAR ST U:5	\$479,000
B: Yalcin Cayir S: 181 Cedar St LLC Book/Page: 62655/100, Date: 09/19/13 Mtg: East Boston Svgs Bk \$387,900 Use: Condo	
33 CLINTON AVE U:1	\$415,000
B: Caroline Byron S: Arie&G LLC Book/Page: 62659/319, Date: 09/19/13 Use: Condo	
9 COTTAGE AVE U:9A	\$762,000
B: Sachiyo Minegishi S: Ian Larkin & Gita Rebbapragada Book/Page: 62635/270, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$412,000 Use: 2 Bdrm Condo Prior Sale: \$1 (10/07)	
65 HALL AVE U:65	\$760,000
B: James A Rakestraw & Ginger C Rakestraw S: Douglas S Grant & Maureen Koerber Book/Page: 62653/191, Date: 09/18/13 Mtg: Wells Fargo Bank \$570,000 Use: 4 Bdrm Condo	
92 JAKUES ST	\$240,500
B: Denize Carvalho S: Paulo T Deoliveira Book/Page: 62638/191, Date: 09/16/13 Use: 4 Bdrm, Lot: 3237sf Prior Sale: \$1 (12/07)	

14 KIDDER AVE	\$1,050,000
B: Alice Hecht & Richard Burck Jr S: Alexa D Bresnan Book/Page: 62661/266, Date: 09/20/13 Use: 3 Bdrm Conventional, Lot: 4832sf Prior Sale: \$245,000 (03/94)	

64 MARION ST	\$630,000
B: Pravin V Mundkur & Lata T Mundkur S: Francis P Bakery & Eileen Bakery Book/Page: 62659/249, Date: 09/19/13 Mtg: Leader Bank NA \$173,850 Use: 2-Family Conventional, Lot: 2865sf	

50 MEACHAM RD U:2	\$495,000
B: Aarou K Augusteu & Kristen R Tronsky S: Eun Y Park & Jae K Son Book/Page: 62637/568, Date: 09/16/13 Mtg: Leader Bank NA \$396,000 Use: 3 Bdrm Condo Prior Sale: \$343,000 (07/08)	

28 MINNESOTA AVE	\$425,000
B: Eric Thompson & Alberto Carerro S: Nguyen Investment LLC Book/Page: 62662/160, Date: 09/20/13 Use: 2-Family Decker, Lot: 3360sf Prior Sale: \$415,000 (03/13)	

120 MORRISON AVE	\$745,000
B: Diane R Yasgur Tr, Diane R Yasgur T S: Victor M Finnemore & Deborah M Finnemore Book/Page: 62644/232, Date: 09/17/13 Mtg: Sovereign Bank FSB \$336,000 Use: 3 Bdrm Conventional, Lot: 2580sf Prior Sale: \$435,000 (05/04)	

72 OXFORD ST U:2	\$310,000
B: Robert M Gladstein S: Lisa M Cantagallo Book/Page: 62644/48, Date: 09/17/13 Mtg: Cambridge Svgs Bk \$299,150 Use: 1 Bdrm Condo Prior Sale: \$240,000 (09/07)	

41 PEARL ST U:R	\$499,950
B: Renay Frankel S: Mark D Bouchard & Christine M Bouchard Book/Page: 62664/495, Date: 09/20/13 Use: 3 Bdrm Condo Prior Sale: \$227,000 (09/07)	

Stoneham

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 119 132
Median Price \$376,000 \$397,500

► REAL ESTATE SALES

189 COLLINCOTE ST	\$615,000
B: Tiffany Huilin & Ting Ouyang S: N School Development LLC Book/Page: 62652/59, Date: 09/18/13 Mtg: Wells Fargo Bank \$492,000	
104 ELM ST	\$482,000
B: Mark Rosa & Elizabeth Rosa S: Kirsten A Malsnee Book/Page: 62658/515, Date: 09/19/13 Mtg: USAA Federal SB \$479,000 Use: 3 Bdrm Old Style, Lot: 11000sf Prior Sale: \$510,000 (07/04)	
122 MAIN ST U:302	\$155,000
B: Ryan Atlas & Carlyne A Atlas S: John M Giragosian & Natasha Giragosian Book/Page: 62637/165, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$131,750 Use: 2 Bdrm Condo Prior Sale: \$175,000 (09/08)	

Stow

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 50 64
Median Price \$415,375 \$441,200

► REAL ESTATE SALES

543 GREAT RD	\$374,000
B: Richard A Brutti Jr & Rachel E Michalczyk S: Clarissa E Potter Book/Page: 62652/575, Date: 09/18/13 Mtg: Mortgage Networks Inc \$336,600 Use: 5 Bdrm Antique, Lot: 60548sf	
9 OCTOBER LN	\$660,000
B: Andrew S Cook & Susan Cook S: Dennis G Agin & Christine A Agin Book/Page: 62637/485, Date: 09/16/13 Mtg: Sovereign Bank FSB \$380,000 Use: 4 Bdrm Colonial, Lot: 74052sf	

Sudbury

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 186 192
Median Price \$630,000 \$673,750

► REAL ESTATE SALES

6 BIGELOW DR	\$790,000
B: Anas Chalah & Carla Chalah S: American Eagle Inv LLC Book/Page: 62667/82, Date: 09/20/13 Mtg: Bank of America NA \$400,000 Use: 4 Bdrm Contemporary, Lot: 87045sf Prior Sale: \$515,000 (12/12)	
83 BLUEBERRY HILL LN	\$502,500
B: Elie Hamamji & Suzanne Hamamji S: David P Kartunen & Erin M Kartunen Book/Page: 62643/409, Date: 09/17/13 Mtg: Leader Bank NA \$402,000 Use: 3 Bdrm Split Level, Lot: 38333sf Prior Sale: \$435,000 (06/12)	
9 CENTER ST	\$523,000
B: Douglas J Michaud & Melissa M Michaud S: William H Burke & Irma D Burke Book/Page: 62656/569, Date: 09/19/13 Mtg: Patriot Community Bk \$417,000 Use: 4 Bdrm Conventional, Lot: 40117sf	
18 CLARK LN	\$582,000
B: Keith D Rubin & Jill S Rubin S: Bryant A Tarr Book/Page: 62665/187, Date: 09/20/13 Mtg: Mortgage Master Inc \$411,000 Use: 5 Bdrm Colonial, Lot: 30056sf Prior Sale: \$1 (02/04)	
36 CONCORD RD	\$430,000
B: Dara Goldman S: Steven Driscoll & Nancy Driscoll Book/Page: 62637/139, Date: 09/16/13 Mtg: Dedham Inst for Svgs \$344,000 Use: 4 Bdrm Antique, Lot: 10890sf Prior Sale: \$510,000 (07/04)	
71 FOX RUN RD	\$880,000
B: Jian Guo & Jing G Liu S: Mohamed Enein & Elizabeth Enein Book/Page: 62651/271, Date: 09/18/13 Mtg: East West Bank \$528,000 Type: Adj	
Use: 4 Bdrm Colonial, Lot: 58731sf	
273 GOODMAN'S HILL RD	\$900,000
B: 5 DWD LLC S: Olde Bostonian Ests LLC Book/Page: 62643/525, Date: 09/17/13 Mtg: Marlborough Svgs Bk \$1,200,000 Use: 2 Bdrm Colonial, Lot: 49583sf	

54 HENRY'S MILL LN	\$988,000
B: David P Santos & Matthew Freitas S: Vincent T Roche & Lorraine Roche Book/Page: 62656/481, Date: 09/19/13 Mtg: TD Bank NA \$790,400 Use: 4 Bdrm Colonial, Lot: 94885sf Prior Sale: \$1,175,000 (05/04)	

Townsend

MARKET STATISTICS THROUGH AUGUST
YTD 2012 YTD 2013
Number of 1-Fam Sales 41 62
Median Price \$205,000 \$229,400

► REAL ESTATE SALES

29 OLD MEETINGHOUSE RD.....	\$327,000
B: Matthew J Santoro & Erin Santoro S: Thomas G Oks Tr, Oks RT Book/Page: 62631/406, Date: 09/16/13 Mtg: Residential Mtg Svcs \$327,000 Use: 3 Bdrm Colonial, Lot: 87120sf Prior Sale: \$1 (11/05)	
22 WOODLAND DR.....	\$267,000
B: Richard H Rose & Barbara C Rose S: Peter J Lupien & Denise K Lupien Book/Page: 62664/187, Date: 09/20/13 Mtg: RBS Citizens NA \$205,590 Use: 3 Bdrm Cape Cod, Lot: 28278sf	

MIDDLESEX REGISTRY continued

94 OX BOW RD	\$2,700,000
B: Alexander Zavratsky & K D Parker-Zavratsky S: Willis J Hulings 3rd Book/Page: 62638/31, Date: 09/16/13 Use: 4 Bdrm Colonial, Lot: 89185sf Prior Sale: \$1,850,000 (06/01)	
190 SUMMER ST	\$600,000
B: Kevin P Oconnell & Elizabeth M Oconnell S: Elizabeth T Knake Book/Page: 62662/579, Date: 09/20/13 Mtg: Wellesley Bk \$540,000 Use: 3 Bdrm Cape Cod, Lot: 94848sf Prior Sale: \$450,000 (06/93)	
14 WARREN PL	\$650,000
B: David R Murphy & Kristen P Lamoreau S: Chang Y Feng Tr, Chang Y Feng Lee T Book/Page: 62665/556, Date: 09/20/13 Mtg: Bank of America NA \$520,000 Use: 3 Bdrm Cape Cod, Lot: 20075sf Prior Sale: \$1 (05/09)	

Winchester

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	153	190
Median Price	\$746,000	\$820,000

► REAL ESTATE SALES

41 CALUMET RD.	\$1,515,000
B: Lee S Ferridge & Philippa Z Ferridge S: Duncan A Boyce & Mary C Boyce Book/Page: 62656/391, Date: 09/19/13 Mtg: Cartus Home Loans \$1,200,000 Use: 6 Bdrm Revival, Lot: 12192sf Prior Sale: \$428,750 (09/92)	
25 CHESTERFORD RD	\$731,000
B: Matthew G Poeta & Arpita Bhattacharyya S: David M Leo & Alison Cavanaugh-Leo Book/Page: 13401/14, Date: 09/20/13 Mtg: US Bank NA \$643,500 Use: 3 Bdrm Cape Cod, Lot: 9545sf Prior Sale: \$571,900 (06/07)	
18 DIX ST	\$1,210,000
B: Zachary R Hafer & Susanne B Hafer S: Robert I Stewart & Cindy Stewart Book/Page: 62638/434, Date: 09/16/13 Use: 4 Bdrm Colonial, Lot: 13713sf Prior Sale: \$836,000 (08/08)	
7 GLENGARRY RD	\$975,000
B: Lara Henshaw & Marc Archer S: Jackson J Loomis & Bihua Chen Book/Page: 62664/372, Date: 09/20/13 Mtg: Winchester Cp Bk \$1,214,000 Type: Adj Use: 5 Bdrm Revival, Lot: 13100sf Prior Sale: \$1,387,500 (01/04)	
50 GROVE ST	\$923,500
B: Alison Cavanaugh & David Leo S: Thomas F Mcnamara & Anne M Mcnamara Book/Page: 62664/72, Date: 09/20/13 Mtg: Bank of Canton \$600,000 Type: Adj Use: 3 Bdrm Colonial, Lot: 12839sf	
80 MAIN ST	\$800,000
B: Gregory M Cedrone & Erin K Dubovick S: Katherine Tully & Kevin Tully Book/Page: 62651/139, Date: 09/18/13 Mtg: RBS Citizens NA \$640,000 Use: 3 Bdrm Colonial, Lot: 10437sf Prior Sale: \$729,900 (06/08)	
961 MAIN ST	\$575,000
B: Steven J Derosa Tr, 961 Main RT S: John H Mcgann 3rd & Janet Mcgann Book/Page: 62651/523, Date: 09/18/13 Mtg: East Boston Svgs Bk \$460,000 Use: 2-Family Mlti-unt Blg, Lot: 4667sf	
1 PARTRIDGE LN	\$1,175,000
B: Mohammad Khaili & Chantel N Hille S: Patrick J Quinn Tr, 1 Partridge Ln RT Book/Page: 62633/395, Date: 09/16/13 Mtg: Mortgage Master Inc \$417,000 Use: 3 Bdrm Cape Cod, Lot: 20100sf Prior Sale: \$1 (03/08)	
15 PLYMOUTH RD	\$1,156,000
B: Chaohui Li & Nan Zeng S: George K Martin Jr Tr, Martin FT Book/Page: 62651/342, Date: 09/18/13 Mtg: Suntrust Mortgage Inc \$550,000 Type: Adj Use: 4 Bdrm Colonial, Lot: 21358sf	
200 SWANTON ST U:506	\$152,000
B: Manish C Ranjitkar & Ramila Ranjitkar S: Lata Nehra Book/Page: 62636/192, Date: 09/16/13 Use: 1 Bdrm Condo Prior Sale: \$77,500 (08/00)	
10 TAFT DR	\$875,000
B: Mei Huang S: James B Orlin Book/Page: 62646/195, Date: 09/17/13 Mtg: Guaranteed Rate Inc \$625,000 Use: 5 Bdrm Colonial, Lot: 20610sf	
4 YORK RD	\$775,000
B: Kevin R Tully & Katherine E Tully S: Mary E Obrien Book/Page: 62660/514, Date: 09/20/13 Mtg: First Place Bank \$465,000 Use: 5 Bdrm Colonial, Lot: 10576sf	

Woburn

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	181	176
Median Price	\$320,165	\$350,000

► REAL ESTATE SALES

170 BEDFORD RD	\$640,000
B: Gonul Hatipoglu & Bulent Hatipoglu S: Cialdea Construction Corp Book/Page: 62661/580, Date: 09/20/13 Mtg: Hingham Inst for Svgs \$448,000 Type: Adj Use: 3 Bdrm Ranch, Lot: 27150sf Prior Sale: \$190,000 (11/12)	
269 CAMBRIDGE RD U:611	\$262,500
B: Maria M Desousa & Alexandra Desousa S: Sheila K Carucci Book/Page: 52/161, Date: 09/20/13 Mtg: Leader Bank NA \$210,000 Use: 2 Bdrm Condo Prior Sale: \$143,500 (08/95)	
10 CEDAR ST U:32	\$390,000
B: 10 Cedar Realty LLC S: Dorothy D Driscoll Tr, Green Sequin T Book/Page: 62663/513, Date: 09/20/13 Mtg: Winchester Cp Bk \$312,000 Use: Office Condo Unit	
2 EDWARDS RD U:2	\$280,000
B: Espel Calixto & Sarah C Calixto S: Jeffrey N Burnce & Jane Burnce Book/Page: 62646/82, Date: 09/17/13 Mtg: Mortgage Networks Inc \$266,000 Use: 3 Bdrm Condo	

6 FOREST GLEN RD	\$316,000
B: Stephen Picariello S: Mary C Lapage & Bernard F Lapage Book/Page: 62653/374, Date: 09/18/13 Mtg: Leader Bank NA \$252,800 Use: 3 Bdrm Split Level, Lot: 15000sf	
84 LOWELL ST	\$675,000
B: Lucy Dinatale & Maria Dinatale S: Coventry Builders LLC Book/Page: 62638/3, Date: 09/16/13 Use: Residential Developable Land, Lot: 248925sf	
201 MAIN ST U:45	\$348,000
B: Baozhen Chen S: Daniel J Hess 4th & Jessica L Hess Book/Page: 62638/490, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$278,400 Use: 3 Bdrm Condo Prior Sale: \$1 (08/10)	
12 POOLE ST	\$260,000
B: Daniel Gatta Tr, 21 Poole St RT S: Marianne Curtis Tr, Gatta FT Book/Page: 62653/11, Date: 09/18/13 Mtg: Wakefield Cp Bk \$180,000 Use: Mixed Use-prim Res & Comm, Lot: 15700sf	
40 POOLE ST	\$320,000
B: Jeffrey W Friel & Lauren A Friel S: Dennis Friel Book/Page: 62658/489, Date: 09/19/13 Mtg: Salem Five Mtg Corp \$256,000 Use: 3 Bdrm Conventional, Lot: 8100sf	

Nantucket Registry

Jennifer H. Ferreira, Register
16 Broad Street
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Nantucket

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	84	92
Median Price	\$992,500	\$952,500

► REAL ESTATE SALES

50-A BAXTER RD	\$1,400,000
B: John M Samuels & Diane V Samuels S: Robert Benchley 3rd Doc#: 000000142326, Date: 09/19/13 Use: 2 Bdrm Colonial, Lot: 13712sf	
50-B BAXTER RD	\$1,200,000
B: John M Samuels & Diane V Samuels S: Elizabeth D Benchley Doc#: 000000142324, Date: 09/19/13 Use: Residential Developable Land, Lot: 13712sf	
13-R BURNELL ST	\$4,050,000
B: Marlene J Benson Tr, Marlene J Benson RET S: Dirk Koopman & Susan M Koopman Doc#: 000000142287, Date: 09/17/13 Use: Residential-multiple Bldgs, Lot: 11970sf Prior Sale: \$1 (08/05)	
68 CLIFF RD	\$4,650,000
B: Kenneth D Boyer & Barbara Boyer S: Koypte Realty LLC Doc#: 000000142306, Date: 09/18/13 Use: Residential-multiple Bldgs, Lot: 46818sf Prior Sale: \$2,183,667 (05/12)	
14 CLIFFORD ST	\$1,450,000
B: Mark Mscisz Tr, 14 Clifford Street RT S: Alice F Mcgowan Doc#: 000000142319, Date: 09/19/13 Mtg: TD Bank NA \$1,160,000 Use: Residential-multiple Bldgs, Lot: 44792sf	
26 GOSNOLD RD	\$4,731,000
B: Ron Bresler Tr, 26 Gosnold NT S: James E Kielley & Patricia G Kielley Doc#: 000000142281, Date: 09/16/13 Use: Residential-multiple Bldgs, Lot: 20871sf	
8 MCKINLEY AVE	\$1,900,000
B: John H Carter Jr & Anne S Carter S: Katharine B King & Barbara B Stockton Book/Page: 1403/69, Date: 09/17/13 Use: 5 Bdrm Conventional, Lot: 4997sf	
53 N LIBERTY ST	\$1,050,000
B: Gary Dambra Tr, 53 N Liberty Street NT S: Wendy Feinstein Tr, E&L Feinstein IRT Book/Page: 1403/246, Date: 09/20/13 Use: 4 Bdrm Conventional, Lot: 7178sf	
3 PILGRIM CT	\$2,740,000
B: Heike Hein Tr, 7 Pilgrim Court NT S: Carl M Jelleme Doc#: 000000142352, Date: 09/20/13 Mtg: Citibank Na \$1,644,000 Use: Commercial Warehouse, Lot: 38731sf	
26 PLEASANT ST	\$2,000,000
B: 26 Pleasant Street LLC S: Hcb Smith Tr, 26 Pleasant St T Book/Page: 1403/185, Date: 09/19/13 Mtg: Belmont Svgs Bk \$1,600,000 Use: 4 Bdrm Antique, Lot: 7178sf Prior Sale: \$1 (06/13)	
18 POLLIWOG POND RD	\$875,000
B: Mary Longacre S: Christopher Costello & Katheleen Costello Book/Page: 1403/41, Date: 09/17/13 Mtg: Peoples United Bank \$700,000 Type: Adj Use: Residential-multiple Bldgs, Lot: 11742sf Prior Sale: \$1,150,000 (11/04)	
24 SOMERSET LN	\$750,000
B: Eliot J Lees & Lisa Winn S: Peter B Fowler & Elaine S Fowler Book/Page: 1403/251, Date: 09/20/13 Mtg: Mortgage Master Inc \$417,000 Use: 3 Bdrm Colonial, Lot: 23049sf Prior Sale: \$1 (10/12)	

Norfolk Registry

William P. O'Donnell, Esq, Register
649 High Street
Dedham, MA 02026
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Fax: (781) 326-4742
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Avon

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	39	31
Median Price	\$170,000	\$263,000

► REAL ESTATE SALES

488 E MAIN ST	\$289,000
B: Nanette L Brown S: George B Johnson & Janet R Johnson Doc#: 000001293487, Date: 09/16/13 Mtg: RBS Citizens NA \$273,707 Use: 3 Bdrm Cape Cod, Lot: 20328sf	
39 SOUTH ST	\$347,500
B: Lauren Hunter & India Hunter S: Benjamin Quang & Patricia S Quang Book/Page: 31752/597, Date: 09/16/13 Mtg: Quicken Loan Inc \$340,709 Use: 5 Bdrm Conventional, Lot: 27522sf Prior Sale: \$290,000 (08/09)	

Bellingham

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	92	110
Median Price	\$241,250	\$264,750

► REAL ESTATE SALES

300 BLACKSTONE ST	\$291,000
B: Kevin D Petrie & Kathleen E Herrick S: John F Terranova Book/Page: 31763/254, Date: 09/19/13 Mtg: RBS Citizens NA \$221,770 Use: 3 Bdrm Split Entry, Lot: 57717sf Prior Sale: \$358,000 (05/04)	
45 CRYSTAL WAY U:45	\$175,000
B: Theodora A Dyer 2nd S: Susan A Slavinskask Book/Page: 31758/11, Date: 09/20/13 Mtg: Cole Taylor Bank \$131,250 Use: 2 Bdrm Condo Prior Sale: \$86,900 (05/94)	
62 HIGHLIDGE RD	\$534,000
B: Osman Uysal S: Kenneth K Loo & Lisa K Loo Book/Page: 31764/463, Date: 09/20/13 Use: 4 Bdrm Colonial, Lot: 25000sf Prior Sale: \$540,000 (09/09)	
101 MOODY ST	\$235,800
B: John W Paine & Christine Paine S: Richard D Brunetti Book/Page: 31763/161, Date: 09/19/13 Mtg: Century 21 Mtg Corp \$235,800 Use: 3 Bdrm Cape Cod, Lot: 10000sf Prior Sale: \$1 (01/11)	
99 SILVER LAKE RD	\$343,000
B: Brian Wright & Melissa Vaillancourt S: Zene A Hoult Tr, 99 Silver Lake RT Book/Page: 31759/573, Date: 09/18/13 Mtg: Northern Bk & Tr Co \$308,700 Use: 3 Bdrm Ranch, Lot: 15950sf	

Braintree

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	210	223
Median Price	\$330,000	\$354,800

► REAL ESTATE SALES

59 BIRCHCROFT RD	\$210,000
B: Michael Lee & Wing Lee S: FNMA Book/Page: 31767/282, Date: 09/20/13 Mtg: Prospect Mortgage LLC \$259,725 Use: 2 Bdrm Ranch, Lot: 9065sf Prior Sale: \$134,500 (12/97)	
5 CAVANAUGH RD	\$557,000
B: David Nazaire S: Mohamed L Amer Book/Page: 31766/153, Date: 09/20/13 Mtg: Roundpoint Mortgage \$407,000 Use: 2 Bdrm Old Style, Lot: 15257sf Prior Sale: \$231,000 (07/12)	
501 COMMERCE DR U:3117	\$240,000
B: Corinne Fasano Tr, Fasano FT S: Dominic J Viglione Book/Page: 31750/574, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$260,000 (11/09)	
287 COMMERCIAL ST U:21	\$142,000
B: Yuen S Ng S: Brian Tufts Book/Page: 31753/18, Date: 09/16/13 Use: 2 Bdrm Condo Prior Sale: \$149,000 (05/08)	
150 ELM ST U:4	\$140,000
B: Henri Li & Wendy Wang S: Cunningham John E Est & Bette V Cunningham Book/Page: 31759/340, Date: 09/18/13 Mtg: Bank of Canton \$99,750 Use: 1 Bdrm Condo	
34-36 JERSEY AVE	\$476,250
B: Vitaliy Petrenko & Jennifer G Petrenko S: Julie A Bosse Book/Page: 31766/70, Date: 09/20/13 Mtg: Bexil American Mtg \$437,000 Use: 2-Family Mlti-unt Blg, Lot: 11303sf	
50 PEACH ST	\$339,000
B: John Suttles & Tracy O Suttles S: Margaret A Finnigan & Timothy Finnigan Doc#: 000001293447, Date: 09/16/13 Mtg: First Fed Svgs Boston \$322,050 Use: 3 Bdrm Ranch, Lot: 7503sf Prior Sale: \$156,000 (02/99)	

Brookline

MARKET STATISTICS THROUGH AUGUST	YTD 2012	YTD 2013
Number of 1-Fam Sales	117	134
Median Price	\$1,200,000	\$1,268,000

► REAL ESTATE SALES

8 ASTON RD	\$2,630,000
B: Karen Bressler S: Jonathan Leffell Tr, Rosenont INT Book/Page: 31759/362, Date: 09/18/13	

572 BEACON ST U:5	\$1,400,000
B: James B Shillaber & Eileen Blaney S: Rachel S Kaplan & Glen M Goldman Book/Page: 31756/46, Date: 09/17/13 Mtg: Cartus Home Loans \$350,000 Use: 4 Bdrm Condo Prior Sale: \$860,000 (07/08)	
1731 BEACON ST U:702	\$681,500
B: George Kalogeropoulos & Natalia Prynko S: Anna Slyuzberg Tr, Beacon Bright RT Book/Page: 31759/40, Date: 09/18/13 Mtg: Reliant Mtg Co \$417,000 Use: 2 Bdrm Condo Prior Sale: \$538,000 (07/13)	
48-50 CAMERON ST	\$750,000
B: Joseph D Hewitt & Elizabeth F Hewitt S: William R Ferraro Book/Page: 31758/336, Date: 09/18/13 Mtg: Leader Bank NA \$600,000 Use: 2-Family Duplex, Lot: 2223sf Prior Sale: \$520,000 (12/06)	
15 CEDAR RD	\$1,725,000
B: 15 Cedar Road LLC S: Joan C Cohen Doc#: 000001293813, Date: 09/20/13 Use: 7 Bdrm Colonial, Lot: 19196sf Prior Sale: \$1 (01/13)	
121 CENTRE ST	\$700,000
B: Carol A Kiessig Tr, Kiessig FT S: Natasha Picazio & Stephen J Picazio Book/Page: 31756/8, Date: 09/17/13	
33 CLEARWATER RD	\$827,000
B: John F Terranova Jr S: Samuel P Schneiderman Book/Page: 31763/287, Date: 09/19/13 Mtg: Guaranteed Rate Inc \$417,000 Use: 4 Bdrm Colonial, Lot: 8809sf Prior Sale: \$580,000 (07/01)	
22 CUSHING RD	\$950,000
B: JLM Constr&Design LLC S: Mona Thaler Book/Page: 31756/500, Date: 09/17/13 Mtg: Wellesley Bk \$1,562,500 Use: 3 Bdrm Garrison, Lot: 10131sf	
51 CUTLER LN	\$208,000
B: Sue A Eng S: Eugene A Eng Book/Page: 31766/107, Date: 09/20/13 Mtg: Cutler Lending T \$215,000 Use: 4 Bdrm Ranch, Lot: 26800sf Prior Sale: \$217,000 (05/07)	
231 FREEMAN ST U:5	\$520,000
B: Ksenia P Desautels S: Lawrence Wolf & Deborah Wolf Book/Page: 31758/37, Date: 09/18/13 Mtg: Mortgage Networks Inc \$260,000 Use: 2 Bdrm Condo Prior Sale: \$471,600 (08/05)	
3 GREENWAY CT	\$3,650,000
B: 3 Greenway Court LLC S: 3 Greenway Inc Book/Page: 31761/139, Date: 09/19/13 Mtg: Cambridge Tr Co \$2,680,000 Use: Apartment Bldg - 4-8 Units, Lot: 6763sf	
45 KENWOOD ST	\$1,210,000
B: Kenwood Builders LLC S: Thomas P Mcnamara Tr, Marie D Mcnamara IRT Book/Page: 31758/116, Date: 09/18/13 Mtg: Wellesley Bk \$2,307,500 Use: 2-Family Old Style, Lot: 5175sf Prior Sale: \$1 (01/11)	
42 LAUREL RD	\$1,800,000
B: Laurel Road LLC S: Sung K Park Doc#: 000001293711, Date: 09/19/13 Mtg: East Boston Svgs Bk \$2,675,000 Use: 5 Bdrm Old Style, Lot: 18968sf Prior Sale: \$1,700,000 (02/08)	
8 LINCOLN RD U:1	\$825,000
B: Robyn Holzman & Sharon Liszaniecki S: Joan M Dimicco & Michael A Dimicco Book/Page: 31765/270, Date: 09/20/13 Mtg: Wells Fargo Bank \$660,000 Use: 3 Bdrm Condo Prior Sale: \$690,000 (11/07)	
25 MONMOUTH CT	\$1,600,000
B: Metro Constr&Design Inc S: Genevra D Woodruff Book/Page: 31758/208, Date: 09/18/13 Mtg: Needham Bk \$1,351,000 Use: 4 Bdrm Row-middle, Lot: 2165sf	
33 POND AVE U:516	\$350,000
B: Ritesh Rathore & Bharti Rathore S: Miki Ori & Timothy Bozarth Book/Page: 31765/355, Date: 09/20/13 Mtg: RBS Citizens NA \$250,000 Use: 1 Bdrm Condo Prior Sale: \$280,000 (09/02)	
112 SEWALL AVE U:1	\$385,000
B: Michael N Burdenko Tr, 112 Sewall Ave 12 RT S: Irina V Livits & Vladislav N Kochetkov Book/Page: 31757/574, Date: 09/18/13 Use: 2 Bdrm Condo Prior Sale: \$1 (06/13)	
119 SUMMIT AVE	\$850,000
B: Shangwei Zhu S: Kate E Fleischer & Kate E Hilburn Doc#: 000001293749, Date: 09/19/13 Use: 6 Bdrm Colonial, Lot: 3915sf	
79 UNIVERSITY RD U:1	\$925,000
B: Magdalene M Moran & Jaythong A Chong S: Rachel Perdue & Nathan A Perdue Book/Page: 31751/332, Date: 09/16/13 Mtg: Fairway Ind Mtg \$740,000 Use: 3 Bdrm Condo Prior Sale: \$789,000 (04/05)	
19 WESTBOURNE TER U:5	\$509,000
B: A&R Associates LLC S: Caroline Reavey Book/Page: 31761/413, Date: 09/19/13 Mtg: Eastern Bank \$407,200 Use: 2 Bdrm Condo Prior Sale: \$373,000 (07/04)	
20 WHITNEY ST	\$715,000
B: Susan M Parks-Cohen & Andrew Cohen S: Lark J Palermo Book/Page: 31750/580, Date: 09/16/13 Mtg: Mortgage Master Inc \$572,000 Type: Adj Use: 3 Bdrm Colonial, Lot: 5625sf Prior Sale: \$226,000 (09/94)	
106 WOODGLIFF RD	\$688,000
B: Scott R Goodwin & N L Goodwin S: Natalya Levin Book/Page: 31754/225, Date: 09/17/13 Mtg: Sovereign Bank FSB \$516,000 Use: 3 Bdrm Ranch, Lot: 7677sf Prior Sale: \$360,000 (09/00)	

Canton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	119	141
Median Price	\$389,000	\$432,000

► REAL ESTATE SALES

18 HILLSVIEW ST	\$216,500
B: Spectrum Building Co Inc S: Kevin Shurhan & Steven A Milano Book/Page: 31764/331, Date: 09/20/13 Use: 4 Bdrm Conventional, Lot: 19036sf Prior Sale: \$550,000 (06/05)	

Dover

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	56	40
Median Price	\$803,000	\$854,375

► REAL ESTATE SALES

143 DEDHAM ST **\$3,500,000**
B: Matthew D Killeen Tr, 143 Dedham Street RT
S: Debra A Olmstead
Doc#: 000001293819, Date: 09/20/13
Mtg: Bank of NY Mellon \$2,000,000
Use: 1-Family, Lot: 254390sf
Prior Sale: \$3,625,000 (09/08)

11 HAWTHORNE LN U:11 **\$175,500**
B: Rositsa Pehlivanova
S: 20 Springdale Ave LLC
Book/Page: 31755/1, Date: 09/17/13
Use: Condo

23 MILLER HILL RD **\$1,334,000**
B: Philip W Strauss & Leslie Moore
S: T G McNabb & Elizabeth M McNabb
Book/Page: 31751/127, Date: 09/16/13
Mtg: Salem Five Mtg Corp \$1,067,200
Use: 4 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: \$1 (02/05)

Foxboro

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	99	97
Median Price	\$321,500	\$355,000

► REAL ESTATE SALES

36 CANNON FORGE DR U:36 **\$380,000**
B: Jennifer Aspel & William J Rosa Jr
S: Paul Pavlakis & Loise J Pavlakis
Book/Page: 31754/393, Date: 09/17/13
Mtg: Mortgage Master Inc \$304,000
Use: 2 Bdrm Condo
Prior Sale: \$169,500 (05/93)

12 COOK RD **\$293,000**
B: Dany Beaulle & Jennifer Beaulle
S: Elaine C Davison Tr, Davison FT
Book/Page: 31758/15, Date: 09/18/13
Mtg: Prospect Mortgage LLC \$325,609
Use: 3 Bdrm Contemporary, Lot: 201608sf

8 FOXHILL RD **\$590,000**
B: Kenneth A Sawyer
S: Michael I Tepper
Book/Page: 31755/137, Date: 09/17/13
Mtg: Randolph Svgs Bk \$442,500
Use: 4 Bdrm Colonial, Lot: 28541sf

2 LYON LN **\$366,000**
B: Scott L Harellick & Natalie T Harellick
S: Zhengchun Liu & Qinglin Che
Book/Page: 31766/362, Date: 09/20/13
Mtg: Foxboro FSLA \$292,800
Use: 2 Bdrm Colonial, Lot: 10257sf
Prior Sale: \$368,000 (12/05)

222 MAIN ST **\$285,000**
B: Nathaniel E Emery & Catherine M Regan
S: Mackay Annabel Est & Karen M Chiaradonna
Doc#: 000001293405, Date: 09/16/13
Mtg: Schaefer MortgageCorp \$270,750
Use: 2 Bdrm Cape Cod, Lot: 11952sf
Prior Sale: \$133,000 (07/95)

13 NASON LN **\$357,000**
B: Erin Caron
S: Brad H Jansson & Courtney Spencer
Book/Page: 31749/590, Date: 09/16/13
Mtg: Roundpoint Mortgage \$267,000
Use: 2 Bdrm Colonial, Lot: 6542sf
Prior Sale: \$352,500 (05/10)

196 NORTH ST **\$269,000**
B: George Defina & Dinora Defina
S: Samuel E Park Tr, 196 North Street RT
Book/Page: 31760/534, Date: 09/19/13
Mtg: Freedom Mortgage Corp \$215,200
Use: 3 Bdrm Cape Cod, Lot: 21250sf
Prior Sale: \$1 (03/06)

Franklin

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	167	190
Median Price	\$380,000	\$355,000

► REAL ESTATE SALES

66 BEECH ST **\$250,000**
B: Jeffrey Bernheart & Tricia Tavalone
S: Lynda A Hartland
Doc#: 000001293798, Date: 09/20/13
Mtg: Berkshire Bank \$245,471
Use: 3 Bdrm Ranch, Lot: 16565sf
Prior Sale: \$175,000 (10/09)

1 BUBBLING BROOK RD **\$461,000**
B: David Angermeier & Jane B Angermeier
S: David A Ahonen & Jean R Ahonen
Book/Page: 31762/490, Date: 09/19/13
Mtg: Berkshire Bank \$368,800
Use: 3 Bdrm Colonial, Lot: 95832sf
Prior Sale: \$305,000 (02/00)

15 CATHERINE AVE **\$475,000**
B: Eric C Syverson & Margaret L Sadowski
S: Edward T Dunne 3rd & Kathy B Dunne
Book/Page: 31761/394, Date: 09/19/13
Mtg: Guaranteed Rate Inc \$427,500
Use: 4 Bdrm Colonial, Lot: 25173sf
Prior Sale: \$200,000 (08/93)

249 E CENTRAL ST **\$103,000**
B: John A Padola Tr, 247 E Central St RT
S: Anthony L Federico
Book/Page: 31759/459, Date: 09/18/13
Mtg: Anthony L Federico 3r \$103,000
Use: Retail-service, Lot: 4612sf
Prior Sale: \$110,000 (07/98)

485 E CENTRAL ST **\$1,850,000**
B: Franklin Retirement Res
S: Galaxy Price Chopper LLC
Book/Page: 31756/350, Date: 09/17/13
Use: Commercial Devipble Land, Lot: 414517sf
Prior Sale: \$800,000 (05/11)

57 HIGHWOOD DR U:57 **\$207,500**
B: Patrick Pini
S: Madelyn Mcaneny
Book/Page: 31757/560, Date: 09/18/13
Use: 2 Bdrm Condo
Prior Sale: \$185,000 (11/03)

5 LEANNE WAY U:5 **\$289,900**
B: Jonathan B Selden
S: Scott A Goldsmith & Talia Goldsmith
Book/Page: 31762/420, Date: 09/19/13
Mtg: Mortgage Corp Eastlll \$231,920
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (08/08)

34 LONGFELLOW DR **\$550,000**
B: Theodore Kedrowski & Juli Kedrowski
S: JC Builders Inc
Book/Page: 31764/541, Date: 09/20/13
Mtg: Wells Fargo Bank \$440,000
Use: Residential Developable Land, Lot: 48264sf
Prior Sale: \$170,000 (05/13)

101 THORN AVE **\$230,000**
B: Thomas H Carlow & Michelle M Carlow
S: Lloyd A Graves
Book/Page: 31761/538, Date: 09/19/13
Mtg: Dean Cp Bk \$130,000
Use: 3 Bdrm Ranch, Lot: 40372sf

122 MILLER ST **\$302,750**
B: Jonathan Bram & Louisa Bram
S: David Angermeier & Jane Angermeier
Book/Page: 31762/179, Date: 09/19/13
Mtg: Guaranteed Rate Inc \$242,200
Use: 3 Bdrm Old Style, Lot: 42966sf
Prior Sale: \$1 (01/08)

SOUTH ST **\$33,000**
B: Warren H Cook & Marilyn E Cook
S: Wyllie Ruby M Est & Judith W Buccchanio
Book/Page: 31764/392, Date: 09/20/13
Use: Field Crops, Lot: 618204sf

85 SUMMER ST U:85 **\$152,500**
B: Hastie Real Est Mgmt Inc
S: Edward M Palmer
Book/Page: 31767/262, Date: 09/20/13
Use: 3 Bdrm Condo
Prior Sale: \$116,400 (11/94)

Holbrook

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	77	87
Median Price	\$227,000	\$244,175

► REAL ESTATE SALES

51 BRADFORD ST **\$249,900**
B: Christine M Robidoux & Derick A Robidoux
S: Margaret M Montgomery Tr, Montgomery FT
Book/Page: 31751/581, Date: 09/16/13
Mtg: TD Bank NA \$237,405
Use: 4 Bdrm Ranch, Lot: 9600sf

42 UPLAND ST **\$304,900**
B: Lisa M Wynn & Larry Louis
S: FHLM
Book/Page: 31749/118, Date: 09/16/13
Mtg: RBS Citizens NA \$294,723
Use: 2 Bdrm Raised Ranch, Lot: 60000sf
Prior Sale: \$320,000 (12/12)

Medway

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	112	88
Median Price	\$292,250	\$371,500

► REAL ESTATE SALES

12 DELMAR RD **\$333,000**
B: Enio Dimatteo & Rodolfo P Dimatteo
S: Mark E Girard & Jennifer L Girard
Book/Page: 31751/415, Date: 09/16/13
Mtg: Leader Bank NA \$299,700
Use: 3 Bdrm Split Level, Lot: 15246sf
Prior Sale: \$349,000 (09/05)

58 OAKLAND ST **\$115,000**
B: Robert Callahan & Vivian Callahan
S: Lepak Margaret F Est & Chester J Lepak
Book/Page: 31759/506, Date: 09/18/13
Use: 3 Bdrm Cape Cod, Lot: 174240sf

15 WILLIAMSBURG WAY U:15 **\$400,000**
B: Robert L Sullivan 3rd
S: Williamsburg Condo Corp
Book/Page: 31760/133, Date: 09/18/13
Mtg: Radius Financial Grp \$345,000
Use: 2 Bdrm Condo

Millis

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	52	41
Median Price	\$307,500	\$339,900

► REAL ESTATE SALES

26 CAUSEWAY ST **\$210,000**
B: Andrew Kramer
S: Dennis F Heustis & Neta F Heustis
Book/Page: 31764/569, Date: 09/20/13
Use: 4 Bdrm Cape Cod, Lot: 40946sf

55 DOVER RD **\$328,500**
B: Sarah R Occhino
S: David J Zawilinski & Meghan V Zawilinski
Book/Page: 31765/171, Date: 09/20/13
Use: 3 Bdrm Cape Cod, Lot: 28750sf
Prior Sale: \$321,700 (11/12)

9 KLIFFORD CIR **\$524,900**
B: Jacob Grainger & Jody Grainger
S: George W Todd & Linda A Todd
Book/Page: 31764/320, Date: 09/20/13
Use: 4 Bdrm Colonial, Lot: 67082sf

114 ORCHARD ST **\$550,000**
B: Robert M Veaner & Amy S Veaner
S: Gregory H Thornton & Barbara K Thornton
Doc#: 000001293849, Date: 09/20/13
Mtg: Leader Bank NA \$275,000
Use: 4 Bdrm Colonial, Lot: 126324sf
Prior Sale: \$259,044 (03/96)

16 ROCKVILLE MDWS U:16 **\$493,400**
B: George M Corman & Cheryl A Corman
S: Roches Building Co Inc
Book/Page: 31766/219, Date: 09/20/13
Mtg: Middlesex Svgs Bk \$394,700
Use: 2 Bdrm Condo

3 TUCKERDALE WAY **\$325,000**
B: Jane M Hardin
S: Tuckerdale LLC
Book/Page: 31757/181, Date: 09/18/13

Milton

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	212	204
Median Price	\$448,200	\$498,500

► REAL ESTATE SALES

1201 CANTON AVE **\$1,150,000**
B: Eamon Clarke & Amanda Clarke
S: David M Driscoll & June F Driscoll
Book/Page: 31751/189, Date: 09/16/13
Mtg: Meetinghouse Coop Bk \$600,000
Use: 4 Bdrm Cape Cod, Lot: 240016sf

98 ELM ST **\$400,000**
B: Richard S Miller
S: FHLM
Book/Page: 31766/338, Date: 09/20/13
Mtg: Hanscom FCU \$320,000
Use: 3 Bdrm Cape Cod, Lot: 6300sf
Prior Sale: \$365,000 (12/03)

12-14 GRAFTON AVE **\$625,000**
B: Catherine Griffin
S: Caroline A Cook
Book/Page: 31760/587, Date: 09/19/13
Mtg: Bank of Canton \$420,000
Type: Adj
Use: 2-Family Townhouse, Lot: 7238sf

167 SCHOOL ST **\$690,000**
B: Shawn Thibeault & Elizabeth Thibeault
S: Darryn McKenzie & Noreen E McKenzie
Book/Page: 31750/81, Date: 09/16/13
Mtg: Leader Bank NA \$552,000
Use: 4 Bdrm Colonial, Lot: 13522sf
Prior Sale: \$644,850 (03/04)

50 SHELTON ST **\$275,000**
B: 50 Sheldon LLC
S: Susan Peabody
Book/Page: 31752/311, Date: 09/16/13
Mtg: First Commons Bank \$464,290
Use: 2-Family Mlti-unt Blg, Lot: 4000sf
Prior Sale: \$360,000 (10/08)

Needham

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	268	292
Median Price	\$670,000	\$752,500

► REAL ESTATE SALES

8 CURTIS RD **\$1,200,000**
B: Timothy K Stratford & Karen V Oleary-Stratford
S: ARP Development LLC
Book/Page: 31761/59, Date: 09/19/13
Mtg: Bank of America NA \$500,000

106 DEDHAM AVE **\$1,250,000**
B: Arturo M Perez & Laura M Perez
S: J Derenzo Properties LLC
Book/Page: 31765/385, Date: 09/20/13
Mtg: RBS Citizens NA \$1,000,000

183 ELMWOOD RD **\$841,000**
B: Andrew S Haney & Katherine L Haney
S: Marie L Sampson Tr, 183 Elmwood Road NT
Book/Page: 31755/105, Date: 09/17/13
Mtg: William Raveis Mtg Co \$465,750
Use: 5 Bdrm Colonial, Lot: 14810sf
Prior Sale: \$1 (12/06)

130 GAY ST **\$1,370,000**
B: Matthew S Reid & Yanina S Reid
S: Jendav LLC
Book/Page: 31765/489, Date: 09/20/13
Mtg: Leader Bank NA \$750,000

227 GREENDALE AVE **\$747,000**
B: Justin M Stempeck & Maureen M Villadelgado
S: Steven Shapiro & Margaret Shapiro
Book/Page: 31763/138, Date: 09/19/13
Mtg: Leader Bank NA \$597,600
Use: 4 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$615,000 (11/09)

16 LAUREL DR **\$681,000**
B: Frank Modica & Joanna Modica
S: Mark Trumbull & Tobey Trumbull
Book/Page: 31758/187, Date: 09/18/13
Use: 3 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: \$614,000 (07/07)

71 MAPLE ST **\$550,000**
B: Michael M Tramontozzi
S: Lawrence G Mastroplieri Tr, 71-73 Maple RT
Book/Page: 31754/297, Date: 09/17/13
Mtg: Village Bank \$400,000
Use: 2-Family Two Family, Lot: 7841sf

24 PINE GROVE ST **\$466,999**
B: Vadim S Verbitsky & Tatyana L Verbitsky
S: Simole Eleanora L Est & Peter Simole
Book/Page: 31753/442, Date: 09/17/13
Mtg: Sovereign Bank FSB \$373,500
Use: 3 Bdrm, Lot: 6098sf

820 SOUTH ST **\$1,400,000**
B: Adolph M Hutter Jr & Sylvia Hutter
S: Southfield Assoc
Book/Page: 31759/429, Date: 09/18/13

16 VALLEY RD **\$547,000**
B: Hillside Carpentry Inc
S: John Colella Tr, Gina Colella T
Book/Page: 31759/597, Date: 09/18/13
Mtg: First Commons Bank \$919,675

1135 WEBSTER ST **\$4,500,000**
B: Southfield Assoc
S: Adolph M Hutter Jr & Sylvia Hutter
Book/Page: 31758/407, Date: 09/18/13
Mtg: Needham Bk \$9,100,000
Use: 5 Bdrm Mansion, Lot: 331056sf

Norfolk

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	66	93
Median Price	\$397,500	\$439,900

► REAL ESTATE SALES

10 NAUGATUCK AVE **\$480,000**
B: Meghan D Quintin & Paul M Quintin
S: Pamela R Carrison & Robert J Carrison
Book/Page: 31759/483, Date: 09/18/13
Mtg: Mortgage FncI SvcsInc \$417,000
Use: 4 Bdrm Colonial, Lot: 39372sf
Prior Sale: \$1 (12/06)

109 RED MAPLE RUN **\$422,200**
B: Joseph E Whitbread & Margaret E Whitbread
S: Diplacido Dev Corp
Book/Page: 31756/463, Date: 09/17/13

Norwood

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	130	170
Median Price	\$326,000	\$357,000

► REAL ESTATE SALES

3 CHATHAM RD **\$452,500**
B: Kevin J Corcoran & Lauren P Corcoran
S: Ellen M Oconnell
Book/Page: 31750/3, Date: 09/16/13
Mtg: Bank of Canton \$362,000
Use: 4 Bdrm Colonial, Lot: 15070sf

25 CRESTWOOD CIR **\$410,000**
B: John McCormack & Maura A McCormack
S: Richard P Pedrolli & Paula H Pedrolli
Book/Page: 31756/311, Date: 09/17/13
Mtg: Fairway Ind Mtg \$365,000
Use: 3 Bdrm Cape Cod, Lot: 12800sf

3-5 DOUGLAS AVE **\$457,000**
B: Paul W Eysie
S: Terence J Hurson & Margaret M Hurson
Book/Page: 31751/411, Date: 09/16/13
Use: 2-Family Duplex, Lot: 5680sf
Prior Sale: \$222,000 (12/98)

20 FEENEY RD **\$310,000**
B: James R Mcdonough Jr
S: Norwood Squan LLC
Book/Page: 31759/280, Date: 09/18/13
Use: Residential Developable Land, Lot: 14167sf

66 FISHER ST **\$420,000**
B: Telmo A Dasilva & Maria F Dasilva
S: Edward F Nolfi Jr & Kathleen A Nolfi
Book/Page: 31767/146, Date: 09/20/13
Mtg: Stearns Lending \$417,000
Use: 3 Bdrm Ranch, Lot: 15000sf
Prior Sale: \$400,000 (11/03)

65 HILLSHIRE LN **\$288,000**
B: Yelyzaveta A Ryabkina & Benjamin W Jordan
S: Orphan William J Est & Beverley Barzin
Book/Page: 31763/191, Date: 09/19/13
Mtg: NE Moves Mortgage Co \$273,600
Use: 3 Bdrm Ranch, Lot: 9176sf

3 LENOX ST U:7 **\$415,000**
B: Robert J Watson & Jodi M Watson
S: Dien T Cao & Quyen V Tran
Book/Page: 31755/348, Date: 09/17/13
Mtg: Hanscom FCU \$228,250
Use: 3 Bdrm Condo
Prior Sale: \$440,000 (04/07)

24 PHILLIPS AVE **\$362,000**
B: Molly H Erdmann & John J Sinis
S: Robert J Watson & Jodi M Watson
Book/Page: 31751/210, Date: 09/16/13
Mtg: Leader Bank NA \$325,800
Use: 3 Bdrm Conventional, Lot: 14200sf
Prior Sale: \$195,000 (05/99)

Plainville

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	46	51
Median Price	\$286,000	\$375,500

► REAL ESTATE SALES

9 HUNTINGTON AVE **\$255,000**
B: Aaron D Dinardo
S: John Ferullo
Book/Page: 31766/87, Date: 09/20/13
Mtg: Schaefer MortgageCorp \$242,250
Use: 3 Bdrm Cape Cod, Lot: 9310sf
Prior Sale: \$232,000 (08/11)

Quincy

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	332	383
Median Price	\$300,000	\$340,000

► REAL ESTATE SALES

161 ALBATROSS RD **\$320,000**
B: David R Johnston & Jane Johnston
S: Paul J Conti Tr, Albatross Road NT
Book/Page: 31759/83, Date: 09/18/13
Mtg: Franklin Amer Mtg \$240,000
Use: 3 Bdrm Ranch, Lot: 5679sf
Prior Sale: \$1 (07/07)

97 BEACH ST **\$460,000**
B: Bixiang Zheng & Michel H Lin
S: Ping S Mo & Kang D Bai
Book/Page: 31756/88, Date: 09/17/13
Mtg: East West Bank \$255,000
Type: Adj
Use: 3 Bdrm Colonial, Lot: 5250sf
Prior Sale: \$239,000 (08/00)

164 BEACH ST **\$532,500**
B: Feng Lin & Yan Lin
S: De B Zou & Yan S Che-Zou
Book/Page: 31752/96, Date: 09/16/13
Use: 2-Family Duplex, Lot: 4200sf
Prior Sale: \$520,00

NORFOLK REGISTRY

continued		
6 MARIE AVE.....	\$368,000	
B: Ming Lei S: Lyudmila Katkova & Antin N Katkov Book/Page: 31758/166, Date: 09/18/13 Mtg: Mortgage Master Inc \$294,400 Use: 2 Bdrm Ranch, Lot: 10985sf Prior Sale: \$1 (01/09)		
179 OLD POST RD.....	\$1,085,000	
B: Chao Yang & Fang Li S: Mesut Uzman & Sezin Uzman Doc#: 000001293719, Date: 09/19/13 Mtg: Premia Mortgage LLC \$700,000 Use: 4 Bdrm Colonial, Lot: 74218sf Prior Sale: \$1,075,000 (05/12)		
114 POND ST.....	\$352,500	
B: Mank LLC S: Carol P Chambers Tr, Chambers RT Book/Page: 31750/289, Date: 09/16/13 Use: 2-Family Family Flat, Lot: 16068sf		

Stoughton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	134	169
Median Price	\$263,500	\$290,000

► REAL ESTATE SALES

30 AMHERST RD.....	\$165,000
B: Roberta Harback Tr, Amherst Road T S: Robert E Dench Book/Page: 31762/302, Date: 09/19/13 Mtg: Stoughton Cp Bk \$132,000 Use: 2 Bdrm Ranch, Lot: 7819sf	
79 BREWSTER RD U:79.....	\$315,000
B: Robert E Lee & Carolyn J Borst S: Pond View Village LLC Book/Page: 31762/266, Date: 09/19/13 Mtg: Stoughton Cp Bk \$199,900 Use: Condo	
2144 CENTRAL ST.....	\$269,000
B: Amanda I Bettencourt & Paula E Bettencourt S: Nannette J Cohen & Gary M Cohen Book/Page: 31765/80, Date: 09/20/13 Mtg: Residential Mtg Svcs \$255,550 Use: 3 Bdrm Cape Cod, Lot: 8100sf Prior Sale: \$124,000 (05/97)	
142 CHEMUNG ST.....	\$308,000
B: Fitzroy L Brown & Jennifer L Brown S: Ryan M Nager & Amanda J Ames Book/Page: 31761/281, Date: 09/19/13 Mtg: New Eng Mtg Prof LLC \$288,000 Use: 3 Bdrm Raised Ranch, Lot: 15112sf Prior Sale: \$354,500 (03/05)	
151 EAGLE ROCK RD.....	\$530,000
B: Azeddine Fadli S: Richard E Rogers & Pamela L Rogers Book/Page: 31766/40, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$417,000 Use: 4 Bdrm Colonial, Lot: 64469sf Prior Sale: \$636,000 (04/07)	
20 ELIZABETH ST.....	\$100,000
B: Robert Sullivan S: Sullivan Gordon N Jr Est & Marilyn Sullivan Book/Page: 31762/114, Date: 09/19/13 Use: 2 Bdrm Cape Cod, Lot: 13580sf	
55 HIGHLAND ROCK DR.....	\$515,000
B: Barry J Baker & Tania L Baker S: Joseph P Pierce Jr & Carol D Pierce Book/Page: 31753/513, Date: 09/17/13 Mtg: Bank of Easton \$430,000 Use: 4 Bdrm Contemporary, Lot: 83636sf Prior Sale: \$70,000 (07/93)	
24 HOLLYTREE RD.....	\$426,100
B: Gary M Cohen & Nannete J Cohen S: Mark Snyder & Pamela D Dana Book/Page: 31766/493, Date: 09/20/13 Mtg: Radius Financial Grp \$362,185 Use: 4 Bdrm Colonial, Lot: 22170sf	
37 KENNEDY RD.....	\$294,000
B: Allen Thuong & Tiffany Thuong S: Alicia L Tilley Book/Page: 31766/17, Date: 09/20/13 Mtg: HarborOne Bank \$235,200 Use: 3 Bdrm Raised Ranch, Lot: 20000sf Prior Sale: \$300,000 (08/09)	
19 LADYSLIPPER LN.....	\$424,500
B: John T Howley & Maria Howley S: Jason Cirillo & Michelle Kohlmeier Book/Page: 31752/538, Date: 09/16/13 Mtg: Cole Taylor Bank \$334,400 Use: 3 Bdrm Raised Ranch, Lot: 20625sf Prior Sale: \$442,900 (06/03)	
274 PARK ST.....	\$125,000
B: Rouhana C Saade S: Hern Antoinette E Est & Beverly A Bottini Book/Page: 31765/483, Date: 09/20/13 Use: 3 Bdrm Old Style, Lot: 10500sf	
500 PEARL ST.....	\$302,000
B: Gregory F Anderson S: Joseph P Sheehan Book/Page: 31748/597, Date: 09/16/13 Mtg: Salem Five Mtg Corp \$226,500 Use: 2-Family Conventional, Lot: 15564sf Prior Sale: \$178,000 (07/99)	
366 PROSPECT ST.....	\$210,000
B: William A Prescott & Kim M Prescott S: Nancy E Kezer Tr, Nancy E Kezer T Doc#: 000001293791, Date: 09/20/13 Mtg: Bank of Canton \$189,000 Use: 3 Bdrm Ranch, Lot: 10800sf Prior Sale: \$1 (02/13)	
12 ROCKWOOD RD.....	\$285,000
B: Pascal S Girault & Mimose P Girault S: Patricia Hampton & Patricia Nunez Doc#: 000001293568, Date: 09/17/13 Mtg: Mortgage Master Inc \$279,837 Use: 4 Bdrm Colonial, Lot: 5000sf Prior Sale: \$289,900 (06/03)	
20 ROCKWOOD RD.....	\$168,000
B: Robert Fireman S: Adam S Greenfield Doc#: 000001293600, Date: 09/17/13 Mtg: Ken Siegel \$200,000 Use: 3 Bdrm Bngl/cottage, Lot: 11600sf Prior Sale: \$203,000 (03/09)	
230 WOODPECKER RD.....	\$510,000
B: Paul D Stadelmann & Magda W Stadelmann S: Stoughton Coop Bank Book/Page: 31766/250, Date: 09/20/13 Mtg: Stoughton Cp Bk \$453,400 Use: 4 Bdrm Colonial, Lot: 16695sf Prior Sale: \$267,055 (09/95)	
YOUNGS WAY.....	\$200,000
B: Scott Cohenno & Jacqi Reale S: Ralph F Poillio Jr Book/Page: 31764/573, Date: 09/20/13 Mtg: Bradford F Cohenno \$150,000 Use: Residential Developable Land, Lot: 48787sf	
10 YOUNGS WAY.....	\$170,000
B: Keith J Darsosa & Sarah C Hoyt S: Ralph F Poillio Jr Book/Page: 31751/456, Date: 09/16/13 Mtg: Mechanics Cp Bk \$304,000 Use: Residential Developable Land, Lot: 25000sf	

Walpole

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	163	177
Median Price	\$370,000	\$420,000

► REAL ESTATE SALES

36 GRIST MILL LN.....	\$749,999
B: Justin R Bourque & Tonda C Bourque S: Michael G Tobin & Dominique D Tobin Book/Page: 31764/219, Date: 09/20/13 Mtg: Mortgage Master Inc \$417,000 Use: 4 Bdrm Colonial, Lot: 17024sf Prior Sale: \$750,000 (02/09)	
71 HEMLOCK ST.....	\$337,500
B: Robert Weckesser & Debra Weckesser S: Walter J Tosi & Linda R Lubin Book/Page: 31767/5, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 30396sf Prior Sale: \$1 (06/04)	
32 HUNTINGTON AVE.....	\$250,000
B: JB Realty LLC S: David E Leggeri Jr Tr, Leggeri FT Doc#: 000001293842, Date: 09/20/13 Mtg: Walpole Coop Bank \$357,700 Use: 3 Bdrm Cape Cod, Lot: 15710sf Prior Sale: \$1 (08/04)	
19 IRVING DR.....	\$342,000
B: Michael J Walsh & Mary Tracey-Walsh S: Angela M Anderson Book/Page: 31752/577, Date: 09/16/13 Mtg: Leader Bank NA \$273,600 Use: 3 Bdrm Cape Cod, Lot: 18491sf	
4 TEAL CIR U:4.....	\$275,000
B: VJ Properties LLC S: Gerti Jungers Book/Page: 31758/67, Date: 09/18/13 Use: 3 Bdrm Condo Prior Sale: \$275,000 (07/08)	
1178 WASHINGTON ST.....	\$250,000
B: Nina I Alberto S: Joseph A Gingras & Lucienne Gingras Doc#: 000001293744, Date: 09/19/13 Mtg: Sierra Pacific Mtg \$225,000 Use: 2 Bdrm Conventional, Lot: 12150sf	

Wellesley

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	303	270
Median Price	\$912,500	\$1,050,000

► REAL ESTATE SALES

12 ABBOTT ST.....	\$1,105,000
B: Patrick W Ballmer & Maria N Ballmer S: James D Mealey & Andrea J Mealey Book/Page: 31751/387, Date: 09/16/13 Mtg: JPMorgan Chase Bank \$768,000 Use: 4 Bdrm Old Style, Lot: 7837sf Prior Sale: \$670,000 (02/09)	
8 EDGEMOOR CIR U:8.....	\$493,000
B: Hongsheng Zhang S: Ling Shi & Qi Sun Book/Page: 31751/29, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$369,750 Use: 3 Bdrm Condo Prior Sale: \$480,000 (08/09)	
10 ESSEX RD.....	\$1,250,000
B: Mark Deoliveira & Michele Deoliveira S: Randall J Fuller & Wendy L Fuller Doc#: 000001293523, Date: 09/17/13 Mtg: Cambridge Svgs Bk \$2,264,000 Type: Adj Use: 4 Bdrm Garrison, Lot: 21510sf Prior Sale: \$1,105,000 (02/02)	
8 HAMILTON RD.....	\$1,940,000
B: Christopher J Dean & Brandyne Dean S: Elmrock LLC Doc#: 000001293442, Date: 09/16/13 Use: 3 Bdrm Colonial, Lot: 22757sf Prior Sale: \$680,000 (05/12)	
84 HOPKINSON ST.....	\$1,550,000
B: Hopkinson Dev Partner LLC S: 84 Hopkinson LLC Doc#: 000001293545, Date: 09/17/13 Mtg: Cambridge Tr Co \$2,362,500 Use: 2 Bdrm Ranch, Lot: 26430sf Prior Sale: \$716,600 (12/12)	
51 JACKSON RD.....	\$970,000
B: Ling Shi & Qi Sun S: Nancy U Lin & Steve Hychong Book/Page: 31752/494, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$465,750 Type: Adj Use: 3 Bdrm Colonial, Lot: 17528sf Prior Sale: \$896,000 (03/06)	
31 LEIGHTON RD.....	\$1,535,000
B: Theresa B Garlepy & Louis Garlepy S: Harry E Ekblom Jr & Jane M Ekblom Book/Page: 31751/479, Date: 09/16/13 Mtg: TD Bank NA \$1,228,000 Use: 3 Bdrm Colonial, Lot: 16519sf Prior Sale: \$1,350,000 (07/06)	
19 MACARTHUR RD.....	\$665,000
B: T M Piersiak&Sons Inc S: Linda S Pelletier Tr, Walter T Kaposin RET Book/Page: 31762/460, Date: 09/19/13 Mtg: Needham Bk \$1,182,000 Use: 4 Bdrm Cape Cod, Lot: 10598sf Prior Sale: \$1 (09/12)	
45 MARSHALL RD.....	\$670,000
B: Wellesley Building Assoc S: Miles F Page & Regine Wunder Book/Page: 31763/212, Date: 09/19/13 Mtg: Wellesley Bk \$1,186,000 Use: 3 Bdrm Cape Cod, Lot: 12528sf	
27 WARELAND RD.....	\$1,100,000
B: James P Barri S: John A Kahwayt & Cheryl M Sexton Book/Page: 31752/184, Date: 09/16/13 Mtg: Citibank Na \$990,000 Use: 3 Bdrm Cape Cod, Lot: 17570sf	
609 WASHINGTON ST U:302.....	\$639,999
B: Janine F Holloway Tr, Holloway FT S: Beth A Mccinty Book/Page: 31762/552, Date: 09/19/13 Use: 2 Bdrm Condo	
216 WINDING RIVER RD.....	\$3,300,000
B: Daniel M Cubell & Jennifer H Cubell S: Steven L Marcus & Deborah C Marcus Book/Page: 31767/302, Date: 09/20/13 Mtg: HSBC Bank \$2,475,000 Use: 5 Bdrm Cape Cod, Lot: 69740sf Prior Sale: \$3,425,000 (05/06)	

Westwood

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	124	109
Median Price	\$594,250	\$610,000

► REAL ESTATE SALES

43 CIRCUIT AVE.....	\$665,000
B: James Aggen & Andrea Gailunas S: Douglas C Stebbins & Beth V Stebbins Book/Page: 31761/377, Date: 09/19/13 Mtg: NE Moves Mortgage Co \$275,000 Use: 4 Bdrm Colonial, Lot: 16285sf Prior Sale: \$425,000 (05/00)	

54 MAGNOLIA DR.....	\$744,000
B: Douglas C Stebbins & Beth V Stebbins S: Patricia A Skelly Book/Page: 31762/201, Date: 09/19/13 Mtg: Mortgage Master Inc \$400,000 Use: 4 Bdrm Colonial, Lot: 40000sf	

122 WILSONDALE ST.....	\$1,395,000
B: Lisa A Gavales & John Connors S: Peter T White & Joan A White Book/Page: 31760/163, Date: 09/18/13 Mtg: JPMorgan Chase Bank \$1,046,250 Use: 5 Bdrm Colonial, Lot: 40229sf Prior Sale: \$728,727 (06/97)	

Weymouth

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	293	308
Median Price	\$270,000	\$292,800

► REAL ESTATE SALES

864 FRONT ST.....	\$290,000
B: Shayne Poulin & Seth F Poulin S: Norma L Magrane Book/Page: 31763/422, Date: 09/20/13 Mtg: Wells Fargo Bank \$275,500 Use: 3 Bdrm Cape Cod, Lot: 11413sf Prior Sale: \$1 (12/07)	
45 GREAT REPUBLIC AVE.....	\$246,000
B: Joseph R Olson S: Mary M Walsh Doc#: 000001293787, Date: 09/20/13 Mtg: Braintree Cp Bk \$196,800 Use: 2 Bdrm Cape Cod, Lot: 7797sf	
36 GREENTREE LN U:29.....	\$106,000
B: Alyce M Jordan S: Harborne Bank Book/Page: 31767/91, Date: 09/20/13 Mtg: William Raveis Mtg Co \$96,820 Use: 1 Bdrm Condo Prior Sale: \$81,000 (06/13)	
151 HERITAGE LN.....	\$460,000
B: Dudley A Flaherty & Kathleen A Flaherty S: Lee M Stevens Book/Page: 31749/201, Date: 09/16/13 Mtg: Franklin Amer Mtg \$368,000 Use: 3 Bdrm Colonial, Lot: 15115sf Prior Sale: \$215,000 (07/94)	
20 LIBERTY ST.....	\$325,000
B: Kyle C Cazeault S: Rosemary P Dougan Tr, 242 Everett Street RT Book/Page: 31764/161, Date: 09/20/13 Use: 3 Bdrm Ranch, Lot: 19515sf Prior Sale: \$380,000 (01/07)	
466 MAIN ST.....	\$280,000
B: MRM Realty Group LLC S: Brennan Alice R Est & Janice Brennan Book/Page: 31766/389, Date: 09/20/13 Mtg: Braintree Cp Bk \$224,000 Use: Residential-multiple Bldgs, Lot: 25091sf	
40 MARINE RD.....	\$424,500
B: Patrick H Roach & Lindsay M Eaton S: Paula M Furlan Doc#: 000001293530, Date: 09/17/13 Mtg: Mortgage Master Inc \$339,600 Use: 3 Bdrm Cape Cod, Lot: 14418sf Prior Sale: \$1 (12/09)	
66 NORMA AVE.....	\$282,500
B: Felicia M Calabria S: Paul Padula Tr, JPC RT Book/Page: 31765/202, Date: 09/20/13 Mtg: Berkshire Bank \$226,000 Use: 3 Bdrm Ranch, Lot: 8233sf Prior Sale: \$210,000 (05/13)	
65 RANDOLPH ST.....	\$299,900
B: John J Clark S: Brian R Shea Tr, Shea RT Book/Page: 31759/374, Date: 09/18/13 Mtg: Stearns Lending \$239,920 Use: 1-Family Raised Ranch, Lot: 20473sf Prior Sale: \$1 (01/07)	
5 SANDPIPER GRN.....	\$306,639
B: Karen Adams S: IBG Cottages LLC Book/Page: 31756/254, Date: 09/17/13 Mtg: Wells Fargo Bank \$200,000	
15 SANDPIPER GRN.....	\$343,120
B: Sandra Partridge-Lydon & Sandra P Lydon S: IBG Cottages LLC Book/Page: 31761/314, Date: 09/19/13	
102 SUNRISE DR.....	\$290,000
B: Kimberly P Cummings S: Donald A Deveney & Sandra L Deveney Doc#: 000001293780, Date: 09/20/13 Mtg: Residential Mtg Svcs \$203,000 Use: 3 Bdrm Cape Cod, Lot: 10019sf	
120 TALL OAKS DR U:D1.....	\$137,000
B: Sheila K Hansbury S: Michael T Dolan Book/Page: 31751/60, Date: 09/16/13 Mtg: Mid-Island Mortgage C \$130,150 Use: 1 Bdrm Condo Prior Sale: \$76,000 (12/98)	
8 TARA DR U:10.....	\$93,000
B: Wenlie Zhou S: Francis Shea & Denise D Shea Book/Page: 31767/328, Date: 09/20/13 Mtg: Ocwen Fin Svc Inc \$69,750 Use: 1 Bdrm Condo Prior Sale: \$140,000 (10/04)	
65 WEBSTER ST U:211.....	\$130,000
B: Vishal Aggarwal & Ridhi Aggarwal S: Jennifer L Johnson & William G Bithell Book/Page: 31750/436, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$97,500 Use: 2 Bdrm Condo Prior Sale: \$205,000 (02/06)	
215 WINTER ST U:2L.....	\$35,000
B: Maria Mainini S: Anthony Rivieccio Tr, Revvy RT Book/Page: 31760/50, Date: 09/18/13 Use: 1 Bdrm Condo Prior Sale: \$70,000 (09/09)	

Wrentham

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	76	76
Median Price	\$315,000	\$402,500

► REAL ESTATE SALES

100 CHESTNUT ST.....	\$252,000
B: John R Shedno & Gina B Luciano S: Mary M Chicowlas Book/Page: 31764/467, Date: 09/20/13 Mtg: Schaefer MortgageCorp \$229,635 Use: 1 Bdrm Raised Ranch, Lot: 87120sf	
838 EAST ST.....	\$232,500
B: George B Celardo S: Richard M Lawler Book/Page: 31758/162, Date: 09/18/13 Use: 2 Bdrm Ranch, Lot: 10498sf Prior Sale: \$168,000 (01/12)	
145 RIVERSIDE DR.....	\$587,000
B: Juan C Cadavid & Amanda K Agudelo S: Matthew A Nadille & Karen M Nadille Book/Page: 31755/553, Date: 09/17/13 Mtg: Freedom Mortgage Corp \$417,000 Use: 4 Bdrm Colonial, Lot: 26180sf Prior Sale: \$565,000 (06/11)	

605 THURSTON ST.....	\$515,000
B: Arthur E Ackles & Janet C Ackles S: WRP LLC Book/Page: 31760/56, Date: 09/18/13 Mtg: Poli Mtg Group \$225,000 Use: Residential Developable Land, Lot: 142485sf	

Plymouth Registry

John R. Buckley Jr., Esq., Register
50 Obery St., Plymouth, MA 02360
Telephone: (508) 830-9200
Fax: (508) 830-9280
www.regdeeds.co.plymouth.ma.us

Brockton Satellite Office

For recordings and rundowns of
unregistered land:
155 West Elm Street, 2nd floor
Brockton, MA 02301
Telephone: (508) 586-6998
Fax: (508) 588-0240

Rockland Satellite Office

900 Hingham Street – Suite 920
Rockland, MA 02370
Telephone: (781) 792-2800
Fax: (781) 792-2424

Abington

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	107	88
Median Price	\$260,000	\$275

15 BLOODGETT AVE.....	\$560,000
B: Albert Oconnell & Kristen B Oconnell S: Matthew P Mazanec & Kerri L Mazanec Book/Page: 5971/89, Date: 09/16/13 Mtg: Fairway Ind Mtg \$448,000 Use: 4 Bdrm Colonial, Lot: 5382sf Prior Sale: \$524,900 (12/04)	
45 DEER RUN	\$1,190,000
B: Donald J Corey Jr S: Mark J Moitoso & Regina M Hager-Moitoso Book/Page: 43627/28, Date: 09/20/13 Mtg: Leader Bank NA \$890,000 Use: 5 Bdrm Colonial, Lot: 77026sf Prior Sale: \$1,110,000 (08/09)	
710 FRANKLIN ST	\$441,500
B: James R Chandler & Meaghan L Chandler S: Rita I Cummings Book/Page: 43626/130, Date: 09/20/13 Mtg: Eastern Bank \$397,350 Use: 4 Bdrm Colonial, Lot: 43485sf	
HIGH ST	\$45,300
B: Duxbury Town Of S: John K Keizer Book/Page: 43611/86, Date: 09/17/13 Use: Recreational-general, Lot: 300999sf	
MAYFLOWER ST.....	\$175,000
B: Shawn M Dahlen&Co Inc S: Marotto David J Est & Timothy M Rouse Book/Page: 43609/10, Date: 09/16/13 Use: Residential Developable Land, Lot: 82689sf	
5 SPRING ST.....	\$1,000,000
B: Ryan Blair S: Benjamin Carlson & Laura Carlson Book/Page: 43626/284, Date: 09/20/13 Mtg: William Raveis Mtg Co \$800,000 Use: 3 Bdrm Colonial, Lot: 9148sf Prior Sale: \$475,000 (01/11)	

East Bridgewater

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	72	68
Median Price	\$253,500	\$269,500
► REAL ESTATE SALES		
38 BROOKBEND WAY W U:38.....		\$168,000
B: Elaine M Whittier & Jean Blaton		
S: Brash Marguerite L Est & Robin B Gilroy		
Book/Page: 43629/102, Date: 09/20/13		
Use: 2 Bdrm Condo		
14 MAGNOLIA CIR.....		\$320,100
B: Sean Smith Tr, Linda L Smith FT		
S: Meadowbrook Realty LLP		
Book/Page: 43613/146, Date: 09/17/13		
659 OAK ST		\$196,000
B: Ridder Air Ent Inc		
S: Ridder Farm Inc		
Book/Page: 43617/296, Date: 09/18/13		
Use: Car Wash Facility, Lot: 206241sf		
5 VICTORY LN.....		\$125,000
B: Mary O Mone Tr, Granite East RT		
S: Victory Lane EB Inc		
Book/Page: 43624/295, Date: 09/20/13		
Mtg: MountainOne Bk \$300,000		
Use: Residential Developable Land, Lot: 230868sf		

Halifax

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	55	46
Median Price	\$244,400	\$287,250
► REAL ESTATE SALES		
78 HEMLOCK LN.....		\$210,000
B: Timothy E Sharon & Etin E Shanthan S: FNMA Book/Page: 43614/36, Date: 09/17/13 Mtg: First American Mtg Tr \$199,500 Use: 3 Bdrm Ranch, Lot: 67954sf Prior Sale: \$178,861 (07/12)		
181 HOLMES ST		\$260,000
B: Michael A Tomkinson S: Clifford W Maul & Carolyn R Maul Book/Page: 43625/290, Date: 09/20/13 Mtg: Bank of Canton \$247,000 Use: 4 Bdrm Ranch, Lot: 43560sf		
11 JOHN WADE DR		\$307,500
B: Daniel R Runey & Guylynn P Runey S: Jennifer M Manganaro Book/Page: 43608/223, Date: 09/16/13 Mtg: Radius Financial Grp \$301,929 Use: 4 Bdrm Colonial, Lot: 48352sf Prior Sale: \$319,900 (11/09)		
1 SHERWOOD DR		\$390,000
B: Daniel L Roman & Jenna C Roman S: REEM Property LLC Book/Page: 43607/114, Date: 09/16/13 Mtg: Radius Financial Grp \$312,000 Use: 3 Bdrm Colonial, Lot: 40062sf Prior Sale: \$345,000 (09/13)		

Hanover

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	93	99
Median Price	\$410,000	\$392,000
► REAL ESTATE SALES		
561 CIRCUIT ST.....		\$298,225
B: John L Miller & Mary A Miller S: Jane E Erskine & Betty J Johnson Book/Page: 43627/186, Date: 09/20/13 Use: 4 Bdrm Antique, Lot: 30056sf		
637 CIRCUIT ST.....		\$338,900
B: Sebastian A Mierzwa S: Darren S Digravio & Kerry R Digravio Book/Page: 5971/97, Date: 09/19/13 Mtg: Navy FCU \$319,725 Use: 2 Bdrm Cape Cod, Lot: 43560sf Prior Sale: \$265,000 (06/01)		
130 COLONIAL DR.....		\$513,590
B: Roger J Kineavy & Cynthia A Kineavy S: Edward A Alexander & Ardeen Alexander Book/Page: 43628/230, Date: 09/20/13 Use: 4 Bdrm Colonial, Lot: 62291sf		
30 ELIJAH'S PATH.....		\$225,000
B: Robert C Scott & Lee A Scott S: Broadway Development Corp Book/Page: 43621/14, Date: 09/19/13 Use: Residential Developable Land, Lot: 131116sf		
109 LAURIE LN		\$350,000
B: Darren S Digravio & Kerry R Digravio S: Janice E Digravio & Glen J Digravio Book/Page: 43625/96, Date: 09/20/13 Mtg: Mortgage FncI SvcsInc \$280,000 Use: 3 Bdrm Ranch, Lot: 34848sf Prior Sale: \$1 (08/09)		
229 PLAIN ST		\$460,000
B: Lisa M Ranieri S: Joseph G Macdonald & Gail A Macdonald Book/Page: 43626/198, Date: 09/20/13 Mtg: Fairway Ind Mtg \$260,000 Use: 3 Bdrm Colonial, Lot: 21344sf		
301 SILVER ST		\$308,000
B: Thomas Hayes S: Robert Declercq Ex, Declercq Eliane B Est Book/Page: 43626/74, Date: 09/20/13 Mtg: Rockland Fed CU \$210,000 Use: 2 Bdrm Ranch, Lot: 39204sf		

Hanson

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	49	67
Median Price	\$249,000	\$297,000
► REAL ESTATE SALES		
1283 WHITMAN ST.....		\$90,000
B: Dereck S Varley S: Richard J Raymond Book/Page: 43613/111, Date: 09/17/13 Mtg: Abington Svgs Bk \$225,000 Use: 1-Family Cottage, Lot: 11674sf		

Hingham

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	202	210
Median Price	\$646,750	\$647,500
► REAL ESTATE SALES		
8 BACKRIVER RD U:8.....		\$967,749
B: Steven A Falk S: Back River Park LLC Book/Page: 43627/152, Date: 09/20/13 Use: Condo		
34 CHARLES ST.....		\$680,000
B: Mark Tedeschi & Laurie Tedeschi S: Janet L Bennett Book/Page: 43613/189, Date: 09/17/13 Mtg: Quicken Loan Inc \$408,000 Use: 3 Bdrm Ranch, Lot: 49583sf Prior Sale: \$1 (08/13)		
8 DERBY BROOK WAY U:8		\$753,000
B: Mary L Lucey S: 302-304 Whiting Street LP Book/Page: 43616/159, Date: 09/18/13 Use: Condo Prior Sale: \$786,500 (09/13)		
8 DERBY BROOK WAY U:8		\$786,500

Hull

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	80	77
Median Price	\$298,750	\$324,500
► REAL ESTATE SALES		
15 H ST		\$284,100
B: Adrian S Muir S: Andrew R Muir & Eileen J Muir Book/Page: 43622/85, Date: 09/19/13 Mtg: Andrew R Muir \$252,300 Use: 4 Bdrm Split Entry, Lot: 10050sf Prior Sale: \$242,000 (04/11)		
34 K ST		\$341,000
B: Zachary I Simon & Ashleigh Simon S: John E Bleskan & Nicoleta C Bleskan Book/Page: 43616/44, Date: 09/18/13 Mtg: Roundpoint Mortgage \$272,800 Use: 4 Bdrm Colonial, Lot: 4000sf Prior Sale: \$304,900 (07/07)		
806 NANTASKET AVE		\$290,000
B: Jonathan F Peters & Pamela J Pattavina S: James Everett & Melanie Everett Book/Page: 43628/129, Date: 09/20/13 Use: 4 Bdrm Colonial, Lot: 4531sf Prior Sale: \$252,500 (02/08)		

61 PACKARD AVE.....	\$595,000
B: Barbara A Murphy & Edward E Murphy S: John B Macdonald & Jeannette Macdonald Book/Page: 43622/243, Date: 09/19/13 Use: 3 Bdrm Cape Cod, Lot: 5850sf Prior Sale: \$290,000 (11/12)	
106 SAMOSET AVE	\$243,000
B: Baochuan Wu & Danielle Wu S: John L Miller & Mary Miller Book/Page: 43625/174, Date: 09/20/13 Mtg: Capital One \$120,500 Use: 4 Bdrm Colonial, Lot: 7160sf Prior Sale: \$295,000 (08/03)	

Kingston

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	79	95
Median Price	\$255,000	\$335,000
► REAL ESTATE SALES		
73 HARVEST DR.....		\$510,000
B: John R Amonte & Kimberly A Amonte S: Champion Builders Inc Book/Page: 43616/123, Date: 09/18/13 Mtg: US Bank NA \$459,000		
7 HAWTHORNE RD.....		\$289,900
B: Letcher A Hudgins & Patricia J Herron S: Lisa A Murphy Book/Page: 43629/181, Date: 09/20/13 Use: 3 Bdrm Raised Ranch, Lot: 30291sf Prior Sale: \$1 (08/13)		
7 SEAVIEW DR.....		\$525,000
B: Christopher M Garrett & Jessica A Garrett S: Jason Bishop & Tara Bishop Book/Page: 43628/104, Date: 09/20/13 Use: 3 Bdrm Colonial, Lot: 23354sf Prior Sale: \$415,000 (08/09)		

Lakeville

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	84	89
Median Price	\$255,000	\$260,000
► REAL ESTATE SALES		
3 SASSAMON CIR.....		\$382,000
B: Brian D Ferrari & Mary N Ferrari		
S: Joanne Griffith		
Book/Page: 43620/339, Date: 09/19/13		
Mtg: NE Moves Mortgage Co \$369,250		
Use: 4 Bdrm Colonial, Lot: 41482sf		
Prior Sale: \$1 (08/09)		

Marion

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	45	39
Median Price	\$360,000	\$400,000
► REAL ESTATE SALES		
379 DELANO RD		\$518,000
B: Georges A Dossot S: Sheila A Niksa & Stanley M Niksa Book/Page: 43607/321, Date: 09/16/13 Mtg: Navy FCU \$440,300 Use: 3 Bdrm Conventional, Lot: 56628sf Prior Sale: \$1 (03/13)		
EAST AVE		\$185,000
B: Edward P Cosman & Amy C Cosman S: Bank Of America NA Book/Page: 598/4, Date: 09/20/13		

Marshfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	200	202
Median Price	\$332,500	\$350,000
► REAL ESTATE SALES		
66 CARLTON RD.....		\$515,000
B: Vernon Chartrand & Linda Chartrand S: Beverly C Adams Book/Page: 43628/12, Date: 09/20/13 Use: 3 Bdrm Cape Cod, Lot: 10007sf Prior Sale: \$60,000 (09/97)		
192 COHASSET AVE.....		\$421,000
B: Sean B Linnell & Jacqueline B Linnell S: Timothy Harrington & Deanne Harrington Book/Page: 43623/88, Date: 09/19/13 Mtg: Merrimack Mtg Co \$417,000 Use: 3 Bdrm Colonial, Lot: 10000sf Prior Sale: \$410,000 (09/12)		
1367 MAIN ST.....		\$366,000
B: Arthur N Bouffard & Sandra S Bouffard S: Po Tung Tu & Shu Chen H Tu Book/Page: 43617/329, Date: 09/18/13 Use: 3 Bdrm Colonial, Lot: 47916sf		
909 SUMMER ST.....		\$720,000
B: Michael Lally S: Scott T Kromer & Melody R Kromer Book/Page: 43619/132, Date: 09/18/13 Mtg: RBS Citizens NA \$576,000 Use: 4 Bdrm Colonial, Lot: 111078sf Prior Sale: \$685,000 (11/11)		

Mattapoisett

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	50	50
Median Price	\$322,500	\$354,000
► REAL ESTATE SALES		
17 MARION RD		\$235,000
B: Sheila Niksa		
S: Ruth E Cunningham		
Book/Page: 43621/18, Date: 09/19/13		
Use: 3 Bdrm Ranch, Lot: 7636sf		
109 MARION RD		\$435,000
B: Heidi K Paine & Jeffrey C Paine		
S: Monica S Schuler		
Book/Page: 43629/128, Date: 09/20/13		
Use: 4 Bdrm Cape Cod, Lot: 557132sf		
Prior Sale: \$94,000 (11/09)		
7 PLEASANTVIEW AVE.....		\$318,000
B: Anthony J Almeida		
S: Jane Finnerty Tr, Marian D Lammey RET		
Book/Page: 43624/282, Date: 09/20/13		
Use: 3 Bdrm Cape Cod, Lot: 12000sf		
Prior Sale: \$1 (08/10)		
12 SAGAMORE RD		\$382,500
B: West Elm Mgmt Co LLC		
S: Wayne Ohlandt Tr, 12 Sagamore Street NT		
Book/Page: 43607/86, Date: 09/16/13		
Use: 4 Bdrm Conventional, Lot: 10500sf		

Middleboro

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	117	120
Median Price	\$225,000	\$256,500
► REAL ESTATE SALES		
45 ARCH ST		\$218,900
B: Chad Goldstein & Sarah Goldstein S: Ellen L Walsh Tr, 45 Arch Street RT Book/Page: 43604/243, Date: 09/16/13 Mtg: Prospect Mortgage LLC \$164,175 Use: 2-Family Two Family, Lot: 5227sf Prior Sale: \$1 (09/11)		
2 ELDON ST		\$265,000
B: Jeffrey M King S: James R Surette & Eileen O Surette Book/Page: 43625/224, Date: 09/20/13 Mtg: GoodMortgage.Com \$273,745 Use: 3 Bdrm Cape Cod, Lot: 20473sf		
25 HIGHLAND ST		\$340,000
B: Michael Roylance & Alexis Roylance S: Aspen Properties Grp LLC Book/Page: 43604/327, Date: 09/16/13 Mtg: Norwich Commercial Grp \$323,000 Use: Mixed Use-prim Res & Comm, Lot: 179903sf Prior Sale: \$182,000 (05/13)		
200 PLYMPTON ST		\$341,500
B: Donald A Deveney Jr & Sandra L Deveney S: Joseph B Towers & Sandra L Towers Book/Page: 43627/307, Date: 09/20/13 Mtg: Everbank \$349,696 Use: 3 Bdrm Contemporary, Lot: 398424sf Prior Sale: \$305,000 (12/08)		
194 WAREHAM ST		\$315,000
B: Shakir Shinaba & Kafayat Shinaba S: Wells Construction LLC Book/Page: 43607/155, Date: 09/16/13 Mtg: USAA Federal SB \$325,395 Use: 2 Bdrm Cape Cod, Lot: 32197sf Prior Sale: \$70,199 (08/12)		
357 WAREHAM ST		\$250,000
B: Robert W Spinney S: Shirely R Quagan Book/Page: 43617/778, Date: 09/18/13 Use: 5 Bdrm Colonial, Lot: 114014sf		
► FORECLOSURE DEEDS		
20 SMITH ST		\$122,046
B: FWMA S: George V Simmons & RBS Citizens NA Book/Page: 43624/289, Date: 09/20/13 Use: 2 Bdrm Conventional, Lot: 17860sf Prior Sale: \$125,000 (02/10)		
220 THOMPSON ST		\$158,570
B: Chiles Development Corp S: Donald W Baker & Wells Fargo Bank NA Book/Page: 43608/306, Date: 09/16/13 Use: 3 Bdrm Conventional, Lot: 40075sf		

PLYMOUTH REGISTRY
continued

	YTD 2012	YTD 2013
121 GREEN ST.....	\$210,000	
B: Michael K Rooney		
S: Karin H Taylor		
Book/Page: 43624/23, Date: 09/19/13		
Mtg: Rockland Tr Co \$203,700		
Use: 1-Family Conventional, Lot: 9670sf		
Prior Sale: \$1 (03/13)		
35 HERITAGE DR.....	\$312,500	
B: Daniel J Biggins & Danielle M Biggins		
S: Greenwich Inv 26 LLC		
Book/Page: 43606/84, Date: 09/16/13		
Mtg: M&T Bank NA \$336,724		
Use: 1-Family Raised Ranch, Lot: 39988sf		
Prior Sale: \$327,773 (02/13)		
25 HOBART LN U:25.....	\$186,500	
B: Bruce E Donahue & Patricia A Donahue		
S: James L Moser & Brynn Moser		
Book/Page: 43617/257, Date: 09/18/13		
Use: 2 Bdrm Condo		
Prior Sale: \$222,000 (05/10)		
38 LEWIS PARK.....	\$216,900	
B: Phyllis Freberg		
S: Alice A Fitzgerald		
Book/Page: 43627/347, Date: 09/20/13		
Mtg: PNC Mortgage \$212,970		
Use: 1-Family Ranch, Lot: 8930sf		
42 REED ST.....	\$164,500	
B: Ray Mcgovern		
S: Edward J Lee 3rd & Karen T Lee		
Book/Page: 43614/14, Date: 09/17/13		
Mtg: Prospect Mortgage LLC \$185,812		
Use: 1-Family Conventional, Lot: 6098sf		
892 UNION ST.....	\$271,000	
B: James J Cullity Jr & Shannon K Cullity		
S: Joseph A Neikirk & Emily A Matthews		
Book/Page: 43608/136, Date: 09/16/13		
Mtg: Residential Mtg Svcs \$257,450		
Use: 1-Family Cape Cod, Lot: 7971sf		
Prior Sale: \$285,000 (08/06)		
199 W WATER ST.....	\$210,000	
B: Savannah D Andrade		
S: D Development Group LLC		
Book/Page: 43626/34, Date: 09/20/13		
Mtg: Bank of America NA \$161,700		
Use: 3 Bdrm Conventional, Lot: 10280sf		
Prior Sale: \$127,575 (05/13)		
8 WALNUT CT U:8.....	\$210,000	
B: Laura Delaplain		
S: Traci E Evans		
Book/Page: 43623/211, Date: 09/19/13		
Mtg: Rockland Tr Co \$157,500		
Use: 2 Bdrm Condo		
Prior Sale: \$275,900 (04/07)		

Scituate

	YTD 2012	YTD 2013
Number of 1-Fam Sales	184	179
Median Price	\$405,000	\$450,000
► REAL ESTATE SALES		
47 ANN VINAL RD.....	\$465,000	
B: William R Cheverie & Jane E Cheverie		
S: Mary R Anderson		
Book/Page: 43609/290, Date: 09/16/13		
Use: 1-Family Conventional, Lot: 24916sf		
Prior Sale: \$183,000 (02/93)		
3 EAGLE NEST RD.....	\$812,500	
B: Timothy M Christenson & Simone P Christenson		
S: Elizabeth A Murphy Tr, Eagle Nest Road NT		
Book/Page: 43612/315, Date: 09/17/13		
Mtg: Mortgage Master Inc \$575,000		
Use: 2 Bdrm Colonial, Lot: 16945sf		
248 OLD OAKEN BUCKET RD.....	\$606,000	
B: Joseph B Towers & Sandra L Towers		
S: Welby Builders LLC		
Book/Page: 43629/13, Date: 09/20/13		
Use: Residential Developable Land, Lot: 41992sf		
11 ROBERTS DR.....	\$785,000	
B: Katharine B Detore & John A Detore		
S: William R Cheverie & Jane E Cheverie		
Book/Page: 43608/158, Date: 09/16/13		
Mtg: RBS Citizens NA \$588,750		
Type: Adj		
Use: 4 Bdrm Cape Cod, Lot: 10716sf		
12 SEAMORE RD.....	\$427,000	
B: Ian A Moorhouse		
S: Michael P Sullivan & Lisa M Hanlon-Sullivan		
Book/Page: 598/3, Date: 09/20/13		
Mtg: NE Moves Mortgage Co \$405,650		
Use: 3 Bdrm Cape Cod, Lot: 5009sf		
Prior Sale: \$225,000 (09/08)		
18 STRAWBERRY LN.....	\$325,500	
B: Michael P Sullivan & Lisa M Sullivan		
S: Osis David P Est & Barbara Spacco-Osis		
Book/Page: 43626/324, Date: 09/20/13		
Mtg: William Raveis Mtg Co \$260,400		
Use: 4 Bdrm Ranch, Lot: 20735sf		
Prior Sale: \$155,000 (09/93)		
92 WILLIAMSBURG LN.....	\$640,000	
B: Laura S Forssell & Benjamin W Forssell		
S: Timothy M Christenson & Simone P Christenson		
Book/Page: 597/194, Date: 09/17/13		
Mtg: Poli Mtg Group \$465,750		
Use: 1-Family Colonial, Lot: 40249sf		
Prior Sale: \$685,000 (10/06)		

Wareham

	YTD 2012	YTD 2013
Number of 1-Fam Sales	206	193
Median Price	\$163,250	\$203,000
► REAL ESTATE SALES		
34 12TH ST.....	\$40,000	
B: Scott G Guild		
S: Ossama Mohamed & Ryan Correia		
Book/Page: 43625/264, Date: 09/20/13		
Use: 3 Bdrm Conventional, Lot: 7500sf		
Prior Sale: \$26,000 (06/10)		
88 CIRCUIT AVE.....	\$227,500	
B: Nathaniel Simkins 3rd & Lynda Simkins		
S: Arthur E Lathers 3rd & Elizabeth J Lathers		
Book/Page: 43611/91, Date: 09/17/13		
Use: 3 Bdrm Ranch, Lot: 9622sf		
Prior Sale: \$230,000 (12/08)		
3 CRANBERRY GROVE WAY U:A.....	\$190,000	
B: Stephen Connolly		
S: Vincent F Duane & Edward M Duane		
Book/Page: 43621/3, Date: 09/19/13		
Use: 2 Bdrm Condo		
Prior Sale: \$1 (08/12)		
25 FARMERS LN.....	\$316,500	
B: William C Patton & Terri B Patton		
S: Jennifer M Ingerslev & Jennifer M Phinney		
Book/Page: 43627/774, Date: 09/20/13		
Mtg: Wells Fargo Bank \$253,200		
Use: 3 Bdrm Colonial, Lot: 10000sf		
Prior Sale: \$180,000 (07/02)		
85 FEARING ST.....	\$126,000	
B: Timothy M Flood		
S: USA HUD		
Book/Page: 43627/205, Date: 09/20/13		
Mtg: Wells Fargo Bank \$133,929		
Use: 3 Bdrm Ranch, Lot: 7350sf		
Prior Sale: \$1 (05/13)		

38 GIBBS AVE.....	\$70,000	
B: Rew&Assos LLC		
S: Trevor Landry & Dawn Landry		
Book/Page: 43611/52, Date: 09/17/13		
Mtg: Mayflower Cp Bk \$190,000		
Use: Accessory Land Improved, Lot: 15732sf		
Prior Sale: \$10,500 (06/10)		
15 IVY ST.....	\$158,000	
B: Alfred Martins		
S: Joan D Daniel		
Book/Page: 43610/275, Date: 09/17/13		
Use: 3 Bdrm Cape Cod, Lot: 4875sf		
54 N CARVER RD.....	\$245,000	
B: Michael D Burlingame & Nicole M Amara		
S: Justin B Reed & Katie A Gear		
Book/Page: 43626/347, Date: 09/20/13		
Mtg: Residential Mtg Svcs \$249,999		
Use: 2 Bdrm Conventional, Lot: 60984sf		
Prior Sale: \$199,900 (10/03)		

West Bridgewater

	YTD 2012	YTD 2013
Number of 1-Fam Sales	34	47
Median Price	\$227,000	\$275,000
► REAL ESTATE SALES		
6 BONNIE AVE.....	\$294,000	
B: Marcus J Bornstein & Sherie L Costa		
S: William Harmon & Suzanne Harmon		
Book/Page: 43627/237, Date: 09/20/13		
Mtg: First Home Mtg \$276,000		
Use: 3 Bdrm Raised Ranch, Lot: 18731sf		
Prior Sale: \$340,000 (05/03)		
160 SCOTLAND ST.....	\$328,025	
B: Erin Gale & Neil Avery		
S: Paul E Turner Corp		
Book/Page: 43621/202, Date: 09/19/13		
Mtg: Bridgewater Svgs Bk \$311,623		
Use: Res Potentially Dvlpble Land, Lot: 30000sf		
Prior Sale: \$176,000 (04/13)		
164 SCOTLAND ST.....	\$88,000	
B: Paul E Turner Corp		
S: V S Haseotes&Sons LP		
Book/Page: 43615/78, Date: 09/18/13		
Use: Res Potentially Dvlpble Land, Lot: 30018sf		
10 TERESA RD.....	\$379,900	
B: Nathaniel S Maniff & Judith A Maniff		
S: West Meadow LLC		
Book/Page: 43607/93, Date: 09/16/13		
Mtg: Radius Financial Grp \$303,920		
Use: Residential Developable Land, Lot: 1103070sf		
Prior Sale: \$1 (04/13)		

Whitman

	YTD 2012	YTD 2013
Number of 1-Fam Sales	72	70
Median Price	\$230,000	\$237,950
► REAL ESTATE SALES		
954 AUBURN ST.....	\$305,000	
B: Anthony Ashton		
S: Egan Development LLC		
Book/Page: 43625/306, Date: 09/20/13		
Mtg: Reliant Mtg Co \$299,475		
Use: 2 Bdrm Conventional, Lot: 145775sf		
Prior Sale: \$100,000 (05/13)		
877 AUBURNVILLE WAY.....	\$299,000	
B: Robert W Gray & Ellen B Gray		
S: South Abington Inv LLC		
Book/Page: 43613/160, Date: 09/17/13		
619 PLYMOUTH ST.....	\$225,000	
B: Warren P McMaster		
S: John Hogan		
Book/Page: 43621/54, Date: 09/19/13		
Mtg: Leader Bank NA \$220,924		
Use: 3 Bdrm Old Style, Lot: 17516sf		
Prior Sale: \$270,000 (08/01)		

Worcester
Registry

Anthony J. Vigliotti, Esq., Register
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Fax: (508) 798-7746
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Fitchburg Satellite Office

Putnam Place
166 Boulder Drive, Suite 202
Fitchburg, MA 01420
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Fax: (978) 345-2568

Athol

	YTD 2012	YTD 2013
Number of 1-Fam Sales	80	50
Median Price	\$75,250	\$96,000
► REAL ESTATE SALES		
172 FAIRVIEW AVE.....	\$100,000	
B: Rose L Brighenti & Rodney Stanford		
S: Robin E Brooks		
Book/Page: 51510/328, Date: 09/18/13		
Mtg: Athol Savings Bk \$90,000		
Use: 3 Bdrm Colonial, Lot: 6000sf		
Prior Sale: \$32,000 (09/12)		
40 IVY DR.....	\$158,900	
B: Nicholas A Taylor		
S: James N Roberts & Kathleen Q Roberts		
Book/Page: 51516/77, Date: 09/19/13		
Mtg: Workers Credit Union \$162,078		
Use: 2 Bdrm Cape Cod, Lot: 15750sf		
RICEVILLE RD.....	\$14,000	
B: Brian S Linstad Sr & Richard Townsend		
S: Charity R Cooper Tr, Monacoe RT		
Book/Page: 51525/244, Date: 09/20/13		
475 RICEVILLE RD.....	\$160,000	
B: Nathan Holloway & Brittany Mae Holloway		
S: PNC Bank NA		
Book/Page: 51505/57, Date: 09/17/13		
Mtg: Workers Credit Union \$161,160		
Use: 3 Bdrm Colonial, Lot: 89298sf		
Prior Sale: \$153,000 (10/12)		

Auburn

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	89	122
Median Price	\$183,500	\$199,950

► REAL ESTATE SALES

5-A GARDEN ST \$167,500

B: Woodrow C Healey

S: Carolyn J Dumais

Book/Page: 51522/187, Date: 09/20/13

Mtg: Northpoint Mortgage \$164,465

Use: 2-Family Two Family, Lot: 19300sf

Prior Sale: \$122,500 (10/95)

243 MILLBURY ST \$60,000

B: Richard Fuller

S: Sharon M Morgan

Book/Page: 51525/173, Date: 09/20/13

Use: Residential Developable Land, Lot: 54845sf

Prior Sale: \$60,000 (06/04)

14 OLD COLONY RD \$249,000

B: Brian Hunt

S: Martha M Pellegrino

Book/Page: 51498/395, Date: 09/16/13

Mtg: Wells Fargo Bank \$202,686

Use: 3 Bdrm Ranch, Lot: 28100sf

Prior Sale: \$1 (02/10)

17 SOUTHBRIDGE STREET CT \$105,000

B: Sena Real Estate&Constr

S: Robert J Wilson & Barbara J Wilson

Book/Page: 51524/265, Date: 09/20/13

Mtg: Endeavor Capital LLC \$78,750

Use: 3 Bdrm Conventional, Lot: 17424sf

Prior Sale: \$168,000 (07/02)

► FORECLOSURE DEEDS

140 AUBURN ST \$100,000

B: US Bank NA

S: Joshua W Reinke & US Bank NA

Book/Page: 51500/99, Date: 09/16/13

Use: 2 Bdrm Conventional, Lot: 8850sf

Prior Sale: \$237,500 (10/06)

48 EVERS ST \$125,800

B: FHLM

S: Michelle Howland & Cenlar FSB

Book/Page: 51521/68, Date: 09/20/13

Use: 3 Bdrm Conventional, Lot: 9377sf

Prior Sale: \$255,000 (08/05)

Barre

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	19	39
Median Price	\$129,900	\$165,000

► REAL ESTATE SALES

110 GROGAN RD \$60,000

B: James E Culver

S: Culver Kathleen A Est & Kenneth W Culver

Book/Page: 51494/397, Date: 09/16/13

Use: Farm Use, Lot: 914610sf

27 KENDALL ST \$18,000

B: Higgins Real Estate Solut

S: FM 611 Ltd

Book/Page: 51518/374, Date: 09/19/13

Use: 2-Family Family Flat, Lot: 6000sf

Prior Sale: \$11,229 (05/12)

154 MECHANIC ST \$146,000

B: Lori J Leroux & Joseph L Leroux

S: James D Welch & Sandra Welch

Book/Page: 51519/302, Date: 09/20/13

Mtg: Country Bank \$144,500

Use: 3 Bdrm Ranch, Lot: 15116sf

Prior Sale: \$1 (02/13)

Blackstone

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	54	40
Median Price	\$219,950	\$250,000

► REAL ESTATE SALES

205 BLACKSTONE ST \$217,000

B: Johnathan Lund

S: Marcus L Wenger

Book/Page: 51525/196, Date: 09/20/13

Mtg: Quicken Loan Inc \$213,064

Use: 3 Bdrm Cape Cod, Lot: 47480sf

Prior Sale: \$49,950 (09/12)

46 FAIRWAY LN U:46 \$80,000

B: Jill Powers & Duc Powers

S: Peter A Sharpe & Lynne A Sharpe

Book/Page: 51513/1, Date: 09/18/13

Use: 2 Bdrm Condo

Prior Sale: \$157,900 (05/10)

57 GLENSIDE DR \$464,325

B: Gary R Plotkin

S: Mountain Dog Bldg Corp

Book/Page: 51507/139, Date: 09/17/13

Mtg: Navigant Credit Union \$50,000

Use: Residential Developable Land, Lot: 23942sf

► FORECLOSURE DEEDS

22 BUTLER ST \$274,899

B: FHLM

S: Christopher M Dullea & RBS Citizens NA

Book/Page: 51517/123, Date: 09/19/13

Use: 3 Bdrm Colonial, Lot: 5050sf

Prior Sale: \$280,000 (06/05)

70 MILK ST \$144,000

B: First Evergreen Props LLC

S: Michael Trudel Sr & Middlesex Savings Bank

Book/Page: 51521/227, Date: 09/20/13

Use: 3 Bdrm Ranch, Lot: 31175sf

Prior Sale: \$262,000 (12/03)

81 MILLER AVE \$142,800

B: First Evergreen Props LLC

S: Wayne G Cousineau Sr & Middlesex Savings Bank

Book/Page: 51521/238, Date: 09/20/13

Use: 3 Bdrm Conventional, Lot: 9840sf

Prior Sale: \$1 (11/05)

Boylston

MARKET STATISTICS THROUGH AUGUST

	YTD 2012	YTD 2013
Number of 1-Fam Sales	31	31
Median Price	\$380,000	\$418,000

► REAL ESTATE SALES

206 EDGEBROOK DR U:206 \$145,000

B: Suzanna M Hash

S: Morrill Cheryl J Est & Graeme Boyle

Book/Page: 51522/52, Date: 09/20/13

Mtg: Bank of Canton \$100,000

Use: 2 Bdrm Condo

Prior Sale: \$229,900 (08/06)

11 LONGLEY HILL RD \$646,422

B: Elizabeth L Dylewicz & John P Dylewicz

S: Aaf Ansari Tr, Central St Boylston RT

Book/Page: 51512/107, Date: 09/18/13

Mtg: USA Alliance FCU \$132,450

Use: Res Potentially Dvlpble Land, Lot: 46609sf

9 MORNINGDALE AVE \$127,000

B: Robert W Field Tr, Property Development RT

S: FHLM

Book/Page: 51517/176, Date: 09/19/13

Mtg: Rodman Financial Corp \$150,000

Use: 3 Bdrm Cape Cod, Lot: 10019sf

Prior Sale: \$133,660 (06/13)

Grafton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	116	121
Median Price	\$364,000	\$332,000

► REAL ESTATE SALES

10 ALFALFA DR U:10	\$286,500
B: Zohreh Pourali & Ahmadali Mojahed	
S: George N Gabriel & Sally E Gabriel	
Book/Page: 51519/83, Date: 09/19/13	
Mtg: Digital FCU \$250,000	
Use: 3 Bdrm Condo, Lot: 2970792sf	
Prior Sale: \$1 (04/12)	

27 CORTLAND WAY	\$499,000
B: Soyoung Kim & Masaki Shirayama	
S: REEM Property LLC	
Book/Page: 51513/79, Date: 09/18/13	
Mtg: Southbridge Svgs Bk \$399,200	
Use: 5 Bdrm Colonial, Lot: 94090sf	
Prior Sale: \$397,000 (09/13)	

14 MILFORD RD U:2	\$140,400
B: Janet M Sannicandro	
S: FNMA	
Book/Page: 51516/181, Date: 09/19/13	
Mtg: Century 21 Mtg Corp \$137,857	
Use: Condo, Lot: 43560sf	
Prior Sale: \$158,419 (05/13)	

23 SAMUEL DR U:23	\$160,000
B: Karen Li & Chi K Kam	
S: Jacob S Wolfson	
Book/Page: 51518/124, Date: 09/19/13	
Use: 2 Bdrm Condo	
Prior Sale: \$203,000 (05/09)	

101 UPTON ST	\$2,200,000
B: Grafton Commons LLC	
S: Magill John H Est & John H Magill Jr	
Book/Page: 51502/151, Date: 09/17/13	
Mtg: Milford Natl Bk & Tr \$1,610,000	
Use: Apartment Bldg - 9 + Units, Lot: 82764sf	

4 WESTVIEW ST	\$299,900
B: Dana W Johnson	
S: Mark S Boulay & Meredith I Boulay	
Book/Page: 51523/165, Date: 09/20/13	
Mtg: Provident Funding Grp \$284,900	
Use: 3 Bdrm Ranch, Lot: 13068sf	
Prior Sale: \$282,000 (05/07)	

► FORECLOSURE DEEDS

27 CORTLAND WAY	\$397,000
B: REEM Property LLC	
S: Donna M Philipson & Bank Of America NA	
Book/Page: 51498/124, Date: 09/16/13	
Mtg: Raymond C Green & Co \$2,000,000	
Use: 5 Bdrm Colonial, Lot: 94090sf	
Prior Sale: \$656,988 (07/04)	

Hardwick

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	12	9
Median Price	\$125,000	\$195,000

► REAL ESTATE SALES

269 CHARITY HILL RD	\$200,000
B: Lisa J Nash Tr, Richard Romano RET	
S: William H Cochrane & Sharlene V Cochrane	
Book/Page: 51505/89, Date: 09/17/13	
Use: 1 Bdrm Bngl/cottage, Lot: 178160sf	

Harvard

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	30	48
Median Price	\$527,000	\$527,500

► REAL ESTATE SALES

95 OAK HILL RD	\$80,066
B: Edward G Macmahon	
S: Patricia A Dalconzo	
Book/Page: 51499/193, Date: 09/16/13	
Use: 3 Bdrm Conventional, Lot: 150282sf	
Prior Sale: \$540,000 (09/07)	

31 PENINSULA RD	\$165,000
B: Ezra L Dunton & Mardis M Dunton	
S: Ezra L Dunton & Barbara G Nadeau	
Book/Page: 85/174, Date: 09/17/13	
Use: 3 Bdrm Ranch, Lot: 43560sf	
Prior Sale: \$1 (08/13)	

Holden

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	129	171
Median Price	\$235,000	\$260,000

► REAL ESTATE SALES

27 BANCROFT RD	\$239,000
B: Anthony J Bo & Danielle M Gregory	
S: David Fredette & Michele Fredette	
Book/Page: 51521/24, Date: 09/20/13	
Mtg: Prospect Mortgage LLC \$234,671	
Use: 3 Bdrm Cape Cod, Lot: 6970sf	
Prior Sale: \$160,000 (06/06)	

244 FISHER RD	\$368,000
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B: Samuel M Adams	
S: Barbara A Carlin	
Book/Page: 51500/303, Date: 09/16/13	
Mtg: Bank of Canton \$260,000	
Use: 3 Bdrm Ranch, Lot: 182006sf	
Prior Sale: \$160,000 (12/02)	

222 HIGHLAND ST	\$300,000
B: Troy E Milliken & Jessica H Chase	
S: Anthony Traylor & Elizabeth Traylor	
Book/Page: 51500/55, Date: 09/16/13	
Mtg: Ocwen Fin Svc Inc \$285,000	
Use: 3 Bdrm Cape Cod, Lot: 18665sf	
Prior Sale: \$1 (03/09)	

201 KENDALL RD	\$425,000
B: Gerald J Kersus & Kathleen M Kersus	
S: Sylvia V Caswell	
Book/Page: 51499/277, Date: 09/16/13	
Mtg: Residential Mtg Svcs \$100,000	
Use: 5 Bdrm Cape Cod, Lot: 69621sf	

143 MASON RD	\$304,000
B: John R Henkins & Ashley R Poirier	
S: Michael C Meyer & Carol N Meyer	
Book/Page: 51524/90, Date: 09/20/13	
Mtg: Leominster CU \$243,200	
Use: 4 Bdrm Colonial, Lot: 41742sf	
Prior Sale: \$52,500 (05/98)	

525 QUINAPOXET ST	\$130,000
B: Michael Fiorelli	
S: Eric J Migdelany	
Book/Page: 51522/225, Date: 09/20/13	
Mtg: Barre Savings Bank \$94,400	
Use: 2 Bdrm Cape Cod, Lot: 20143sf	

61 SHERWOOD HILL DR	\$173,000
B: Mike S Sjaaw & Jeffrey G Sjaaw	
S: Thomas E Duff	
Book/Page: 51497/182, Date: 09/16/13	
Use: 3 Bdrm Raised Ranch, Lot: 13939sf	

97 SHREWSBURY ST	\$200,000
B: Erin Garcia & Luis Garcia	
S: Susan E Enman Tr, Robert&Susan Enman LT	
Book/Page: 51499/141, Date: 09/16/13	
Mtg: Mortgage Research Ctr \$204,300	
Use: 4 Bdrm Cape Cod, Lot: 12632sf	
Prior Sale: \$1 (11/07)	

249 SHREWSBURY ST	\$185,000
B: Ronald E Newton & Judith J Newton	
S: Olson Richard C Est & Ann M Dominquez-Olson	
Book/Page: 51526/221, Date: 09/20/13	
Mtg: Mackinac Savings Bank \$216,015	
Use: 2 Bdrm Cape Cod, Lot: 21344sf	

92 STEELE ST	\$253,000
B: Christopher R Jones & Shinae Kim	
S: Michele L Johnson	
Book/Page: 51526/102, Date: 09/20/13	
Mtg: Navy FCU \$253,000	
Type: Adj	
Use: 4 Bdrm Ranch, Lot: 49148sf	
Prior Sale: \$188,000 (05/03)	

70 TIMBER LN	\$375,000
B: Matthew P Odonoghue & Maria R Odonoghue	
S: John J Dipietro Tr, Dipietro LT	
Book/Page: 51494/327, Date: 09/16/13	
Mtg: Mackinac Savings Bank \$300,000	
Use: 4 Bdrm Colonial, Lot: 22215sf	
Prior Sale: \$1 (03/11)	

39 VISTA CIR	\$410,000
B: Antonio Chiuchiolo & Pilar Alvarez	
S: Gengel C&S Builders Inc	
Book/Page: 51517/311, Date: 09/19/13	
Mtg: Guaranteed Rate Inc \$280,000	
Use: Residential Developable Land, Lot: 10106sf	

Hopedale

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	29	28
Median Price	\$325,000	\$336,250

► REAL ESTATE SALES

169 DUTCHER ST U:169	\$225,000
B: KKEM RT	
S: Michael J Romeo & Maja E Romeo	
Book/Page: 51516/274, Date: 09/19/13	
Mtg: Wayne Skudera \$205,000	
Use: 3 Bdrm Condo	
Prior Sale: \$1 (09/04)	

14 HERON LN	\$485,000
B: Julie Gavin & Dennis J Gavin	
S: Roshani Sodhani & Tony E Harrison	
Book/Page: 51498/275, Date: 09/16/13	
Use: 4 Bdrm Colonial, Lot: 47507sf	
Prior Sale: \$535,000 (06/07)	

Hubbardston

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	23	30
Median Price	\$210,000	\$195,000

► REAL ESTATE SALES

4 BIRCHES RD	\$330,000
B: Clinton E Birch Jr & Susan A Birch	
S: Samuel M Adams	
Book/Page: 51500/115, Date: 09/16/13	
Mtg: Wells Fargo Bank \$235,000	
Use: 3 Bdrm Colonial, Lot: 136192sf	
Prior Sale: \$55,000 (07/01)	

111 GARDNER RD	\$178,000
B: Alecia G Fohlin-Parker & Jason J Parker	
S: Calista Crutcher & Bertie L Milliken 3rd	
Book/Page: 51512/309, Date: 09/18/13	
Mtg: Fairway Ind Mtg \$181,632	
Use: 3 Bdrm Ranch, Lot: 86970sf	
Prior Sale: \$1 (04/13)	

Lancaster

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	52	39
Median Price	\$221,000	\$293,000

► REAL ESTATE SALES

937 GEORGE HILL RD	\$389,000
B: Carrie L Reid & George W Reid	
S: James M Buck & Georgia A Buck	
Book/Page: 51520/3, Date: 09/20/13	
Mtg: Workers Credit Union \$250,000	
Type: Adj	
Use: 5 Bdrm Contemporary, Lot: 47045sf	

12 HIGH STREET EXT	\$130,000
B: Victor M Travassos	
S: Doris Coughlin	
Book/Page: 51524/51, Date: 09/20/13	
Mtg: Prospect Mortgage LLC \$126,100	
Use: 2 Bdrm Conventional, Lot: 15246sf	

136 NARROW LN	\$234,000
B: Montachusett Prop Mgmt	
S: Chieko T Loy	
Book/Page: 51520/60, Date: 09/20/13	
Mtg: Digital FCU \$187,200	
Use: 2-Family Conventional, Lot: 17860sf	
Prior Sale: \$1 (06/12)	

13 RUNAWAY BROOK RD	\$409,000
B: John Omalley & Karen Omalley	
S: Runaway Brook LLC	
Book/Page: 51523/340, Date: 09/20/13	
Use: Res Potentially Dvlpble Land, Lot: 87556sf	

Leicester

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	57	61
Median Price	\$155,000	\$205,000

► REAL ESTATE SALES

208 AUBURN ST	\$160,000
B: Eric E Klem	
S: David A Cuthbertson	
Book/Page: 51497/345, Date: 09/16/13	
Mtg: Spencer Svgs Bk \$152,000	
Use: 3 Bdrm Ranch, Lot: 20000sf	
Prior Sale: \$156,500 (03/10)	

1-A HAMMOND ST	\$40,000
B: James M Small	
S: William R Bent & Carol G Bent	
Book/Page: 51522/20, Date: 09/20/13	
Use: Res Potentially Dvlpble Land, Lot: 59242sf	

329 MAIN ST	\$120,000
B: Jeffrey S Canane Sr & Jeffrey S Canane Jr	
S: Julie A Connor	
Book/Page: 51498/313, Date: 09/16/13	
Use: 4 Bdrm Conventional, Lot: 32670sf	

491 MARSHALL ST	\$270,000
B: Christopher T Heffernan	
S: Frederick Laffash	
Book/Page: 51511/346, Date: 09/18/13	
Mtg: St Marys Credit Union \$200,000	
Use: Residential Developable Land, Lot: 40000sf	
Prior Sale: \$45,000 (12/12)	

64 VIRGINIA DR U:35	\$258,777
B: John Cooke Tr, Cooke FT	
S: Prospect Hill Estates LLC	
Book/Page: 51526/75, Date: 09/20/13	
Use: Condo	

WORCESTER REGISTRY continued

4 DEERFIELD RD	\$327,000
B: Shardul H Mehta & Allison Mehta S: F M McNamara Tr, Mcnamara RT Book/Page: 51523/251, Date: 09/20/13 Mtg: ERA Mtg \$310,650 Use: 3 Bdrm Raised Ranch, Lot: 36900sf	
10 GORDON RD	\$242,500
B: Pabitra Neupane & Purma Neupane S: Thanh V Ngo & My T Ngo Book/Page: 51501/310, Date: 09/17/13 Mtg: Bank of America NA \$162,500 Use: 4 Bdrm Cape Cod, Lot: 10000sf	
26 HAPGOOD WAY	\$500,000
B: Patrick A Glynn & Laura T Glynn S: Highland Hills LLC Book/Page: 51499/319, Date: 09/16/13 Mtg: Central One FCU \$350,000 Use: Residential Developable Land, Lot: 16120sf Prior Sale: \$160,000 (02/13)	
106 HARRINGTON FARMS WAY U:106..	\$229,800
B: Elaine J Donahue S: Sean P Mccarthy Tr, Harrington Farms Way RT Book/Page: 51524/385, Date: 09/20/13 Mtg: NE Moves Mortgage Co \$183,840 Use: 2 Bdrm Condo Prior Sale: \$1 (05/10)	
12 HERONWOOD DR.....	\$422,500
B: Dhanrajan Tiruchinapalli & Jayanthi Surendarane S: Michael Rider & Kristin K Rider Book/Page: 51500/366, Date: 09/16/13 Mtg: Leader Mtg \$380,000 Use: 1-Family Colonial, Lot: 15201sf Prior Sale: \$419,900 (11/03)	
911 MAIN ST	\$403,500
B: Mrudula Bollu & Ananda K Bollu S: Richard A Fox & Kathleen R Fox Book/Page: 51523/121, Date: 09/20/13 Mtg: Salem Five Mtg Corp \$322,800 Use: 3 Bdrm Colonial, Lot: 17193sf Prior Sale: \$139,000 (12/06)	
6 NIGHTINGALE DR	\$425,000
B: Anees Ghosh & Nauras Jamal S: Francis K Chan & Gimel M Chan Book/Page: 51525/340, Date: 09/20/13 Mtg: Cole Taylor Bank \$340,000 Use: 3 Bdrm Colonial, Lot: 12793sf Prior Sale: \$359,000 (04/03)	
6 SILVER GATE CIR	\$475,000
B: Huayi Yang S: Laura T Glynn & Patrick A Glynn Book/Page: 51498/310, Date: 09/16/13 Use: 3 Bdrm Cape Cod, Lot: 20628sf Prior Sale: \$1 (02/09)	
249 SPRING ST.....	\$610,000
B: Mark S Boulay & Meredith I Boulay S: Theodore Pappas & Phyllis A Pappas Book/Page: 51496/233, Date: 09/16/13 Mtg: Grafton Suburban CU \$400,000 Use: 4 Bdrm Cape Cod, Lot: 43444sf	
30 TANAGER DR.....	\$249,900
B: Kathleen Fox & Richard Fox S: Lloyd Mundt & Catherine Mundt Book/Page: 51526/155, Date: 09/20/13 Mtg: Shrewsbury Mun EFCU \$86,900 Use: 7 Bdrm Ranch, Lot: 12500sf Prior Sale: \$147,900 (12/99)	
28 WILLIAMSBURG CT U:23	\$149,500
B: Mithun Kamath & Niharika Singh S: Mary L Sayeta Book/Page: 51500/150, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$119,500 Use: 2 Bdrm Condo Prior Sale: \$179,900 (02/06)	
► FORECLOSURE DEEDS	
25 FERNCROFT RD.....	\$308,633
B: FNMA S: Althea M Redican & Wells Fargo Bank NA Book/Page: 51509/357, Date: 09/18/13 Use: 3 Bdrm Ranch, Lot: 10027sf Prior Sale: \$1 (01/07)	

Southborough

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	82	99
Median Price	\$458,700	\$485,000
► REAL ESTATE SALES		
120 NORTHBORO RD.....	\$320,500	
B: John A Rossman S: Charles W Johnson Tr, Johnson FT Book/Page: 51522/96, Date: 09/20/13 Mtg: Guaranteed Rate Inc \$309,803 Use: 4 Bdrm Colonial, Lot: 45302sf Prior Sale: \$1 (06/05)		
9 PLEASANT ST.....	\$298,000	
B: New Eng CChildren S: Marilza R Sergio & Elmır Sergio Book/Page: 51509/86, Date: 09/18/13 Use: 3 Bdrm Colonial, Lot: 5663sf Prior Sale: \$157,500 (01/00)		

Southbridge

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	77	64
Median Price	\$135,900	\$145,000
► REAL ESTATE SALES		
79 DURFEE ST	\$186,900	
B: Domenica Digregorio & Croce R Digregorio S: Roger J Lavallee & Joanne L Lavallee Book/Page: 51499/380, Date: 09/16/13 Use: 3 Bdrm Split Level, Lot: 14002sf		
26 MARC AVE.....	\$120,000	
B: Brian J Sweet 2nd & Tamara L Sweet S: JP Morgan Chase Bank NA Book/Page: 51499/359, Date: 09/16/13 Mtg: Wells Fargo Bank \$145,315 Use: 4 Bdrm Cape Cod, Lot: 60984sf Prior Sale: \$193,900 (11/08)		
231 MECHANIC ST	\$137,500	
B: SBRA Realty LLC S: Southbridge Savings Bank Book/Page: 51521/251, Date: 09/20/13 Mtg: Southbridge Svgs Bk \$405,000 Use: Apartment Bldg - 4-8 Units, Lot: 7775sf Prior Sale: \$605,000 (08/13)		
5 PLEASANT ST.....	\$134,000	
B: SBRA Realty LLC S: Southbridge Savings Bank Book/Page: 51521/248, Date: 09/20/13 Mtg: Southbridge Svgs Bk \$405,000 Use: Mixed Use-prim Res & Comm, Lot: 8712sf Prior Sale: \$605,000 (08/13)		
28 PLEASANT ST.....	\$178,500	
B: SBRA Realty LLC S: Southbridge Savings Bank Book/Page: 51521/255, Date: 09/20/13 Use: Apartment Bldg - 4-8 Units, Lot: 5412sf Prior Sale: \$605,000 (08/13)		

56 SERVANT WAY	\$239,900
B: Ellen M Colwell & Alan R Colwell S: Michael E Lussier Book/Page: 51525/126, Date: 09/20/13 Mtg: Hometown Bk Coop \$176,920 Type: Adj Use: Residential Developable Land, Lot: 22552sf	
261 SOUTH ST	\$42,000
B: James Fontaine S: Peter Holden Book/Page: 51524/357, Date: 09/20/13 Use: 4 Bdrm Conventional, Lot: 20730sf	
655-B WORCESTER ST	\$204,500
B: James V Cicio & Lisa M Cicio S: 4RE LLC Book/Page: 51521/75, Date: 09/20/13 Use: 3 Bdrm Split Level, Lot: 22600sf Prior Sale: \$1 (11/07)	

Spencer

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	62	61
Median Price	\$176,250	\$172,500
► REAL ESTATE SALES		
49 MEADOW RD	\$50,000	
B: John J Howard & Carol A Howard S: Dolores B Carrigan Book/Page: 51505/34, Date: 09/17/13 Use: 2 Bdrm Conventional, Lot: 60436sf		
91 WILSON AVE.....	\$200,000	
B: Marlo Connor & Travis Connor S: K C Magnuson-Bernard Tr, Wilson Avenue RT Book/Page: 51506/83, Date: 09/17/13 Use: 5 Bdrm Cape Cod, Lot: 15048sf Prior Sale: \$88,000 (09/95)		

Sterling

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	51	35
Median Price	\$233,500	\$309,500
► REAL ESTATE SALES		
DIPIETRO AVE	\$50,000	
B: Woodhaven Campgrnd Assoc S: John B Dipietro Sr Book/Page: 51525/158, Date: 09/20/13		
92 LAKE SHORE DR.....	\$213,000	
B: James F Connor S: Robert Fontaine & Maureen F Fontaine Book/Page: 51508/38, Date: 09/17/13 Mtg: Workers Credit Union \$170,400 Use: 2 Bdrm Ranch, Lot: 22533sf		
325 LEOMINSTER RD	\$45,000	
B: Justin P Harrington S: Esther A Giambrocco Tr, Esther A Giambrocco LT Book/Page: 51499/342, Date: 09/16/13 Mtg: 9 Lot Pierce Pond VII \$60,000 Use: 1 Bdrm Conventional, Lot: 87120sf		

Sturbridge

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	71	62
Median Price	\$235,000	\$248,300
► REAL ESTATE SALES		
260 MAIN ST	\$230,000	
B: Juanita Kenderian & David Kenderian S: Linda S Wright Book/Page: 64/131, Date: 09/18/13 Use: 4 Bdrm Antique, Lot: 74052sf Prior Sale: \$105,500 (08/94)		
510 MAIN ST	\$625,000	
B: Cumberland Farms Inc S: Juanita Kenderian & Richard D Kenderian Book/Page: 51514/383, Date: 09/19/13 Use: 2-Family Family Flat, Lot: 23522sf		

Sutton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	46	49
Median Price	\$269,450	\$330,000
► REAL ESTATE SALES		
2 CENTRAL TPKE	\$212,500	
B: Annemarie J Brignola S: Gerald L Thomas & Patricia E Thomas Book/Page: 51514/350, Date: 09/19/13 Mtg: Poli Mtg Group \$208,650 Use: 2 Bdrm Conventional, Lot: 84792sf		
6 CLOVER HILL RD	\$285,000	
B: Brooke J Sherman-Schmieg & Gabriel Schmieg S: Raymond J Vallee & Lorraine M Vallee Book/Page: 51512/330, Date: 09/18/13 Mtg: Sirva Mortgage \$270,750 Use: 3 Bdrm Raised Ranch, Lot: 35283sf Prior Sale: \$190,000 (12/98)		
69 CLUBHOUSE WAY U:69	\$583,000	
B: George M Levitt & Tricia C Levitt S: Black Brook Realty LLC Book/Page: 51517/390, Date: 09/19/13 Mtg: Guaranteed Rate Inc \$285,000 Use: Possible New Construction		
11 LAKEVIEW CIR.....	\$385,000	
B: Daniel V Benedict & Julie A Benedict S: Michael F Murphy Book/Page: 51499/164, Date: 09/16/13 Mtg: Franklin Amer Mtg \$354,500 Use: 3 Bdrm Cape Cod, Lot: 63160sf Prior Sale: \$217,000 (12/97)		
115 UXBRIDGE RD	\$235,000	
B: Susan P Bilodeau S: Joseph M Raad & Caren Raad Book/Page: 51507/56, Date: 09/17/13 Mtg: UniBank for Savings \$175,000 Use: 3 Bdrm Cape Cod, Lot: 31857sf Prior Sale: \$185,000 (06/08)		

Templeton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	62	38
Median Price	\$131,500	\$156,500
► REAL ESTATE SALES		
69 BROOKS RD.....	\$145,000	
B: Edith M Conrad & Arthur L Conrad S: Francis E Lajoie & Theresa M Lajoie Book/Page: 51494/37, Date: 09/16/13 Use: 5 Bdrm Colonial, Lot: 98446sf Prior Sale: \$280,000 (01/06)		
147 PATRIOTS RD.....	\$57,000	
B: Lawrence Bankowski 2nd & Melissa M Sund S: Richard J Smith Book/Page: 51495/6, Date: 09/16/13 Mtg: Richard J Smith \$57,000 Use: 3 Bdrm Conventional, Lot: 43560sf Prior Sale: \$50,000 (07/13)		

Upton

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	44	70
Median Price	\$345,000	\$357,500
► REAL ESTATE SALES		
49 EAST ST.....	\$150,000	
B: Joan M Manning & Gregory T Manning S: James T Burke & Carol L Burke Book/Page: 51521/55, Date: 09/20/13 Mtg: Carol L Burke \$70,000 Use: Residential Developable Land, Lot: 81002sf		
MENDON ST	\$200,000	
B: David Mazzola & Laurie M Mazzola S: David J Benney Tr, Benney FT Book/Page: 51497/263, Date: 09/16/13 Use: Residential Undvlpble Land, Lot: 1854349sf		
332 MENDON ST	\$1,700,000	
B: Laurie M Mazzola & David Mazzola S: David J Benney & Elizabeth M Benney Book/Page: 51497/267, Date: 09/16/13 Mtg: RBS Citizens NA \$1,350,000 Use: Residential-multiple Bldgs, Lot: 830670sf Prior Sale: \$1 (06/07)		

Uxbridge

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	74	79
Median Price	\$211,500	\$275,000
► REAL ESTATE SALES		
5 ADAMS CT U:5	\$320,000	
B: Denise Cantiello & Richard E Luzi S: Robert B Payton & E S Payton Book/Page: 51510/133, Date: 09/18/13 Use: 3 Bdrm Condo Prior Sale: \$324,015 (09/04)		
9 CARRIAGE PATH U:9.....	\$176,000	
B: Richard A Morrison S: Alice C Donaghue Book/Page: 51506/89, Date: 09/17/13 Mtg: UniBank for Savings \$132,000 Use: 2 Bdrm Condo Prior Sale: \$274,210 (08/03)		
41 HERITAGE RD.....	\$351,500	
B: Angela Mccarty & Edward Mccarty S: Donald D Forgie & Patricia D Forgie Book/Page: 51524/210, Date: 09/20/13 Mtg: Mortgage Master Inc \$363,099 Use: 3 Bdrm Colonial, Lot: 44431sf Prior Sale: \$189,588 (12/93)		
88 PROVIDENCE ST.....	\$290,000	
B: Rose C Boucher & Richard H Boucher Jr S: FHLM Book/Page: 51500/75, Date: 09/16/13 Mtg: Century 21 Mtg Corp \$284,747 Use: 3 Bdrm Colonial, Lot: 233046sf Prior Sale: \$320,304 (01/10)		

Warren

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	35	15
Median Price	\$135,000	\$150,000
► REAL ESTATE SALES		
163 SARTY RD	\$100,000	
B: Eric Pitnam S: Nicole E Mack & Thomas J Stevens Book/Page: 51517/80, Date: 09/19/13 Mtg: Wells Fargo Bank \$95,000 Use: 4 Bdrm Ranch, Lot: 117353sf Prior Sale: \$164,000 (07/08)		

Webster

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	89	107
Median Price	\$177,500	\$185,000
► REAL ESTATE SALES		
8 GROVE ST	\$210,000	
B: Pawel Powaza & Karen Powaza S: Faith Assembly Of God Inc Book/Page: 51524/326, Date: 09/20/13 Mtg: Fidelity Cp Bk \$203,700 Use: Church Property, Lot: 8581sf Prior Sale: \$50,000 (03/04)		
9 HICKORY LN.....	\$200,000	
B: Melissa Pelletier & James E Brink Jr S: Pelletier Erbest H Est & Grace M Pelletier Book/Page: 51502/388, Date: 09/17/13 Mtg: Shamrock FncI Corp \$160,000 Use: 3 Bdrm Ranch, Lot: 22738sf Prior Sale: \$2,514 (06/07)		
59 HILLSIDE AVE.....	\$186,000	
B: Sarah L Stlaurent & Daniel P Stlaurent S: Shawn W Blythe & Sheila Blythe Book/Page: 51506/352, Date: 09/17/13 Mtg: Webster First FCU \$180,420 Use: 3 Bdrm Cape Cod, Lot: 12240sf Prior Sale: \$150,000 (04/01)		

West Boylston

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	40	50
Median Price	\$237,163	\$233,500
► REAL ESTATE SALES		
132 ANGELL BROOK DR U:132	\$264,900	
B: John E Gillespie & Diane L Gillespie S: Angell Brook Dev Corp Book/Page: 51525/100, Date: 09/20/13 Mtg: Webster First FCU \$210,000 Use: 2 Bdrm Condo, Lot: 43560sf		
54 CAVOUR CIR	\$196,000	
B: Kyle N Brainard S: Volungis Anita C Est & Paul L Volungis Book/Page: 51525/177, Date: 09/20/13 Mtg: Gateway Fndng Mtg \$195,918 Use: 3 Bdrm Ranch, Lot: 15830sf Prior Sale: \$1 (05/13)		
21 FRANKLIN ST	\$440,000	
B: CAF Real Estate Dev LLC S: Joseph R Evangelista Tr, L&E RT Book/Page: 51518/45, Date: 09/19/13 Mtg: Bay State Savings Bk \$700,000 Use: 3 Bdrm Cape Cod, Lot: 47916sf Prior Sale: \$400,000 (12/04)		
9 OLDE CENTURY FARM RD	\$450,000	
B: Maureen Migdelany & Edward Migdelany S: Paul G Baril & Elaine B Baril Book/Page: 51496/348, Date: 09/16/13 Mtg: Guaranteed Rate Inc \$360,000 Use: 3 Bdrm Cape Cod, Lot: 50094sf Prior Sale: \$399,900 (01/10)		

West Brookfield

MARKET STATISTICS THROUGH AUGUST		
	YTD 2012	YTD 2013
Number of 1-Fam Sales	19	20
Median Price	\$150,000	\$179,000
► REAL ESTATE SALES		
18 LAKE ST.....	\$260,000	
B: Stephen F Segatore Jr S: Jeremiah Woods & Brede M Woods Book/Page: 51516/383, Date: 09/19/13 Mtg: ERA Mtg \$255,290 Use: 3 Bdrm Conventional, Lot: 84506sf Prior Sale: \$315,000 (09/03)		

Westborough

MARKET STATISTICS THROUGH AUGUST

YTD 2012

YTD 2013

Number of 1-Fam Sales

128

109

Median Price

\$396,750

\$452,250

► REAL ESTATE SALES

7 CHURCH ST

B: SG 2 Enterprise LLC

S: Cong Church Of Westborgh

Book/Page: 51511/257, Date: 09/18/13

Mtg: Avidia Bank \$250,000

Use: Church Property, Lot: 10890sf

\$417,500

216 CORNING FAIRBANKS WAY U:178..

B: Gail C Debs Tr, Ryan Walsh RET

S: Toll MA 2 LLC

Book/Page: 51500/110, Date: 09/16/13

Use: Condo

\$293,591

24 E MAIN ST

B: 24 E Main Street LLC

S: Global Co LLC

Book/Page: 51512/354, Date: 09/18/13

Mtg: Global Co LLC \$475,000

Use: Gas/service Station, Lot: 15745sf

Prior Sale: \$5,357,000 (09/10)

\$900,000

5 GOLDEN CT U:5

B: Samuel E Schneider & Karen B Schneider

S: Casa Builders&Dev Corp

Book/Page: 51500/328, Date: 09/16/13

Mtg: Needham Bk \$337,500

Use: Possible New Construction

\$450,000

7 JENNINGS RD

B: Patricia A Stanhope

S: Colleen Dowd & Paul Dowd

Book/Page: 51507/41, Date: 09/17/13

Use: 3 Bdrm Ranch, Lot: 12100sf

Prior Sale: \$1 (12/06)

\$342,500

70 MILK ST

B: Michael Henry

S: Eric B Johnson & Dawn J Johnson

Book/Page: 51526/81, Date: 09/20/13

Mtg: NE Moves Mortgage Co \$291,000

Use: 3 Bdrm Colonial, Lot: 5862sf

Prior Sale: \$160,000 (11/98)

\$300,000

3 ROY ST

B: Shirley Ellison & Blake C Ellison

S: Yinan Wu & Yiping Du

Book/Page: 51502/40, Date: 09/17/13

Mtg: Morgan Stanley \$596,700

Type: Adj

Use: 4 Bdrm Colonial, Lot: 42580sf

Prior Sale: \$617,500 (05/02)

\$740,000

346 TURNPIKE RD

B: Toll MA Land 2 LP

S: 346 Turnpike LLC

Book/Page: 51493/339, Date: 09/16/13

Use: Commercial Developable Land, Lot: 857696sf

Prior Sale: \$1 (12/10)

\$5,250,000

19 WHEELER RD

B: Beata Lelacheur & Richard Lelacheur

S: Mark A Benton & Genevieve M Benton

Book/Page: 51498/160, Date: 09/16/13

Use: 4 Bdrm Colonial, Lot: 13211sf

Prior Sale: \$316,750 (04/01)

\$360,000

Winchendon

MARKET STATISTICS THROUGH AUGUST

YTD 2012

YTD 2013

Number of 1-Fam Sales

68

64

Median Price

\$114,250

\$147,500

► REAL ESTATE SALES

736 CENTRAL ST

B: Kenneth I. Amadio-Neville & Robert B Neville

S: Pauline J Giroard Jr & Lois J Giroard

Book/Page: 51509/50, Date: 09/18/13

Mtg: GSF Mortgage Corp \$207,500

Use: 2 Bdrm Cape Cod, Lot: 89124sf

\$207,500

11 BEACON ST

B: REBESTA L Small

S: Winchendon Redev Auth

Book/Page: 51502/339, Date: 09/17/13

Mtg: Salem Five Mtg Corp \$101,938

Use: City/town Property, Lot: 8712sf

Prior Sale: \$1 (08/11)

\$99,900

60 HALL RD

B: Winchendon School Inc

S: Wendy S Snickenberger Tr, Simila LT

Book/Page: 51501/247, Date: 09/17/13

Use: 4 Bdrm Ranch, Lot: 24959sf

Prior Sale: \$1 (12/03)

\$240,000

113-115 LINCOLN AVE

B: Li Batista-Lin

S: Karen Clement

Book/Page: 51519/196, Date: 09/20/13

Mtg: Workers Credit Union \$128,571

Use: 2-Family Two Family, Lot: 14549sf

\$150,000

52 NORTH ST

B: Douglas L Rudy

S: Jason Boswell & Tara L Boswell

Book/Page: 51510/243, Date: 09/18/13

Mtg: WestStar Mortgage Inc \$128,571

Use: 2 Bdrm Old Style, Lot: 10890sf

Prior Sale: \$138,500 (10/01)

\$126,000

Worcester

MARKET STATISTICS THROUGH AUGUST

YTD 2012

YTD 2013

Number of 1-Fam Sales

641

646

Median Price

\$160,000

\$180,000

► REAL ESTATE SALES

12 2ND ST

B: Joseph Cariglia Tr, 12 2nd Street RT

S: FNMA

Book/Page: 51517/103, Date: 09/19/13

Mtg: Buy Now Funding LLC \$40,000

Use: 3 Bdrm Raised Ranch, Lot: 5100sf

Prior Sale: \$238,005 (06/13)

\$75,000

60 AFFORCE ST U:B

B: Ephie Koomson

S: Paul Papalio

Book/Page: 51518/38, Date: 09/19/13

Use: Condo

\$225,000

10 ASHBURNHAM RD

B: Brandi L Brinnell

S: Daniel V Benedict & Julie A Benedict

Book/Page: 51496/369, Date: 09/16/13

Mtg: Bank of Canton \$199,500

Use: 3 Bdrm Bngl/cottage, Lot: 6915sf

Prior Sale: \$250,000 (09/07)

\$210,000

Credit Records

Voluntary Bankruptcies

Filed: Office of the Clerk, US Bankruptcy Court, O'Neill Federal Office Building, Boston.

These are Chapter 7 Liquidations in which a debtor turns over all property owned to be converted into money which is used to pay administration costs and creditors to the extent possible. Honest debtors receive a discharge relieving them from legal liability for the payment of provable debts listed in the petition with some specific exemptions, most notably taxes and support payments.

The name and mailing address of the person or entity filing the petition is followed by the filing date (D) and the case number (Case#).

BARNSTABLE
Bourne TSONIS, John N, 33 Edith Ave, Bourne, 02532-3032 D:09/26/13 Case#: 13-15688
Brewster IOVANNI, Donna J, 19 Chestnut Cir U:19, Brewster, 02631-2929 D:09/23/13 Case#: 13-15591
Falmouth CAPE FISHING OUTFITTERS, PO Box 1969, Falmouth, 02540 D:09/25/13 Case#: 13-15650 FALVEY, Robert B, 114 Sandwich Rd, Falmouth, 02536-5667 D:09/23/13 Case#: 13-15598 JOHNSTONE, Bonnie M, 56 Antlers Shore Dr, Falmouth, 02536-6202 D:09/26/13 Case#: 13-15682
Hyannis NOGUEIRA, Jean F, 93 Connemara Cir, Hyannis, 02601-5308 D:09/27/13 Case#: 13-15708
Mashpee MEDEIROS, Karen Marie, 24 Tri Town Cir, Mashpee, 02649-4301 D:09/23/13 Case#: 13-15593
Sandwich LAWTON, John P, 22 Pickerel Way, Sandwich, 02644-1902 D:09/26/13 Case#: 13-15685 LUDVIGSSON, Edward A, 54 Woodridge Rd, Sandwich, 02537-1622 D:09/25/13 Case#: 13-15651
Yarmouth KARIOTIS, Alessandra, 345 Camp St, Yarmouth, 02673-2476 D:09/27/13 Case#: 13-15707
BERKSHIRE MIDDLE
Lenox CARTER Jr, Paul C, 394 Under Mountain Rd, Lenox, 01240-2036 D:09/27/13 Case#: 13-31089
Stockbridge CHAMBERLIN, Christopher D, PO Box 1327, Stockbridge, 01262 D:09/23/13 Case#: 13-31041
BERKSHIRE NORTH
Cheshire WALKER, Aran J, 1588 Wells Rd, Cheshire, 01225-9135 D:09/27/13 Case#: 13-31091
BRISTOL FALL RIVER
Fall River CADIME, Joseph R, 491 E Main St, Fall River, 02724-3105 D:09/27/13 Case#: 13-15730 CARNEIRO, Delia M, 497 Ridge St, Fall River, 02724-3450 D:09/27/13 Case#: 13-15725 CARPENTER, Ruthanne, 61 Stewart St, Fall River, 02720-3919 D:09/27/13 Case#: 13-15737 KRUZEL, Suzanne E, 293 Crescent St, Fall River, 02720-4231 D:09/26/13 Case#: 13-15692 LEPAGE, Ermelinda L, 36 Ray St, Fall River, 02720-6936 D:09/24/13 Case#: 13-15616 MELO, Antonio, 57 Saint Joseph St, Fall River, 02723-2013 D:09/27/13 Case#: 13-15720 MORRISON, Larry, 290 Dwelly St, Fall River, 02724-1210 D:09/27/13 Case#: 13-15723 PERRY, Susanne, 344 Palmer St, Fall River, 02724-3254 D:09/27/13 Case#: 13-15736
Freetown ALVES, Glenda Gail, 191 Braley Rd, Freetown, 02717-1126 D:09/24/13 Case#: 13-15614 HUNT, Linda G, 21 Washburn Rd, Freetown, 02717-1110 D:09/27/13 Case#: 13-15724
Somerset AGUIAR, Marsha A, 52 Everett St, Somerset, 02726-5202 D:09/27/13 Case#: 13-15739 MYERS, Paul E, 25 Buxton Ave U:2, Somerset, 02726-4406 D:09/24/13 Case#: 13-15635
BRISTOL NORTH
Attleboro AL-KHIRSAN, Steven Jabber, 417 Thacher St, Attleboro, 02703-3527 D:09/24/13 Case#: 13-15632 BORDEN, Mary J, 23-A Red Oak Trailer Park, Attleboro, 02703-8007 D:09/26/13 Case#: 13-15678
Easton GIAMBUSSO, Charles J, 104 Dongary Rd U:104, Easton, 02375-1661 D:09/23/13 Case#: 13-15588 TEMPLE, David E, 41 Foundry St U:23-3, Easton, 02375-1703 D:09/26/13 Case#: 13-15684
Mansfield STONE, Cynthia L, 114-B Rumford Ave, Mansfield, 02048-2117 D:09/24/13 Case#: 13-15621
North Attleboro FARIS, Tammy J, 420 N Washington St, North Attleboro, 02760-1320 D:09/27/13 Case#: 13-15726 REED, Kenneth, 130 E Washington St, North Attleboro, 02760-2340 D:09/25/13 Case#: 13-15659 TERRIZZI, Stephanie Renee, 69 Circular St, North Attleboro, 02760-1143 D:09/23/13 Case#: 13-15604
Taunton BAPTISTA, David S, 187 School St, Taunton, 02780-1911 D:09/27/13 Case#: 13-15729 CAMPBELL, Timothy J, 30 Hillside Dr, Taunton, 02780-1156 D:09/26/13 Case#: 13-15683 WESTGATE, Susan T, 163 School St, Taunton, 02780-2627 D:09/27/13 Case#: 13-15734
BRISTOL SOUTH
Fairhaven PACELLA, Patricia A, 20 Manhattan Ave, Fairhaven, 02719-1814 D:09/24/13 Case#: 13-15636

New Bedford MATHIAS, Smy, 489 Summer St, New Bedford, 02740-5639 D:09/23/13 Case#: 13-15607 MURPHY, Bonnie H, 624 Cottage St U:2, New Bedford, 02740-5542 D:09/27/13 Case#: 13-15709 PACHECO, Elson M, 64 Nancy St, New Bedford, 02745-1112 D:09/27/13 Case#: 13-15738
ESSEX NORTH
Lawrence DONOVAN, Jacob D, 15 Custer St U:2, Lawrence, 01841-1906 D:09/24/13 Case#: 13-42415 GARCIA, Rafael M, 102 Wesley St U:102, Lawrence, 01841-1343 D:09/24/13 Case#: 13-42421 PERRY, Kristin Lee, 40 Floral St, Lawrence, 01841-4509 D:09/24/13 Case#: 13-42411
Methuen SANTANA, William, 9 Marc Ave, Methuen, 01844-3516 D:09/27/13 Case#: 13-42463 WALLACE, Ryan W, 25 Sawyer St, Methuen, 01844-2241 D:09/25/13 Case#: 13-42438
North Andover MENCIA Jr, Andres J, 285 Sutton St, North Andover, 01845-1650 D:09/23/13 Case#: 13-42401
ESSEX SOUTH
Amesbury CONRAD, Derek A, 9 Albion St, Amesbury, 01913-2634 D:09/26/13 Case#: 13-15681
Beverly RODERICK, Margaret, 12 Central St, Beverly, 01915-5802 D:09/26/13 Case#: 13-15669
Boxford STEWART-SPIRO, Laura A, 197 Georgetown Rd, Boxford, 01921-1607 D:09/26/13 Case#: 13-15674
Danvers DELPERO, Janet A, 11 Porter St U:408, Danvers, 01923-3031 D:09/27/13 Case#: 13-15706
Gloucester LOUGHLIN, Andrea D, 14 Babson St, Gloucester, 01930-3604 D:09/26/13 Case#: 13-15666 URBAN Sr, John S, 612 Essex Ave U:6, Gloucester, 01930-2007 D:09/26/13 Case#: 13-15667
Groveland CLOSE, Jennifer P, 24 Highland Ave, Groveland, 01834-1613 D:09/25/13 Case#: 13-15661
Haverhill DEMORLA, Gumercinda, 63 Webster St, Haverhill, 01830-5927 D:09/21/13 Case#: 13-42377 HOWLAND, Julianne C, 105 Keeley St, Haverhill, 01830-6696 D:09/26/13 Case#: 13-42444 RICKER, Stanley F, 265 Lake St, Haverhill, 01832-1149 D:09/27/13 Case#: 13-42470
Lynn ANTONIOU, Eleni, PO Box 2740, Lynn, 01901 D:09/27/13 Case#: 13-15733 GRANATO, Michele M, 11 Crescent St, Lynn, 01902-1913 D:09/26/13 Case#: 13-15687 GRIFFIN Jr, Richard E, 44 Fair Oaks Ave, Lynn, 01904-1707 D:09/23/13 Case#: 13-15586
Lynnfield KENT, Kimberly Paige, 1 Alexandra Rd, Lynnfield, 01940-2601 D:09/26/13 Case#: 13-15689
Marblehead SCHLAFMAN, Mark N, 72 Naugus Ave, Marblehead, 01945-1552 D:09/26/13 Case#: 13-15690
Nahant BRANGA, Mark, 13 Colby Way, Nahant, 01908-1511 D:09/25/13 Case#: 13-15656 BRANGA, Robert W, 13 Colby Way, Nahant, 01908-1511 D:09/25/13 Case#: 13-15657
Peabody ONEIL, Patricia H, 3 Ledgewood Way U:21, Peabody, 01960-1343 D:09/25/13 Case#: 13-15653 WILKINS Jr, William, 12 Crowninshield St U:602, Peabody, 01960-4301 D:09/27/13 Case#: 13-15698
Salem FUSCO, Gino, 74 Valley St, Salem, 01970-1953 D:09/25/13 Case#: 13-15641 KEANEY, Keith M, 92 Essex St U:2, Salem, 01970-5225 D:09/27/13 Case#: 13-15699
Swampscott MIGNONE, Paul J, 864 Humphrey St, Swampscott, 01907-2338 D:09/24/13 Case#: 13-15617
West Newbury GUY, Ann M, 87 Middle St, West Newbury, 01985-2102 D:09/25/13 Case#: 13-15662
FRANKLIN
Greenfield CALOON, Melissa A, 54 Riddell St, Greenfield, 01301-2002 D:09/26/13 Case#: 13-31081 DIPAOLLO, Denise J, 46 Prospect St, Greenfield, 01376-1305 D:09/26/13 Case#: 13-31087
Leverett MARTIN, Christopher James, 14-B N Leverett Rd, Leverett, 01054-9567 D:09/25/13 Case#: 13-31062
Leyden MANEWICH, Patrick William, 9 N County Rd, Leyden, 01337-9300 D:09/26/13 Case#: 13-31083
HAMPDEN
Agawam REMILLARD, Ronald R, 27 Alhambra Cir N, Agawam, 01001-2701 D:09/24/13 Case#: 13-31061
Chicopee KENNESON, Lynn A, 80 6th Ave, Chicopee, 01020-2318 D:09/24/13 Case#: 13-31057 PORTER, William L, 4 Franklin St, Chicopee, 01013-1506 D:09/24/13 Case#: 13-31051 RUTKOWSKI, Donna, 22 Briere Dr, Chicopee, 01020-1138 D:09/24/13 Case#: 13-31053
East Longmeadow GAUDET, Michael P, 77 Ridge Rd, East Longmeadow, 01028-1322 D:09/26/13 Case#: 13-31080
Holyoke APONTE, Ricardo, 4-6 Washington Ave, Holyoke, 01040-3537 D:09/26/13 Case#: 13-31076 BUCK, Sharon, 46 Cabot St, Holyoke, 01040-6053 D:09/23/13 Case#: 13-31045 COLEMAN, Cynthia M, 20 Mowry Ave, Holyoke, 01040-1134 D:09/24/13 Case#: 13-31056 GAETAN, Maria D, 8 Grover St, Holyoke, 01040-5806 D:09/24/13 Case#: 13-31058
Longmeadow ODONNELL, Elizabeth Ann, 113 Converse St, Longmeadow, 01106-1111 D:09/25/13 Case#: 13-31071
Ludlow HERNANDEZ, Daniel, 163 Lakeview Ave, Ludlow, 01056-2843 D:09/24/13 Case#: 13-31060

Palmer DELISLE, Richard H, 1011 Oak St, Palmer, 01069-1825 D:09/23/13 Case#: 13-31043 GIGUERE, Joseph P, 137-A Boston Rd, Palmer, 01069-2135 D:09/26/13 Case#: 13-31075 RIVERS 3rd, Louis J, 420 Boston Rd W, Palmer, 01069-9501 D:09/25/13 Case#: 13-31072
Southwick COLE, Ryann S, 26 Fernwood Rd, Southwick, 01077-9514 D:09/26/13 Case#: 13-31074 WILLEY Jr, Eben C, 151 Granville Rd, Southwick, 01077-9205 D:09/26/13 Case#: 13-31073
Springfield ACKLEY, Richard B, 100 Tavistock St, Springfield, 01119-1216 D:09/25/13 Case#: 13-31068 ALLAN, Richard J, 74 Oregon St, Springfield, 01118-1230 D:09/23/13 Case#: 13-31042 AUBREY, Debra L, 93 Grochmal Ave, Springfield, 01151-1017 D:09/24/13 Case#: 13-31055 CARRASQUILLO, Milton P, 93-95 Woodmont St, Springfield, 01104-1205 D:09/23/13 Case#: 13-31048 DANFORTH, Gary R, 127 Benz St, Springfield, 01118-1609 D:09/24/13 Case#: 13-31050 DICKERSON, Theo N, N Brook Rd, Springfield, 01101 D:09/25/13 Case#: 13-31064 DUNN, Sarah J, 1038 Sumner Ave, Springfield, 01118-2148 D:09/26/13 Case#: 13-31079 GUILBERT, Nancy A, 84 Gardens Dr, Springfield, 01119-2534 D:09/23/13 Case#: 13-31046 HOPE & PROSPERITY MAGIC, PO Box 6283, Springfield, 01101 D:09/25/13 Case#: 13-31065 NUNEZ, Jose L, 220-222 Norfolk St, Springfield, 01109-2812 D:09/24/13 Case#: 13-31054 PEASE, Greg A, 34-36 Wayne St, Springfield, 01118-2036 D:09/24/13 Case#: 13-31049 POBIEGLO, Stephanie, 362 Allen Park Rd, Springfield, 01118-2632 D:09/23/13 Case#: 13-31044 RIVERA Sr, Jim, 43 Baldwin St, Springfield, 01104-1366 D:09/24/13 Case#: 13-31052 RODRIGUEZ, Luis A, 26 Jefferson Ave U:2, Springfield, 01107-1904 D:09/27/13 Case#: 13-31093 TORRES, Vilma I, 60 Pheasant Dr, Springfield, 01119-2247 D:09/26/13 Case#: 13-31078
West Springfield ANDERSON, Kevin Condell, 1642 Westfield St, West Springfield, 01089-2023 D:09/27/13 Case#: 13-31092
Westfield SANCHEZ, Emily, 126 Union St, Westfield, 01085-2658 D:09/26/13 Case#: 13-31084
HAMPSHIRE
Amherst MCCOY, Ivy L, 780 Riverglade Dr, Amherst, 01002-3692 D:09/26/13 Case#: 13-31085
Easthampton SIGDA, Wendy A, 16 Laurin Ln, Easthampton, 01027-9764 D:09/25/13 Case#: 13-31063
Hadley ZURAW, Celia Maria, 76 S Maple St, Hadley, 01035-9736 D:09/27/13 Case#: 13-31088
Northampton NALLY, Jessica F, 80 Damon Rd, Northampton, 01060-1864 D:09/26/13 Case#: 13-31082
Ware WILSON, Phyllis E, 734 Belchertown Rd, Ware, 01082-9429 D:09/26/13 Case#: 13-31077
MIDDLESEX NORTH
Billerica HANDRAHAN, John N, 28 Kenmar Dr U:276, Billerica, 01821-4705 D:09/23/13 Case#: 13-42406 JOHNSON, Judith A, 121 Parlmont Park, Billerica, 01862-2724 D:09/24/13 Case#: 13-42412
Chelmsford FREITAS, Nicholas M, 89 Locke Rd, Chelmsford, 01824-1266 D:09/24/13 Case#: 13-42413 PARSONS, Philip, 119 Westford St, Chelmsford, 01824-2056 D:09/22/13 Case#: 13-42381
Dracut RICH, Joanne, 98 Rainbow Ave, Dracut, 01826-2434 D:09/27/13 Case#: 13-42467
Lowell CONNORS, Marilene, 194 Middlesex St U:9, Lowell, 01852-2127 D:09/21/13 Case#: 13-42376 ENAGBARE, Michael Uwa, 117 Grand St, Lowell, 01851-2625 D:09/24/13 Case#: 13-42422 GARCIA, Michael A, 103 S Walker St, Lowell, 01851-4333 D:09/27/13 Case#: 13-42468 HIM, Benjamin S, 89 C St, Lowell, 01851-4228 D:09/22/13 Case#: 13-42384 HOWARD, Ryan J, 83 Uxbridge St, Lowell, 01854-1120 D:09/23/13 Case#: 13-42380 LASKA, Paul A, 530 Wentworth Ave, Lowell, 01852-4937 D:09/22/13 Case#: 13-42383 LEMIEUX, Jared W, 248 Mansur St, Lowell, 01852-2923 D:09/24/13 Case#: 13-42416
Tewksbury FEARON, Warren, 1037 North St, Tewksbury, 01876-1126 D:09/23/13 Case#: 13-42385
Tyngsboro ROBERTS, Elizabeth A, 178 Frost Rd, Tyngsboro, 01879-1106 D:09/23/13 Case#: 13-42400
Wilmington RACHDORF, Eric James, 12 Wing Rd, Wilmington, 01887-2531 D:09/27/13 Case#: 13-15700 REDDICK, Crystal Tarshita, 10 Burlington Ave, Wilmington, 01887-3924 D:09/27/13 Case#: 13-15713
MIDDLESEX SOUTH
Acton RAYMOND, Peter C, 3 Redwood Rd, Acton, 01720-4413 D:09/23/13 Case#: 13-42402
Arlington FRAUMENI, Vincent P, 66 Pleasant St, Arlington, 02476-6515 D:09/24/13 Case#: 13-15633
Burlington IANNUZZI Jr, Paul A, 15 Cresthaven Dr, Burlington, 01803-2109 D:09/25/13 Case#: 13-15660
Cambridge JMILI, Abbes, 128 Pine St U:5, Cambridge, 02139-2722 D:09/23/13 Case#: 13-15579
Everett MEGNA, Michael V, 39 Parlin St U:103, Everett, 02149-1919 D:09/21/13 Case#: 13-15576
Frammingham MULLIN, Matthew J, 640 Worcester Rd, Frammingham, 01702-5232 D:09/25/13 Case#: 13-15649 PEREIRA, Luis R, 6 Greenview St, Frammingham, 01701-4647 D:09/24/13 Case#: 13-15628

Groton FADIMAN, Jonathan R, 9 Stonebridge Way, Groton, 01450-2019 D:09/23/13 Case#: 13-42386
Hopkinton ABBOTT, Mary T, 259 W Main St, Hopkinton, 01748-2110 D:09/24/13 Case#: 13-42414
Malden ELLIOTT, David X, 36 Jacob St, Malden, 02148-3129 D:09/27/13 Case#: 13-15735 GERARDI, Theresa Frances, 18 Shurtleff St, Malden, 02148-6218 D:09/27/13 Case#: 13-15714 GERARDI, Theresa Frances, 18 Shurtleff St, Malden, 02148-6218 D:09/27/13 Case#: 13-15718
Marlborough HEARNS, Kathryn J, 45 Denoncourt St, Marlborough, 01752-1503 D:09/23/13 Case#: 13-42395
Medford DESOUZA, Dawn M, 146 Saunders St, Medford, 02155-1238 D:09/27/13 Case#: 13-15731
Melrose BRYANT, Teresa L, 119 W Wyoming Ave, Melrose, 02176-3755 D:09/27/13 Case#: 13-15728 HALLORAN, Catherine, 487-489 Lebanon St, Melrose, 02176-3938 D:09/26/13 Case#: 13-15677
Natick FEINERMAN, Amy, 6 Village Rock Ln, Natick, 01760-5701 D:09/26/13 Case#: 13-15671 GONCALVES, Angela A, 10 Maple Ave, Natick, 01760-4313 D:09/26/13 Case#: 13-15663
Newton CORDERO, Nury A, 20 Bennington St, Newton, 02458-1902 D:09/25/13 Case#: 13-15652 HILL, Valerie, 270 Mount Vernon St, Newton, 02465-2521 D:09/27/13 Case#: 13-15711
Pepperell ANGER, Shawn D, 11 Bemis Rd, Pepperell, 01463-1132 D:09/25/13 Case#: 13-42431 FAGONE, Joseph J, 40 West St, Pepperell, 01463-1202 D:09/27/13 Case#: 13-42469 KIERCE, Bernard R, 111 Lawrence St, Pepperell, 01463-1030 D:09/23/13 Case#: 13-42399 WATSON, Laurie, 18 Maple St U:13, Pepperell, 01463-1004 D:09/23/13 Case#: 13-42408
Somerville BATES Jr, Joseph L, 32 Kent St, Somerville, 02143-3619 D:09/26/13 Case#: 13-15668 BERTOCCHI, Patricia, 32 Kent St, Somerville, 02143-3619 D:09/27/13 Case#: 13-15712 UCHIYAMA, Jill E, 34 Avon St, Somerville, 02143-1602 D:09/27/13 Case#: 13-15717 WALSH, Timothy J, 1 Melvin St, Somerville, 02145-3005 D:09/27/13 Case#: 13-15719 WHITE, Sandra J, 70 Perkins St U:403, Somerville, 02145-3353 D:09/25/13 Case#: 13-15654
Wakefield CLASSEN, Paul E, 125 Farm St, Wakefield, 01880-3555 D:09/27/13 Case#: 13-15693 PAIGE-NELSON, Lisa, 98 Cedar St U:17, Wakefield, 01880-2759 D:09/25/13 Case#: 13-15647
Wayland BRESSLER, David R, 19 Harrison St, Wayland, 01778-4809 D:09/26/13 Case#: 13-15679
NANTUCKET
Nantucket LESTER, Walter, 48 Arkansas Ave, Nantucket, 02554-2565 D:09/24/13 Case#: 13-15630
NORFOLK
Bellingham GODDARD, George F, 5 Caroline Dr, Bellingham, 02019-1324 D:09/23/13 Case#: 13-15601 MURDOCK, James Loudon, 30 Central Blvd, Bellingham, 02019-2725 D:09/23/13 Case#: 13-15581 WILKINS Jr, Darrell A, 763 S Main St, Bellingham, 02019-1802 D:09/23/13 Case#: 13-15584
Canton OBIN Jr, Charles E, 59 Turnpike St, Canton, 02021-1302 D:09/25/13 Case#: 13-15644
Foxboro MAITLAND, Brett Aaron, 3 Elm St, Foxboro, 02035-2504 D:09/27/13 Case#: 13-15727 SMITH, Frederick M, 9 Hallowell Rd, Foxboro, 02035-1030 D:09/27/13 Case#: 13-15701
Franklin MULLEN Jr, George Joseph, 15 Summer St U:108, Franklin, 02038-1499 D:09/24/13 Case#: 13-15622
Holbrook STONE, Ronald L, 227 N Franklin St, Holbrook, 02343-1111 D:09/24/13 Case#: 13-15629
Medway DELGIZZI, Susan Marie, 14-R Sanford St, Medway, 02053-1008 D:09/27/13 Case#: 13-15694
Millis JOHNSON, Sarah, 189 Pleasant St, Millis, 02054-1718 D:09/27/13 Case#: 13-15740
Milton LYDER, Nicole Nadine, 2 Grafton Ave, Milton, 02186-5407 D:09/27/13 Case#: 13-15716
Needham 3MBF LLC, 673 Central Ave, Needham, 02494-1428 D:09/26/13 Case#: 13-15665 DROOKER, Kimberly T, 300 2nd Ave, Needham, 02494-2811 D:09/25/13 Case#: 13-15639
Norwood SOUFAN, Nehme M, 66 Lane Dr, Norwood, 02062-3138 D:09/26/13 Case#: 13-15686
Quincy CHRISTOPHER, Debra, 10 Highpoint Cir U:307, Quincy, 02169-4648 D:09/24/13 Case#: 13-15612
Stoughton KRAMER, Scott W, 140 Decota Dr, Stoughton, 02072-2072 D:09/23/13 Case#: 13-15594
PLYMOUTH
Abington WALSH, Kathleen A, 71 Shaw Ave, Abington, 02351-1622 D:09/24/13 Case#: 13-15623
Brockton EVERETTE, Bernadette Y, 70 Oak St, Brockton, 02301-1111 D:09/24/13 Case#: 13-15620 HOPEY, Allison Meredith, 25 Chester Ave, Brockton, 02301-5211 D:09/27/13 Case#: 13-15722 LUU, Tom Tuong, 23 Rene Rd, Brockton, 02301-2132 D:09/27/13 Case#: 13-15705 LYNCH, Cheryl, 125 Keswick Rd, Brockton, 02302-1519 D:09/27/13 Case#: 13-15697 MABRY, Jesse A, 117 Healey Ter, Brockton, 02301-1741 D:09/24/13 Case#: 13-15638 MCPARTLAND, Daniel C, 104 Oak Ln U:2, Brockton, 02301-0901 D:09/23/13 Case#: 13-15590

Carver ANDERSON, Nelia E, PO Box 111, Carver, 02330 D:09/25/13 Case#: 13-15646 HOLBROOK, Sandra L, 1 Pipers Way Ext, Carver, 02330-1625 D:09/25/13 Case#: 13-15648
East Bridgewater GUILD, Allen K, 231 Pleasant St U:1, East Bridgewater, 02333-1323 D:09/25/13 Case#: 13-15643 HOLMES, Jennifer L, 98 Central St U:3, East Bridgewater, 02333-1913 D:09/27/13 Case#: 13-15696
Plymouth HORGAN, Linda Jean, 2 Sawyer Pl U:1, Plymouth, 02360-3830 D:09/26/13 Case#: 13-15676 NASON, Linda, 2 Marc Dr U:2B10, Plymouth, 02360-6106 D:09/24/13 Case#: 13-15631
Scituate BALISE, David R, 761 Country Way, Scituate, 02066-1826 D:09/23/13 Case#: 13-15610
Wareham MATINZI, Paul A, 533 Gatehouse Dr, Wareham, 02571 D:09/24/13 Case#: 13-15613 MITCHELL Sr, David M, 3 18th St, Wareham, 02571 D:09/23/13 Case#: 13-15592 REID, Kyla J, 293 Onset Ave, Wareham, 02571 D:09/23/13 Case#: 13-15600
SUFFOLK
Allston ROBERTS, Coley A, 1 Aldie St, Allston, 02134-130

Southbridge
BITAR, Samir M, 126 Prince Rd, Southbridge, 01550-2039 D:09/25/13 Case#: 13-42425

Sturbridge
LALIBERTE, Tania C, 90 Westwood Dr, Sturbridge, 01566-1348 D:09/27/13 Case#: 13-42457

OHLUND, Susan, 21 Simpson St, Sturbridge, 01566-1212 D:09/23/13 Case#: 13-42407

Sutton
HALL, Rosemarie C, 74 Lackey Dam Rd, Sutton, 01590-2714 D:09/23/13 Case#: 13-42391

Upton
BOURGEOIS, Marie R, 8 Old Grafton Rd, Upton, 01568-1527 D:09/23/13 Case#: 13-42397

SEARLES Jr, Thomas D, 2 River St, Upton, 01568-1105 D:09/23/13 Case#: 13-42388

Uxbridge
OLOUGHLIN, Gerald F, 70 Lake St, Uxbridge, 01569-1277 D:09/27/13 Case#: 13-42453

Webster
JR, Albert Plante, 46 Ash St, Webster, 01570-3062 D:09/27/13 Case#: 13-42465

Worcester
BEARS, Melvin X, 62 Rodney St U:1, Worcester, 01605-2858 D:09/23/13 Case#: 13-42392

BICKFORD, Patricia M, 31-E Grammont Rd, Worcester, 01607-1113 D:09/27/13 Case#: 13-42459

FLEMING, Carol A, 18 Eustis St, Worcester, 01606-1120 D:09/25/13 Case#: 13-42427

LATINO, Neal P, 39 Chevy Chase Rd, Worcester, 01606-2514 D:09/23/13 Case#: 13-42387

SARTY, Patricia A, 6 Rose Ln, Worcester, 01607-1724 D:09/25/13 Case#: 13-42426

WORCESTER NORTH

Ashburnham
STJOHN, Peter E, 14 Central St, Ashburnham, 01430-1266 D:09/26/13 Case#: 13-42448

Fitchburg
BARRIEAULT, Joan L, 162 Daniels St U:2, Fitchburg, 01420-4314 D:09/27/13 Case#: 13-42428

BODINE, Wendy, 7 Terrace Pl, Fitchburg, 01420-2827 D:09/25/13 Case#: 13-42436

Leominster
BOISVERT, Russell, 701 Pleasant St, Leominster, 01453-6223 D:09/23/13 Case#: 13-42393

BURBY, John, 35 Long Hill Dr, Leominster, 01453-6236 D:09/27/13 Case#: 13-42451

LOTT, Cheryl A, 270 Pleasant St, Leominster, 01453-6228 D:09/23/13 Case#: 13-42404

RICHARD, Roger G, 69 Biscuit Hill Dr, Leominster, 01453-3969 D:09/23/13 Case#: 13-42405

ROHRER, John S, 740 Central St U:113, Leominster, 01453-4874 D:09/24/13 Case#: 13-42410

Lunenburg
THORN 3rd, Richard G, 24305 Carousel Ln U:24305, Lunenburg, 01462-2438 D:09/27/13 Case#: 13-42455

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#).

BERKSHIRE MIDDLE

Lee
BONA, Michael J, 20 Washington Mountain Rd, Lee, 01238-9597 D:09/25/13 Case#: 13-31069

BRISTOL FALL RIVER

Fall River
JEFFREY, Robert, 239 High St, Fall River, 02720-5035 D:09/23/13 Case#: 13-15597

BRISTOL NORTH

Berkley
FARIAS, Carl A, Berkley, 02779 D:09/23/13 Case#: 13-15609

North Attleboro
BADUYA, Reynaldo P, 392 Old Post Rd, North Attleboro, 02760-4217 D:09/23/13 Case#: 13-15606

Seekonk
ROBERTS, Lisa A, 139 Allen Ave, Seekonk, 02771-1917 D:09/24/13 Case#: 13-15611

BRISTOL SOUTH

Dartmouth
ILLUM, Kevin, 86 Brown St, Dartmouth, 02747-1918 D:09/23/13 Case#: 13-15595

New Bedford
PLACE, Teresa, 966 Norfolk St, New Bedford, 02745-4725 D:09/23/13 Case#: 13-15589

Westport
DUCLOS, John D, 14 W Morency Ave, Westport, 02790-4510 D:09/23/13 Case#: 13-15603

GARANT, David W, 55 Monroe St, Westport, 02790-2308 D:09/22/13 Case#: 13-15578

ESSEX NORTH

Lawrence
CORNIEL, Humberto, 87 Saratoga St, Lawrence, 01841-1736 D:09/25/13 Case#: 13-42433

Methuen
DUSSAULT, Melissa J, 23 Elmore St, Methuen, 01844-5867 D:09/26/13 Case#: 13-42446

North Andover
MORRILL, Thomas F, 100 Mill Pond, North Andover, 01845-2900 D:09/27/13 Case#: 13-42461

MOTTA, Rosario, 35-37 Massachusetts Ave, North Andover, 01845-3414 D:09/24/13 Case#: 13-42417

ESSEX SOUTH

Amesbury
JANELLI, Amanda A, 14 Maple St, Amesbury, 01913-1304 D:09/24/13 Case#: 13-15627

Haverhill
CAROSI, Carrie M & Robert R Thomas, 123 Wilson St U:123, Haverhill, 01832-5124 D:09/27/13 Case#: 13-42472

GRAY, William F, 20 Crowell St, Haverhill, 01830-6705 D:09/26/13 Case#: 13-42447

ROZZI, Brenda M, 42 Hillcrest Ave, Haverhill, 01832-4510 D:09/22/13 Case#: 13-42382

Ipswich
PETERSEN, Timothy J, PO Box 607, Ipswich, 01938 D:09/24/13 Case#: 13-15624

Newbury
KRISKO, Jennifer, 45 South St, Newbury, 01922-1122 D:09/25/13 Case#: 13-15655

Salem
COPELAS, Christopher, 40 Flint St, Salem, 01970-3265 D:09/25/13 Case#: 13-15645

Saugus
NUZZO, Jeanette B, 14 Lander St, Saugus, 01906-2647 D:09/26/13 Case#: 13-15675

FRANKLIN

Greenfield
TESSIER, David Roger, 18 Laurel St, Greenfield, 01301-3107 D:09/26/13 Case#: 13-31086

HAMPDEN

Russell
NOWILL, Gregory W, 1500 General Knox Rd, Russell, 01071-9739 D:09/25/13 Case#: 13-31070

Springfield
BURWELL, Joseph V, 155 Old Farm Rd, Springfield, 01119-2823 D:09/27/13 Case#: 13-31090

West Springfield
JAEGER, Paul John, 41 High St, West Springfield, 01089-3124 D:09/23/13 Case#: 13-31047

Westfield
LITTLE, Kerry A, 723 Holyoke Rd, Westfield, 01085-1725 D:09/24/13 Case#: 13-31059

HAMPSHIRE

South Hadley
GODBOUT, Nancy C, 376 N Main St, South Hadley, 01075-1745 D:09/25/13 Case#: 13-31067

Southampton
JOHNSON, David L, 10 Freyer Rd, Southampton, 01073-9531 D:09/25/13 Case#: 13-31066

MIDDLESEX NORTH

Chelmsford
LANDRY, Nicholas B, 371 Acton Rd, Chelmsford, 01824-4337 D:09/26/13 Case#: 13-42442

Dracut
PRESTON, Edmund J, 168 Hilltop Rd, Dracut, 01826-2045 D:09/26/13 Case#: 13-42440

Dunstable
KELLY, Joshua, 245 Forest St, Dunstable, 01827-2002 D:09/26/13 Case#: 13-42443

Lowell
KINCANNON, Felice, 219 Central St U:4E, Lowell, 01852-2214 D:09/25/13 Case#: 13-42432

MEAS, Em, 39 Prince Ave, Lowell, 01852-4624 D:09/26/13 Case#: 13-42445

Tewksbury
DUNCANSON, Judith A, 7 Darlene Cir, Tewksbury, 01876-2941 D:09/23/13 Case#: 13-42398

Wilmington
MASON, Paul, 82 Salem St, Wilmington, 01887-1322 D:09/26/13 Case#: 13-15672

MIDDLESEX SOUTH

Framingham
DEOLIVEIRA, Regiane R, 125 2nd St, Framingham, 01702-7137 D:09/23/13 Case#: 13-15608

Hudson
PINTO, Cipriano S, 38 Laurel Dr, Hudson, 01749-1344 D:09/23/13 Case#: 13-42403

Marlborough
HERMAN, Thomas, 157 Highland St U:2, Marlborough, 01752-4110 D:09/25/13 Case#: 13-42434

Natick
HERNANDEZ, Mario, 96 North Ave, Natick, 01760-3541 D:09/23/13 Case#: 13-15583

Wakefield
CULLEN, Danielle, 65 Salem St, Wakefield, 01880-1839 D:09/24/13 Case#: 13-15626

NORFOLK

Canton
COLMAN, Claire F, 3301 Windsor Woods Ln, Canton, 02021-3470 D:09/27/13 Case#: 13-15715

Cohasset
YERARDI, Jennifer Botta, 91 Nichols Rd, Cohasset, 02025-1120 D:09/25/13 Case#: 13-15642

Westwood
DIERKER, Peter D, 255 Canton St, Westwood, 02090-2269 D:09/26/13 Case#: 13-15670

PLYMOUTH

Bridgewater
BROOKS, William J, 65 Harvest Ln, Bridgewater, 02324-2455 D:09/25/13 Case#: 13-15640

Brockton
BENOIT, Bien-Aime, 905 Crescent St, Brockton, 02302-3405 D:09/21/13 Case#: 13-15577

Duxbury
THOMPSON, Shannon R, 100 Lincoln St U:6, Duxbury, 02332-3657 D:09/23/13 Case#: 13-15587

Marion
FIGUEIREDO, Thomas J, 631 Point Rd, Marion, 02738-2310 D:09/24/13 Case#: 13-15625

Plymouth
MCBRIDE, Laurie Jean, 50 Andrews Way, Plymouth, 02360-1643 D:09/26/13 Case#: 13-15691

Plympton
NORRIS, Richard Wayne, 19 Cross St, Plympton, 02367-1103 D:09/27/13 Case#: 13-15702

Rockland
LEDWELL Jr, Ronald F, 245-247 Howard St, Rockland, 02370-1817 D:09/24/13 Case#: 13-15634

SCHELL, Frank J, 261 Market St, Rockland, 02370-1934 D:09/27/13 Case#: 13-15710

SUFFOLK

Dorchester
PERRY, Bobby T, 382 Norfolk St, Dorchester, 02124-4009 D:09/23/13 Case#: 13-15580

Hyde Park
WEIR, Anita E, 16 Lexington Ave, Hyde Park, 02136-3106 D:09/23/13 Case#: 13-15605

WORCESTER

Barre
MORRISON, Michael J, 786 Wheelwright Rd, Barre, 01005-8850 D:09/23/13 Case#: 13-42394

Dudley
HEALY, John, 68 Ramshorn Rd, Dudley, 01571-6243 D:09/24/13 Case#: 13-42420

SCOTT, Stephen G, 7 Saint Anthony St, Dudley, 01571 D:09/27/13 Case#: 13-42460

Gardner
ROLLE, Alvarez F, 181 Dyer St, Gardner, 01440-3209 D:09/22/13 Case#: 13-42379

STEWART, Michael David, 68 Olde Colonial Dr U:4, Gardner, 01440-4201 D:09/25/13 Case#: 13-42435

Oxford
MARTIN, Diane E, 17 Brown Rd, Oxford, 01540-1801 D:09/26/13 Case#: 13-42450

Paxton
BERRYMAN, Matthew, 310 Pleasant St, Paxton, 01612-1408 D:09/26/13 Case#: 13-42441

Uxbridge
GIAMPIETRO, Paul, 56 Harvest Rd U:56, Uxbridge, 01569-1426 D:09/26/13 Case#: 13-42439

Westborough
WOOD, Edward F, 78 South St, Westborough, 01581-1630 D:09/25/13 Case#: 13-42437

WORCESTER NORTH

Leominster
HERSKOVITZ, Michael B, 14 Peterson St, Leominster, 01453-5006 D:09/22/13 Case#: 13-42378

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#).

NOTICE

Official records for Chapter 11 Bankruptcies do not appear in this week's issue of Banker & Tradesman. The omitted records will be printed as soon as they become available.

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

Bourne
JOHANNESSEN, Stephen P & Mary E Johannessen, 111 County Rd, Bourne, 02532-3761 D:09/17/13 Tax:1040 Amt:\$3,149

ROCHE, Timothy S, 13 Alden Ave, Bourne, 02532-5506 D:09/17/13 Tax:1040 Amt:\$10,132

Brewster
WRIGHT, Gregory T, 169 Underpass Rd, Brewster, 02631-1870 D:09/17/13 Tax:1040 Amt:\$7,738

Falmouth
BROWN, James E & Sherry L Brown, 1 Old Main Rd, Falmouth, 02556-2703 D:09/17/13 Tax:1040 Amt:\$9,594

CHEVIE, Wayne L & Deborah J Smith, 64 Ridgeview Dr, Falmouth, 02540-2143 D:09/17/13 Tax:1040 Amt:\$5,334

ECHOLS 4th, William H, 16 Brush Hill Cir, Falmouth, 02536-4411 D:09/17/13 Tax:1040 Amt:\$14,753

HUTCHINRIDER, Bradford L, Falmouth, 02540 D:09/17/13 Tax:6721 Amt:\$10,215

Hyannis
4 OUR FATHERS LLC & Joseph P Dunn, 30 Chestnut St, Hyannis, 02601-2816 D:09/17/13 Tax:1065 Amt:\$10,216

SANDWICH COLLISION INC, 345 Barnstable Rd, Hyannis, 02601-2933 D:09/17/13 Amt:\$33,030

Orleans
CAPE RENTAL WORLD & Craig Jasie, 8 Commerce Dr, Orleans, 02653-4014 D:09/17/13 Amt:\$6,114

Sandwich
BARTOL, Wendy P, 117 Route 130 U:1, Sandwich, 02563-2301 D:09/17/13 Tax:1040 Amt:\$86,117

CURRAN, Leo & Joann Curran, 5 Deerwood Dr, Sandwich, 02537-1603 D:09/17/13 Tax:1040 Amt:\$30,543

Yarmouth
KITCHEN CREATIONS INC, 560 Higgins Crowell Rd, Yarmouth, 02673-2570 D:09/17/13 Tax:1040 Amt:\$15,192

WEIGERT, Chris, 27 Bliscott Ave, Yarmouth, 02664-5902 D:09/17/13 Tax:1040 Amt:\$36,221

BERKSHIRE NORTH

Lanesboro
JAMESON, Susan, 770 Williamstown Rd, Lanesboro, 01237-9738 D:09/18/13 Tax:1040 Amt:\$106,427

North Adams
GREEN RIV BUILDERS PTNSHP & John P Calderara, 88 Autumn Dr, North Adams, 01247-2908 D:09/18/13 Tax:6721 Amt:\$15,043

SNOW COUNTRY TRANSPORTAT, North Adams, 01247 D:09/18/13 Tax:941 Amt:\$8,202

Windsor
D TOUCH AUTO DETAILING & Javier Carrucini, 142 S Main St, Windsor, 01270 D:09/17/13 Tax:940 Amt:\$44,057

BRISTOL FALL RIVER

Fall River
HICKEY, Steven D, 406 Durfee St U:1, Fall River, 02720-2508 D:09/16/13 Tax:1040 Amt:\$4,382

REGO, Jennifer & Nelson Rego, 103 Crawford St, Fall River, 02724-2409 D:09/16/13 Tax:1040 Amt:\$32,407

Swansea
ARRUDA, Kim L, 2 Bentley St, Swansea, 02777-2104 D:09/16/13 Tax:1040 Amt:\$28,920

BRISTOL NORTH

Berkley
CN CORP, 106 Richmond Rd, Berkley, 02702-1900 D:09/16/13 Tax:941 Amt:\$32,249

MEDEIROS, Domingos, Berkley, 02779 D:09/16/13 Amt:\$26,641

MERENDA, Jodi, 1 Jack Henry Dr, Berkley, 02779-1722 D:09/16/13 Tax:1040 Amt:\$31,265

REGO, Carl, 29 Algerine St, Berkley, 02779-2101 D:09/16/13 Tax:1040 Amt:\$9,628

Easton
FLORIO, Ronald J, 258 Purchase St, Easton, 02375-1606 D:09/17/13 Tax:1040 Amt:\$3,673

Taunton
BOWMAN, Vincent B, Taunton, 02780 D:09/17/13 Tax:1040 Amt:\$10,304

HAMPSTON, Mark J, 52 Brandy Ln, Taunton, 02780-7850 D:09/17/13 Tax:1040 Amt:\$46,672

BRISTOL SOUTH

Dartmouth
ARRUDA, Bruce B, 418 High Hill Rd, Dartmouth, 02747-1332 D:09/18/13 Tax:6672 Amt:\$18,813

New Bedford
ADAO, Michael, 488-490 Ashley Blvd, New Bedford, 02745-5308 D:09/18/13 Tax:1040 Amt:\$13,818

CATON, Steven, 35 Bay St, New Bedford, 02740-3309 D:09/16/13 Tax:1040 Amt:\$36,837

INCIDENT CONTROL SYSTEMS, 404 Nash Rd, New Bedford, 02746-1530 D:09/18/13 Tax:941 Amt:\$55,204

RYTKY Jr, Kent, 38 Butler St, New Bedford, 02744-2109 D:09/16/13 Tax:1040 Amt:\$79,244

Westport
LAVALLEY, Jeffrey & Sarah Lavalley, 620 Horseneck Rd, Westport, 02790-1357 D:09/16/13 Tax:1040 Amt:\$2,454

LAVALLEY, Jeffrey, 620 Horseneck Rd, Westport, 02790-1357 D:09/18/13 Tax:1040 Amt:\$26,084

DUKES

Edgartown
DUNN, Pamela J, 17 Winter St, Edgartown, 02539-8133 D:09/16/13 Tax:1040 Amt:\$52,006

ESSEX NORTH

Lawrence
SADO, Hidetoshi & Fumiyo Sado, 104 Hawthorne Way U:206, Lawrence, 01843-3857 D:09/16/13 Tax:1040 Amt:\$118,390

SANCHEZ, Edwin, 64 Jennings St U:1, Lawrence, 01841-3221 D:09/16/13 Tax:1040 Amt:\$8,955

Methuen
COUNTRY KITCHEN & Lynellen Shea, 2 Don Ave, Methuen, 01844-1904 D:09/16/13 Tax:941 Amt:\$2,153

MCISAAC, Joseph E, 72 Davis Rd, Methuen, 01844-3919 D:09/16/13 Tax:1040 Amt:\$13,198

North Andover
CURTIS, Elizabeth T, 867 Turnpike St U:113, North Andover, 01845-6105 D:09/16/13 Tax:1040 Amt:\$30,853

ESSEX SOUTH

Beverly
MULCHANEY, Michael W, 13 Lyman St, Beverly, 01915-3127 D:09/17/13 Tax:940 Amt:\$403,756

MULCHANEY, Michael W, 13 Lyman St, Beverly, 01915-3127 D:09/17/13 Tax:6721 Amt:\$5,611

Danvers
WHEELER, William A, 21 Rock Hill Cir, Danvers, 01923 D:09/17/13 Tax:1040 Amt:\$7,865

Gloucester
KETCHOPULOS, Chad & Leah Ketchopoulos, 33 Bennett St N, Gloucester, 01930-1260 D:09/17/13 Tax:1040 Amt:\$15,544

RICHMOND, Katherine L, 21 Centennial Ave U:1, Gloucester, 01930-2501 D:09/17/13 Tax:940 Amt:\$11,456

Hamilton
COVERT OIL CO INC & Robert J Covert, 3 Horseshoe Ln, Hamilton, 01982-1909 D:09/17/13 Tax:941 Amt:\$349

KEITH Jr, Donald L & Tracy J Keith, 343 Bridge St, Hamilton, 01982-1434 D:09/17/13 Tax:1040 Amt:\$80,172

Haverhill
LEEBOS, Salim Y, 155 Hoyt Rd, Haverhill, 01835-8359 D:09/17/13 Tax:1040 Amt:\$6,263

Lynn
SCANLON-MCMANUS, Debra L, 17 Baltimore St, Lynn, 01902-3205 D:09/17/13 Tax:1040 Amt:\$32,034

SKINNER, Kirk D, 33 Bassett St, Lynn, 01902-2550 D:09/17/13 Tax:1040 Amt:\$23,881

X TREME SILKSCREEN&DESIGN, 16 Mount Vernon St, Lynn, 01901-1402 D:09/17/13 Tax:941 Amt:\$13,167

Merrimac
DENAULT, George A & Susan L Denault, 73 Bear Hill Rd, Merrimac, 01860-1208 D:09/17/13 Tax:1040 Amt:\$27,183

Middleton
CUTULLE, Dena & Joel Cutulle, 10 Stanley Rd, Middleton, 01949-1663 D:09/17/13 Tax:1040 Amt:\$26,512

GIACALONE, Paul J, 173 S Main St, Middleton, 01949-2456 D:09/17/13 Tax:1040 Amt:\$71,006

Peabody
JOHNSON, Simone A & Deran L Johnson, 4231 Crane Brook Way U:103, Peabody, 01960-8528 D:09/17/13 Tax:1040 Amt:\$985

Salem
KNOTH, Alison, 107 Federal St U:2, Salem, 01970-3241 D:09/17/13 Tax:1040 Amt:\$32,911

SULLIVAN, David R, 100 Federal St U:2, Salem, 01970-3211 D:09/17/13 Tax:1040 Amt:\$3,890

WHITE, Charles S, 2 Salem Grn U:3, Salem, 01970-3725 D:09/17/13 Tax:1040 Amt:\$1,150

Swampscott
GINGLE, Edward M & Marcia E Gingle, 21 Longley Ave, Swampscott, 01907-2409 D:09/17/13 Tax:1040 Amt:\$6,633

FRANKLIN

Greenfield
THIN FILM IMAGING TECH, 11 Blanker Ln, Greenfield, 01301-1111 D:09/16/13 Tax:6721 Amt:\$19,976

Shelburne
TATRO, Robert N & Trucking Tatro, 2071 Route 2, Shelburne, 01370-9480 D:09/16/13 Tax:941 Amt:\$27,812

HAMPDEN

Agawam
RAY MOR INC, 386 Walnut Street Ext, Agawam, 01001-1530 D:09/16/13 Tax:940 Amt:\$1,313

Holyoke
CONWAY, Paula A, 190 Walnut St, Holyoke, 01040-4308 D:09/17/13 Tax:1040 Amt:\$48,866

SHEA, James P & Denise M Shea, 414-416 Hillside Ave, Holyoke, 01040-2105 D:09/16/13 Tax:1040 Amt:\$11,827

Palmer
GRISWOLD CORP, Palmer, 01069 D:09/16/13 Tax:1120 Amt:\$2,340

Southwick
MITCHELL, David W, 56 Sunnyside Rd, Southwick, 01077-9261 D:09/17/13 Tax:1040 Amt:\$59,728

Springfield
BROUSSEAU, Robert & Theresa M Brousseau, 215 Fort Pleasant Ave, Springfield, 01108-1520 D:09/16/13 Tax:1040 Amt:\$5,091

GIGGLE GARDENS INC, 627 State St, Springfield, 01109-4114 D:09/16/13 Tax:940 Amt:\$187,376

OPTIMUM BLDG&INSPECTION, 292-298 Franklin St, Springfield, 01104-3605 D:09/17/13 Tax:940 Amt:\$125,084

QUALITY FENCE CO & James M Theriault, 2376 Wilbraham Rd, Springfield, 01129-1829 D:09/17/13 Tax:941 Amt:\$4,200

Westfield
ELIZABETH C REED T, 10 Tekoa Ter, Westfield, 01085-2613 D:09/16/13 Tax:1041 Amt:\$42,725

HAMPSHIRE

Amherst
SIBIES INC, 481-485 West St, Amherst, 01002-3320 D:09/16/13 Tax:1120 Amt:\$3,900

Easthampton
PMBS INC, 65-67 Glendale St, Easthampton, 01027-2004 D:09/16/13 Tax:941 Amt:\$34,203

Hatfield
FORRETT, Vaughn W, 38 Depot Rd, Hatfield, 01038-9754 D:09/16/13 Tax:1040 Amt:\$11,150

Northampton
VITERI, Patrick A, 341 South St, Northampton, 01060-4124 D:09/16/13 Tax:1040 Amt:\$23,155

MIDDLESEX NORTH

Billerica
A SPOLIDORO&SONS INC, 17 Simonds Farm Rd, Billerica, 01862-2844 D:09/16/13 Tax:941 Amt:\$58,035

Dracut
CAPONE, Antonio, 18 Hurley Ave, Dracut, 01826-2414 D:09/16/13 Tax:1040 Amt:\$14,755

LEVESQUE, Rejean J, 24 Thissell Ave, Dracut, 01826-5124 D:09/16/13 Tax:1040 Amt:\$2,283

Lowell

Gardner

GIBSON, Ray A, 47 Partridge St, Gardner, 01440-3315 D:08/12/13 Tax:INCO Amt:\$3,907

Grafton

CARLSON, Ryan R, 90 Samuel Dr U:90, Grafton, 01536-1142 D:08/26/13 Tax:INCO Amt:\$122

Hopedale

BROWN, Daniel J & Michelle Brown, 3 Lapworth Cir, Hopedale, 01747-1808 D:08/26/13 Tax:INCO Amt:\$6,775

Hubbardston

SANBORN, Kris D & Bobbiejoe Sanborn, 58 Hale Rd, Hubbardston, 01452-1348 D:08/26/13 Tax:INCO Amt:\$5,772

Leicester

LOVELY, Mark T, 150 Peter Salem Rd, Leicester, 01524-1283 D:08/12/13 Tax:MEAL Amt:\$6,195

Mendon

DIAS, Glen J, 7 Pleasant St, Mendon, 01756-1225 D:08/26/13 Tax:INCO Amt:\$42,926
FINO, Matthew, 21 Millville Rd, Mendon, 01756-1205 D:08/12/13 Tax:INCO Amt:\$12,831

Northborough

PHELPS MILLWORK INC, 195 South St, Northborough, 01532-2330 D:08/12/13 Tax:USE Amt:\$5,563

Oxford

CRANSKA INC, 314 Main St, Oxford, 01540-1728 D:08/26/13 Amt:\$1,178
DIPIETRO, Jason W & Alyssa Dipietro, 39 Sullivan Blvd U:B, Oxford, 01540-2047 D:08/12/13 Tax:INCO Amt:\$2,235
STRZELECKI, Vincent V, 54 Ennis Rd, Oxford, 01537-1201 D:08/26/13 Tax:WITH Amt:\$24,820

Phillipston

SHEPARDSON, Nola S, 170 Blake Corner Rd, Phillipston, 01331-9761 D:08/12/13 Tax:USE Amt:\$2,606

Shrewsbury

CROWLEY, Ann M, 692 Main St, Shrewsbury, 01545-3012 D:08/12/13 Tax:INCO Amt:\$13,957
JAPII INC, 33 Boston Tpke, Shrewsbury, 01545-3521 D:08/12/13 Tax:MEAL Amt:\$24,782

Southborough

BAKER FENCE CO INC, 155 Boston Rd, Southborough, 01772-1621 D:08/12/13 Tax:WITH Amt:\$2,510
BULLEN, Brendon M, 96 Breakneck Hill Rd, Southborough, 01772-1809 D:08/26/13 Amt:\$2,763

Southbridge

BOB ENTERPRISES LLC, 84 Worcester St, Southbridge, 01550-3410 D:08/12/13 Tax:MEAL Amt:\$1,128

Spencer

BURNOR, Mark W & Denise Burnor, 349 Main St, Spencer, 01562-1907 D:08/26/13 Amt:\$5,678
CURTIS FACTORY PLUS INC, 79 Maple St U:3, Spencer, 01562-2537 D:08/05/13 Amt:\$1,227

Sterling

CIOTOG INC, 15 Sherwood Dr, Sterling, 01564-2453 D:08/12/13 Tax:MEAL, WITH Amt:\$2,628
MIXON Jr, William E, 5 Hawkins Ln, Sterling, 01564-1510 D:08/26/13 Amt:\$2,303

Sturbridge

JFK CATERING LLC, 184 Podunk Rd, Sturbridge, 01566-1321 D:08/26/13 Amt:\$5,603

Sutton

DIDONNA, James, 6 Mendon Rd, Sutton, 01590-1136 D:08/26/13 Tax:USE Amt:\$22,415
RICHARD, Karl H & Amelia Richard, 16 Old County Way, Sutton, 01590-1866 D:08/12/13 Tax:INCO Amt:\$7,317

Uxbridge

DAVEY, Allen, 709 Quaker Hwy, Uxbridge, 01569-2251 D:08/26/13 Amt:\$2,119
LEBRON, Eli S, 111 Church St, Uxbridge, 01569-1275 D:08/12/13 Tax:INCO Amt:\$1,099

Warren

VAGELIS, Alexios, 991 Main St, Warren, 01083 D:08/26/13 Tax:MEAL, WITH Amt:\$11,452

West Boylston

BESHAJ, James F, 11 Bowles Ave, West Boylston, 01583-2361 D:08/26/13 Amt:\$4,623

Winchendon

1ST CP 29 MAIN ST LLC, 42 Happy Hollow Rd, Winchendon, 01475 D:08/12/13 Tax:MEAL Amt:\$14,997

HARDY, Fredrick C, 108 Hale St, Winchendon, 01475-1829 D:08/26/13 Tax:WITH Amt:\$2,246
JOHNSON, Brent D & Selena Johnson, 238 Baldwinville State Rd, Winchendon, 01475-1836 D:08/12/13 Tax:INCO Amt:\$1,987

Worcester

BARTER, Phillip E & Patricia Barter, 62 Chino Ave, Worcester, 01605-1651 D:08/26/13 Amt:\$10,586
BOATEMAA, Agnes, 3 Lowell St, Worcester, 01603-2606 D:08/26/13 Amt:\$13,973
BONILLA, Ricardo D, 11 Gould Hill Rd, Worcester, 01603-1211 D:08/26/13 Tax:INCO Amt:\$4,411
DEMERS AUTO SERVICE CORP, 618 W Boylston St, Worcester, 01606-2063 D:08/12/13 Tax:USE Amt:\$13,344
ELECTRICAL MAINTENANCE, 270 Sw Cutoff, Worcester, 01604-2700 D:08/12/13 Tax:WITH Amt:\$62,396
ESCALERA, Jose H & Dimary Ortiz, 196 Constitution Ave, Worcester, 01605-5511 D:08/26/13 Tax:INCO Amt:\$1,969
FASTWAY PIZZA INC, 84 W Boylston St, Worcester, 01606-2824 D:08/12/13 Tax:MEAL Amt:\$11,128
GABRIEL RACING INC, 212 Summer St, Worcester, 01604-4012 D:08/12/13 Tax:DOME, WITH Amt:\$1,059
LUZ-NETO, Jose A & Brenna Dealmeida, 93-A Glezen St, Worcester, 01604-1917 D:08/26/13 Tax:INCO Amt:\$729
LUZ-NETO, Jose A, 93-A Glezen St, Worcester, 01604-1917 D:08/26/13 Amt:\$8,276
OBRIEN, James F, 21 Chandler St U:8, Worcester, 01609-2403 D:08/26/13 Amt:\$7,175
PROTECH SATELLITE SERVICE, 63 Stanton St, Worcester, 01605-2827 D:08/12/13 Tax:DOME Amt:\$7,594
THACH, Xaun H, 1 Oak Leaf Cir, Worcester, 01603-1673 D:08/26/13 Tax:INCO Amt:\$15,720
WORCESTER PEDIATRIC DENT, 41 Lancaster St, Worcester, 01609-2717 D:08/05/13 Amt:\$6,119

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.

BERKSHIRE MIDDLE

Pittsfield

MUNN, Gary J, 50 Hungerford St, Pittsfield. Plaintiff:Palisades Collection LLC Type:JL D:09/19/13 Amt:\$1

BERKSHIRE NORTH

Williamstown

FISK, Charlene V & Gordon S Fisk Jr, 1062 N Hoosac Rd, Williamstown. Plaintiff:Wells Fargo Bank NA Type:JL D:09/13 Amt:\$1

BERKSHIRE SOUTH

Great Barrington

SINICO, Shannon, 135 Christian Hill Rd, Great Barrington. Plaintiff:US Bank NA Type:JL D:09/20/13 Amt:\$1

BRISTOL FALL RIVER

Fall River

BUCKNER, Edward L, 963 Rock St, Fall River. Plaintiff:JP Morgan Chase Bank NA Type:JL D:09/19/13 Amt:\$1
MELO, David, 700 Shore Dr U:803, Fall River. Plaintiff:JP Morgan Chase Bank NA Type:JL D:09/19/13 Amt:\$1
PHILOGNE, Christa & Jean M Philogne, 123 Snell St U:8, Fall River. Plaintiff:Bank Of New York Mellon Type:JL D:09/19/13 Amt:\$1

Somerset

MURRAY, Kimberly, Somerset. Plaintiff:Capital One Bank USA NA Type:JL D:09/18/13 Amt:\$3,106
TRAVIS Jr, Louis & Catherine M Travis, 2434 Riverside Ave, Somerset. Plaintiff:US Bank NA Type:JL D:09/16/13 Amt:\$1

BRISTOL NORTH

Rehoboth

MELLO, Manuel G, 179 Florence Rd, Rehoboth. Plaintiff:Jessica Passaielli Type:ATT D:09/18/13 Amt:\$100,000

BRISTOL SOUTH

Acushnet

FOURNIER-COMLIN, Ann V, 20 Kendrick St, Acushnet. Plaintiff:JP Morgan Chase Bank NA Type:JL D:09/16/13 Amt:\$1

Dartmouth

FAIRHAVEN BEVERAGE CO INC & Richard Cardoza, 32 Mosher St, Dartmouth. Plaintiff:GRP Funding LLC Type:JL D:09/18/13 Amt:\$1

PEREIRA, Jose R, 27 Pardon Hill Rd, Dartmouth. Plaintiff:GE Money Bank Type:JL D:09/18/13 Amt:\$2,018

Fairhaven

FAIRHAVEN BEVERAGE CO INC & Richard Cardoza, 6 Sconticut Neck Rd, Fairhaven. Plaintiff:GRP Funding LLC Type:JL D:09/18/13 Amt:\$74,633

New Bedford

DOYON, Craig A, New Bedford. Plaintiff:Cach LLC Type:JL D:09/17/13 Amt:\$4,415
DOYTON, Craig A, New Bedford. Plaintiff:Capital One Bank USA NA Type:JL D:09/17/13 Amt:\$3,042
FAIRHAVEN BEVERAGE CO INC & Richard K Cardoza, New Bedford. Plaintiff:Sovereign Bank NA Type:JL D:09/18/13 Amt:\$40,565
FLETCHER, John & Mary B Fletcher, 47 Park St, New Bedford. Plaintiff:Kenneth Booker Type:JL D:09/18/13 Amt:\$3,657

ESSEX NORTH

Lawrence

BLOUIN, Ronald E & Jose Santiago, 239 Water St, Lawrence. Plaintiff:Workers CU Type:ATT D:09/18/13 Amt:\$5,000
FARIA, Diane M, 52 Woodland St, Lawrence. Plaintiff:Wells Fargo Bank NA Type:JL D:09/19/13 Amt:\$1
FARRAH, Albert L & Jeanne V Farrah, 170 Lawrence St, Lawrence. Plaintiff:Lawrence City Of Type:JL D:09/18/13 Amt:\$1
FEDERAL DEPOSIT INS CORP, 64-66 Basswood St, Lawrence. Plaintiff:Lawrence City Of Type:JL D:09/18/13 Amt:\$1
FEDERAL DEPOSIT INS CORP, 64-66 Basswood St, Lawrence. Plaintiff:Lawrence City Of Type:JL D:09/18/13 Amt:\$1
JIMENEZ, Leonor, 67 Farm St, Lawrence. Plaintiff:Sovereign Bank NA Type:ATT D:09/18/13 Amt:\$50,000
MSA T & James Brien Tr, 25 Oxford St, Lawrence. Plaintiff:Lawrence City Of Type:JL D:09/18/13 Amt:\$1
NUNEZ, Richard, 62-64 Kent St U:C, Lawrence. Plaintiff:Deutsche Bank Natl T Co Type:JL D:09/16/13 Amt:\$1
Methuen
DUNN, Bernard & Norie Dunn, 155 Butternut Ln, Methuen. Plaintiff:SABR Mtg Loan Type:JL D:09/16/13 Amt:\$1

ESSEX SOUTH

Beverly

ADKERSON, Christopher J & Denise S Adkerson, 13 Douglas Ave, Beverly. Plaintiff:Bank Of America NA Type:JL D:09/20/13 Amt:\$1
CONNOLLY, William C & George F Obrien, 6 Prospect St, Beverly. Plaintiff:Connolly John R Est & Sean R Connolly Type:JL D:09/16/13 Amt:\$1
GARRY, June, 22 W Dane St, Beverly. Plaintiff:Bank Of New York Mellon Type:JL D:09/16/13 Amt:\$1

Haverhill

IRISH, Robert E & Ashley N Irish, 4 Littlefield Ct U:4, Haverhill. Plaintiff:W Meadow Hill Condo Type:JL D:09/19/13 Amt:\$1
SARCIONE Jr, Ronald R, 440 North Ave U:77, Haverhill. Plaintiff:Northside Condominium T Type:JL D:09/16/13 Amt:\$1

Ipswich

MEEHAN, Ann M, 85 County Rd, Ipswich. Plaintiff:John E Meehan Type:ATT D:09/20/13 Amt:\$32,500

Lynn

MERRYMAN, Donna V, Lynn. Plaintiff:Advantage Assets 2 Inc Type:JL D:09/20/13 Amt:\$5,275
MERRYMAN, Donna V & Richard T Merryman, Lynn. Plaintiff:300 Lynn Shore Dr Condo Type:JL D:09/20/13 Amt:\$1

Newburyport

NAUGLER, Theodore P, 5-7 Perry Way U:16, Newburyport. Plaintiff:Vernona Martin Inc Type:JL D:09/17/13 Amt:\$1

Salem

LHEUREUX, Brian & Rachel Lheureux, 7 Griswold Dr U:14A, Salem. Plaintiff:Pickman Condominium Type:JL D:09/19/13 Amt:\$1

Saugus

REYSON EAST T & Robert G Atkinson Tr, Atkinson Dr, Saugus. Plaintiff:Saugus Town Of Type:JL D:09/20/13 Amt:\$1

FRANKLIN

Northfield

JAWORSKI, Walter & Jane Lyle-Jaworski, 4 Mile Brook Rd, Northfield. Plaintiff:Northfield Town Of Type:LN D:09/19/13 Amt:\$1

Orange

SEYFRIED, Theresa & Mabel E Perrault, 47 Horton Rd, Orange. Plaintiff:Tallage Imp LLC Type:JL D:09/16/13 Amt:\$1

HAMPDEN

Ludlow

NEW ENGLAND EQUITIES LLC, 65 East St, Ludlow. Plaintiff:Kirke R Henshaw Inc Type:ATT D:09/16/13 Amt:\$12,000

Springfield

AUGUSTUS, Alleen V & Alleen Augustus, 54-56 Algonquin Pl, Springfield. Plaintiff:SRC Springfield Inc Type:ATT D:09/16/13 Amt:\$6,385
JONES, Shirley A, 40 Montmorenci St, Springfield. Plaintiff:Rudy Painting Contractin Type:ML D:09/17/13 Amt:\$8,650

HAMPSHIRE

Granby

NOBES, William C & Carol A Nobes, 124 Taylor St, Granby. Plaintiff:Leslie Clark Type:ATT D:09/20/13 Amt:\$15,000

South Hadley

RYDER, William, 33 Lamb St, South Hadley. Plaintiff:Peoples United Bank Type:ATT D:09/17/13 Amt:\$100,000

Ware

BRUNELL, Gregory, 17 Sherwin St, Ware. Plaintiff:JP Morgan Chase Bank NA & Chase Home Finance LLC Type:JL D:09/17/13 Amt:\$1

MIDDLESEX NORTH

Billerica

GALVIN, Patrick F, 10 Covington Ave, Billerica. Plaintiff:Peoples United Bank Type:JL D:09/17/13 Amt:\$1

Carlisle

58 BUTTRICK LANE T & Sharon L Stables Tr, 58 Buttrick Ln, Carlisle. Plaintiff:US Bank NA Type:JL D:09/20/13 Amt:\$1

Dracut

MURPHY, Leo J, Dracut. Plaintiff:Dracut Town Of Type:JL D:09/19/13 Amt:\$1

Lowell

AUTH, Samantha A, 417 Hildreth St U:9, Lowell. Plaintiff:MHFA Type:JL D:09/19/13 Amt:\$1
JOSEPHS, Plastering & Amanda Santos, 2200 Skyline Dr, Lowell. Plaintiff:Mar Jam Supply Co Inc Type:ATT D:09/19/13 Amt:\$17,300
MELLEN Jr, Robert B & Martin Harless, 11 Kathleen Cir, Lowell. Plaintiff:Workers CU Type:ATT D:09/16/13 Amt:\$3,500

MIDDLESEX SOUTH

Ashby

MALLARD, Dolores E, 932 Turnpike Rd, Ashby. Plaintiff:Financial Freedom Acquist Type:JL D:09/16/13 Amt:\$23,305

Burlington

WAYSIDE CMNS INV LLC, 2 Wayside Rd, Burlington. Plaintiff:Marco Contractors Inc Type:LN D:09/20/13 Amt:\$160,763

Cambridge

STEINERT, Lucy, 295 Harvard St, Cambridge. Plaintiff:Chang&Sylligardos Arch Type:ATT D:09/19/13 Amt:\$23,000

Hopkinton

STEPHAN, Mark A & Yvonne E Stephan, 18 Granite St, Hopkinton. Plaintiff:Jomi Corp Type:LN D:09/16/13 Amt:\$14,210

Malden

SILVA, Ana L & Long Beach Mortgage Co, Malden. Plaintiff:Village Grn Malden Condo Type:JL D:09/20/13 Amt:\$1

Medford

SNOW, Tyler, 79 Hancock St, Medford. Plaintiff:Murray Supply Corp Type:ATT D:09/17/13 Amt:\$14,200

Newton

CHAPELBRIDGE PARK ASSOC, 66 Chapel St, Newton. Plaintiff:Bonaco Inc Type:LN D:09/16/13 Amt:\$11,947

North Reading

CALIDONNA, Maria G, North Reading. Plaintiff:FIA Card Services NA Type:JL D:09/17/13 Amt:\$1
CALIDONNA, Maria G, North Reading. Plaintiff:FIA Card Services NA Type:JL D:09/17/13 Amt:\$1

Stoneham

CIMINA, Domenick & Maria Cimina, 30 Hancock St, Stoneham. Plaintiff:Masco Contractor Svcs Type:LN D:09/16/13 Amt:\$5,345

Sudbury

29 HUDSON ROAD LLC, 29 Hudson Rd, Sudbury. Plaintiff:Vantage Builders Inc Type:LN D:09/18/13 Amt:\$108,073

NANTUCKET

Nantucket

GRIMES, Christopher T, 33 Macys Ln, Nantucket. Plaintiff:Jennifer Kelley & Ryan Kelley Type:ATT D:09/20/13 Amt:\$5,500

NORFOLK

Bellingham

COUSINEAU WAYNE G EST & Wayne G Cousineau Ex, 81 Miller Ave, Bellingham. Plaintiff:Middlesex Savings Bank Type:JL D:09/20/13 Amt:\$1

Canton

SLOBODKIN, Harvey L & Elizabeth A Slobodkin, 11 Wayside Ln, Canton. Plaintiff:County Mortgage LLC Type:JL D:09/20/13 Amt:\$1

Norfolk

MAJKUT, Bohdan A & Laura A Majkut, 30 Needham St, Norfolk. Plaintiff:Middlesex Savings Bank Type:JL D:09/17/13 Amt:\$1

WALPOLE WOOD FLOORING & Mark D Carreiro, 86 Boardman St, Norfolk. Plaintiff:Belknap White Group Inc & Patriot Flooring Supply Type:ATT D:09/16/13 Amt:\$32,000

Randolph

XU, Yanfeng & Etta C Xu, 7 Bonnie Ln, Randolph. Plaintiff:Wells Fargo Bank NA Type:JL D:09/17/13 Amt:\$1

PLYMOUTH

Hingham

IANNACONE, Sonny & Melissa Iannacone, 104 S Pleasant St, Hingham. Plaintiff:E L Margetts&Sons Inc Type:ATT D:09/20/13 Amt:\$20,000
IANNACONE, Sonny & Melissa Iannacone, 104 S Pleasant St, Hingham. Plaintiff:J A Stoddard Elec Inc Type:ATT D:09/20/13 Amt:\$7,500

Kingston

LAMOND, John, 21 Mulberry Dr, Kingston. Plaintiff>Showcase Cleaning Service Type:ATT D:09/17/13 Amt:\$6,000

Middleboro

BAKER, Donald W & Patricia F Baker, 220 Thompson St, Middleboro. Plaintiff:Wells Fargo Bank NA Type:JL D:09/16/13 Amt:\$1

Plymouth

FOSDICK, Jeffrey D & Crystal L Cormier, 19 Chapel Hill Dr U:10, Plymouth. Plaintiff:Plymouth Town Of Type:JL D:09/18/13 Amt:\$1

SUFFOLK

Boston

MICHAEL A NICHOLS RET & Jacqueline Pritzker Tr, 90 Waltham St, Boston. Plaintiff:Barbara J Nichols Type:ATT D:09/16/13 Amt:\$3,500,000

Chelsea

FLAVIUS, Sharennah, 200 Beacham St, Chelsea. Plaintiff:Sharennah Flavius Type:ATT D:09/19/13 Amt:\$150,000
SARCIA, Domenic S & Susan R Sarcia, 4 Franklin St, Chelsea. Plaintiff:Antonietta Parisi & Felice Parisi Type:JL D:09/20/13 Amt:\$1

Revere

CARDARELLA, Victoria D, 85 Whitin Ave, Revere. Plaintiff:Energy CU Type:ATT D:09/19/13 Amt:\$20,484
RADACA, Nisad & Elvira Radaca, 3875-3885 Washington St, Revere. Plaintiff:Everbank NA Type:JL D:09/20/13 Amt:\$1

Roxbury

ALLKELL CONSTR CONSULTANT & George Duffney, 240 Parker Hill Ave U:2, Roxbury. Plaintiff:Gerald Digravio Type:ATT D:09/20/13 Amt:\$171,053

WORCESTER

61 FREEMONT STREET LLC, 41 Fremont St, Worcester. Plaintiff:Electrical Design&Inst Type:ATT D:09/18/13 Amt:\$12,000
ROSAS, Juan, 116 Endicott St U:1, Worcester. Plaintiff:Scott Blakeney Type:ATT D:09/19/13 Amt:\$205,092

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

107-109 Wilmont St
Owner:Flora Santana L:SC Capital Partners LLC
Case#:00001347976 Filing Date:09/26/13

Westfield
6 Rosedell Dr
Owner:Juanita L Mundorf L:JP Morgan Chase Bank NA
Case#:00001347973 Filing Date:09/25/13

HAMPSHIRE

Ware
18-24 Grove St
Owner:Michael King L:Deutsche Bank Natl T Co
Case#:00001347979 Filing Date:09/27/13

6 Pleasant St
Owner:John Williams L:Flagstar Bank FSB
Case#:00001347977 Filing Date:09/27/13

MIDDLESEX NORTH

Chelmsford
97 Groton Rd
Owner:Pamela A Poor L:Deutsche Bank Natl T Co
Case#:00001347981 Filing Date:09/30/13

Dracut
50 Settlers Way
Owner:Jeffery Russell L:Ocwen Loan Servicing LLC
Case#:00001347975 Filing Date:09/26/13

Lowell
70-72 Maple St
Owner:Bradley Macdonough L:HSBC Bank USA NA
Case#:00001347977 Filing Date:09/27/13

Tyngsboro
16 Cannongate Rd U:13CR
Owner:David F Ouellette L:US Bank NA
Case#:00001347974 Filing Date:09/25/13

MIDDLESEX SOUTH

Groton
15 Whitewood Rd
Owner:John F Scira L:JP Morgan Chase Bank NA
Case#:00001347973 Filing Date:09/25/13

Holliston
234 Rolling Meadow Dr
Owner:Dominic Passanis L:HMC Assets LLC
Case#:00001347976 Filing Date:09/25/13

Malden
20-30 Daniels St U:120
Owner:Patricia R Penni L:US Bank NA
Case#:00001347974 Filing Date:09/25/13

Medford
42 Paris St
Owner:Samuel J Sarno L:Deutsche Bank Natl T Co
Case#:00001347975 Filing Date:09/26/13

Pepperell
103 Main St
Owner:Richard D Reed L:Citimortgage Inc
Case#:00001347976 Filing Date:09/27/13

Shirley
189 Center Rd
Owner:James E Favreau L:Aura Mortgage Advisors
Case#:00001347979 Filing Date:09/30/13

NORFOLK

Bellingham
21 Mann St
Owner:Justin P Sachs L:Flagstar Bank FSB
Case#:00001347977 Filing Date:09/27/13

79 Plymouth Rd
Owner:Sahan C Sahin L:Deutsche Bank Natl T Co
Case#:00001347979 Filing Date:09/30/13

Braintree
37 Court Rd
Owner:Suzan G Trudeau L:FDIC
Case#:00001347981 Filing Date:09/30/13

100 Lisle St
Owner:John R Watts L:Wells Fargo Bank NA
Case#:00001347976 Filing Date:09/27/13

Dedham
Cedar St
Owner:Robert Curran L:Ocwen Loan Servicing LLC
Case#:00001347977 Filing Date:09/27/13

Randolph
25 Mcdevitt Rd
Owner:James Hurley Jr L:Deutsche Bank Natl T Co
Case#:00001347979 Filing Date:09/27/13

Sharon
3 Colonel Gridley Rd
Owner:Pankaj Shah L:HSBC Bank USA NA
Case#:00001347971 Filing Date:09/25/13

PLYMOUTH

Abington
46 Progress St
Owner:Ellen M Gardner L:Deutsche Bank Natl T Co
Case#:00001347981 Filing Date:09/30/13

Brockton
146 Ames St
Owner:Klows O Smith L:JP Morgan Chase Bank NA
Case#:00001347972 Filing Date:09/25/13

15 Dover St
Owner:Rodrigo R Adami L:Deutsche Bank Natl T Co
Case#:00001347974 Filing Date:09/25/13

99 Kevin Rd
Owner:Shore Beverly Est L:Wells Fargo Bank NA
Case#:00001347979 Filing Date:09/27/13

19 Wallace St
Owner:Alda Deas L:Deutsche Bank Natl T Co
Case#:00001347975 Filing Date:09/26/13

Middleboro
167 Old Miller St
Owner:Debora L Collins L:US Bank NA
Case#:00001347978 Filing Date:09/27/13

103 Vernon St
Owner:Denise M Perkins L:JP Morgan Chase Spec Mtg
Case#:00001347971 Filing Date:09/25/13

Pembroke
40 Mattakesett St U:19
Owner:Danielle V Coener L:Bayview Loan Svncg LLC
Case#:00001347974 Filing Date:09/25/13

Wareham
66 Barker Rd
Owner:Mahlyn J Holmes L:Wells Fargo Bank NA
Case#:00001347972 Filing Date:09/25/13

25 Station St
Owner:Keith D Donahue L:Salem Five Mtg Co LLC
Case#:00001347978 Filing Date:09/27/13

SUFFOLK

Boston
22-24 Astoria St
Owner:Simon Washington L:Sabr Mortgage Loan 2008-1
Case#:00001347978 Filing Date:09/27/13

18 Claymont Ter U:2
Owner:Colleen A Hartnett L:Ocwen Loan Servicing LLC
Case#:00001347971 Filing Date:09/25/13

95 Mount Vernon St
Owner:Kenneth Martin L:Deutsche Bank Natl T Co
Case#:00001347976 Filing Date:09/27/13

171 South St U:B3
Owner:Matthew J Marengi L:MHFA
Case#:00001347977 Filing Date:09/27/13

Dorchester
999-1001 Dorchester Ave U:3
Owner:Laura R Johnson L:US Bank NA
Case#:00001347971 Filing Date:09/25/13

Revere
93 Arnold St
Owner:Diane M Demime L:Ocwen Loan Servicing LLC
Case#:00001347980 Filing Date:09/30/13

55 Francis St
Owner:Filimon Dominguez L:Deutsche Bank Natl T Co
Case#:00001347976 Filing Date:09/27/13

167 Suffolk Ave
Owner:Richard Demambro L:Green Tree Servicing LLC
Case#:00001347977 Filing Date:09/27/13

Rosindale
45-47 Mount Hope St
Owner:Solange Richard L:Deutsche Bank Natl T Co
Case#:00001347978 Filing Date:09/27/13

West Roxbury
87 Bellevue St
Owner:James W Hennigan 3rd L:Cooperative Bank
Case#:00001347978 Filing Date:09/27/13

WORCESTER

Athol
1082 S Main St
Owner:Christopher J Coolidge L:Deutsche Bank Natl T Co
Case#:00001347971 Filing Date:09/25/13

Harvard
293 Stow Rd
Owner:Brigrtte L Desautels L:North Middlesex SB
Case#:00001347973 Filing Date:09/25/13

Leicester
36 Parker St
Owner:Michael J Maynard L:US Bank NA
Case#:00001347972 Filing Date:09/25/13

Northbridge
2806 Providence Rd
Owner:Christina M Barrett L:Deutsche Bank Natl T Co
Case#:00001347973 Filing Date:09/25/13

Paxton
74 Streeter Rd
Owner:Linda J Duvamey L:JP Morgan Chase Bank NA
Case#:00001347973 Filing Date:09/25/13

Southbridge
263 Mechanic St
Owner:Raul A Maravilla L:JP Morgan Chase Bank NA
Case#:00001347973 Filing Date:09/25/13

Sutton
163 Armsby Rd
Owner:Anthony P Mattero L:Deutsche Bank Natl T Co
Case#:00001347976 Filing Date:09/27/13

Webster
5 Hill St
Owner:Bruce K Fortin L:Residential Mortgage T
Case#:00001347977 Filing Date:09/27/13

Worcester
18 Kennebec St
Owner:Gregory R Boyce 2nd L:Deutsche Bank Natl T Co
Case#:00001347974 Filing Date:09/25/13

WORCESTER NORTH

Ashburnham
5 Winding Cove Rd
Owner:Jeanne M Gauthier L:Bayview Loan Svncg LLC
Case#:00001347974 Filing Date:09/25/13

Fitchburg
460 Fisher Rd
Owner:Scott W Joseph L:Wells Fargo Bank NA
Case#:00001347978 Filing Date:09/27/13

Leominster
19-R Cedar St
Owner:Janice C Lemieux L:Wells Fargo Bank NA
Case#:00001347980 Filing Date:09/30/13

22 Leland Ave
Owner:Showrav Khan L:Citimortgage Inc
Case#:00001347979 Filing Date:09/27/13

61 View St
Owner:Karol E Laclair L:Citimortgage Inc
Case#:00001347972 Filing Date:09/25/13

Foreclosure Sales

These notices of the public sale of mortgaged property are compiled from legal notices published in newspapers throughout the state. The proceeds from the sale usually are used to satisfy the mortgage in default. The time and place of the sale must be published for three consecutive weeks in a local newspaper prior to the sale. The sale may be postponed; or the sale may not occur at all if the debt is satisfied before the sale.

The property address, date and time of the sale appears on the first line followed by the current owner (O) of the property. The lender (L) and the cash deposit (Deposit) required at the time of sale are found on the third line. The book and page number (Bk/Pg) of the mortgage document and the filing date (D) at the registry of deeds comprise the fourth line. The newspaper (Source) and issue date (in parenthesis) can be checked for additional details. The attorney's name (Atty) and phone number appear on the last line for interested parties to contact.

BARNSTABLE

Bourne
10/22/13 03:00 PM 19 Pocahontas Rd
Owner:Joseph A Ponte
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Bk/Pg:20900/337 D:04/07/06
Source:Bourne Courier (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Brewster
10/18/13 04:00 PM 16 White Swallow Cartway
Owner:Janice B Holbrook & Mark D Holbrook
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:18964/62 D:08/10/04
Source:Cape Cod Times (09/27/13)
Atty:Rutko Law Office LLC 401-475-4646

Centerville
10/21/13 11:00 AM 28 Alberti Way
Owner:Sara F Dent & John W Dent
Lender:US Bank NA Deposit:\$10,000
Bk/Pg:21353/191 D:08/17/06
Source:Cape Cod Times (09/30/13)
Atty:Harry Castlemann 617-227-5660

Dennis
10/10/13 01:00 PM 418 Depot St
Owner:Cheryl A Martin & Randy C Chase
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:21944/315 D:04/10/07
Source:Register (The) (09/19/13)
Atty:Orlans Moran PLLC 781-790-7800

Hyannis
11/01/13 12:00 PM 43 Eldridge Ave
Owner:Roberto G Rios & Juliana N Rios
Lender:Spencer Savings Bank Deposit:\$10,000
Bk/Pg:23079/254 D:07/28/08
Source:Cape Cod Times (09/26/13)
Atty:Laura A Mann 508-478-7765

Sandwich
10/16/13 12:00 PM 503 Route 6A
Owner:Michael J Senoski
Lender:Sovereign Bank NA Deposit:\$5,000
Bk/Pg:9241/288 D:06/13/94
Source:Sandwich Broadsider (09/26/13)
Atty:Marinosci Law Grp 401-234-9200

10/22/13 01:00 PM 68 Salt Marsh Rd
Owner:Michael D Harrington
Lender:US Bank NA Tr Deposit:\$5,000
Bk/Pg:21954/25 D:04/18/07
Source:Sandwich Broadsider (09/26/13)
Atty:Jon S Davis 781-834-9181

BERKSHIRE MIDDLE

Pittsfield
10/16/13 03:00 PM 215 Chapel St
Owner:Lisa L Belczyk
Lender:PNC Bank NA Deposit:\$5,000
Bk/Pg:4006/325 D:03/07/08
Source:Berkshire Eagle (09/24/13)
Atty:Harmon Law Offices 617-558-0500

BRISTOL FALL RIVER

Fall River
10/17/13 01:00 PM 764-770 Plymouth Ave
Owner:Derek W Durgin Tr & Kerri R Durgin Tr
Lender:Rockland Trust Co Deposit:\$25,000
Bk/Pg:6613/13 D:03/30/07
Source:Fall River Herald News (09/26/13)
Atty:Daniel P McLaughlin

10/17/13 12:00 PM 508 Quincy St U:1
Owner:John Tafe
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Doc#:39288 D:08/20/07
Source:Fall River Herald News (09/25/13)
Atty:Harmon Law Offices 617-558-0500

10/18/13 02:00 PM 78 Covet St
Owner:Carlos Tavares
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:5859/54 D:05/17/05
Source:The Herald News (09/27/13)
Atty:Rutko Law Office LLC 401-475-4646

10/24/13 10:00 AM 270-280 5th St
Owner:Colville Properties LLC
Lender:Rockland Trust Co Deposit:\$5,000
Bk/Pg:6788/244 D:10/17/07
Source:The Herald News (09/27/13)
Atty:Partridge Snow & Hahn LLP 774-206-8200

10/24/13 12:00 PM 90 Choate St
Owner:Choate Realty LLC
Lender:Rockland Trust Co Deposit:\$5,000
Bk/Pg:7317/1 D:11/13/09
Source:The Herald News (09/27/13)
Atty:Partridge Snow & Hahn LLP 774-206-8200

10/24/13 02:00 PM 183 George St
Owner:Wade Realty Corp
Lender:Rockland Trust Co Deposit:\$5,000
Bk/Pg:5983/292 D:08/23/05
Source:The Herald News (09/27/13)
Atty:Partridge Snow & Hahn LLP 774-206-8200

10/25/13 10:00 AM 265 County St
Owner:County Realty LLC
Lender:Rockland Trust Co Deposit:\$5,000
Bk/Pg:6333/208 D:06/28/06
Source:The Herald News (09/27/13)
Atty:Partridge Snow & Hahn LLP 774-206-8200

10/25/13 12:00 PM 372 Pine St
Owner:Wade Realty Corp
Lender:Rockland Trust Co Deposit:\$5,000
Bk/Pg:6788/222 D:10/17/07
Source:The Herald News (09/27/13)
Atty:Partridge Snow & Hahn LLP 774-206-8200

Freetown
10/16/13 02:00 PM 273 Middleboro Rd
Owner:Floyd H Austin & Jo Anne Austin
Lender:FNMA Deposit:\$5,000
Bk/Pg:5956/257 D:07/29/05
Source:Fall River Herald News (09/25/13)
Atty:Orlans Moran PLLC 781-790-7800

10/25/13 11:00 AM 6 Dorsey Rd
Owner:Erik C Dorsey
Lender:Everbank Deposit:\$5,000
Bk/Pg:7109/316 D:02/09/09
Source:The Herald News (09/27/13)
Atty:Korde & Associates 978-256-1500

Swansea
10/24/13 01:00 PM 78 Alsada Rd
Owner:Tina Botelho
Lender:Bank Of NY Mellon Tr Deposit:\$10,000
Bk/Pg:6366/226 D:07/31/06
Source:The Herald News (09/27/13)
Atty:Reneau Longoria 978-921-2670

BRISTOL NORTH

Attleboro
10/18/13 02:00 PM 51 Central Ave
Owner:Yomaira E Tovar
Lender:Ocwen Loan Servicing LLC Deposit:\$5,000
Bk/Pg:14587/50 D:03/10/05
Source:Sun Chronicle (The) (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

Dighton
10/08/13 04:00 PM 2114 Anne Cir
Owner:Christopher V Estes & Dawn M Estes
Lender:Wells Fargo Bank NA Deposit:\$5,000
Bk/Pg:15508/68 D:12/16/05
Source:Taunton Daily Gazette (09/17/13)
Atty:Marinosci Law Group 401-234-9200

10/15/13 04:00 PM 1370 Tremont St
Owner:Susan K Small & Kenneth M Small
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:15940/134 D:06/12/06
Source:Taunton Daily Gazette (09/23/13)
Atty:Harmon Law Offices 617-558-0500

Mansfield
10/24/13 10:00 AM 6 Bellview Dr
Owner:Michael P Young
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:7817/12 D:08/28/98
Source:Mansfield News (09/27/13)
Atty:Jon S Davis 781-834-9181

Norton
10/07/13 02:00 PM 47 Evergreen Rd
Owner:Nancy C Harris & Neil P Harris
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:12477/156 D:07/21/03
Source:Taunton Daily Gazette (09/16/13)
Atty:Orlans Moran PLLC 781-790-7800

10/15/13 10:00 AM 340 Reservoir St
Owner:Kenneth W Sparks & Michelle A Sparks
Lender:Sovereign Bank NA Deposit:\$5,000
Bk/Pg:14543/1 D:02/25/05
Source:Taunton Daily Gazette (09/24/13)
Atty:Orlans Moran PLLC 781-790-7800

Seekonk
10/11/13 01:00 PM 15 Woodward Ave
Owner:John W Whelan & Sharon I Whelan
Lender:Ocwen Loan Servicing LLC Deposit:\$5,000
Bk/Pg:15595/117 D:01/26/06
Source:Sun Chronicle (The) (09/20/13)
Atty:Orlans Moran PLLC 781-790-7800

10/15/13 01:00 PM 182 Ferncliffe Rd
Owner:Gerald E Diodati & Martha A Diodati
Lender:Wells Fargo Bank NA Deposit:\$10,000
Bk/Pg:16846/101 D:06/01/07
Source:Sun Chronicle (The) (09/23/13)
Atty:Harmon Law Offices 617-558-0500

Taunton
10/16/13 01:00 PM 13 Turner St
Owner:Benjamin F Pittsley Jr
Lender:M&T Bank Deposit:\$5,000
Bk/Pg:20904/450 D:05/23/03
Source:Taunton Daily Gazette (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

BRISTOL SOUTH

Fairhaven
10/17/13 09:00 AM 51 Sycamore St
Owner:Beverley L Mesquita
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:6105/176 D:03/26/03
Source:Standard Times (The) (09/25/13)
Atty:Harmon Law Offices 617-558-0500

New Bedford
10/15/13 01:00 PM 337 Query St
Owner:Shelley M Castaldo
Lender:Green Tree Servicing LLC Deposit:\$5,000
Bk/Pg:6916/192 D:04/23/04
Source:Standard Times (The) (09/24/13)
Atty:Orlans Moran PLLC 781-790-7800

10/17/13 10:00 AM 1489 Morton Ave
Owner:Marilyn Koczur & Richard Collins
Lender:FNMA Deposit:\$5,000
Bk/Pg:8538/298 D:02/09/07
Source:Standard Times (The) (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/17/13 02:00 PM 25 Sagamore St
Owner:Eduardo Vasquez
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:7982/136 D:01/31/06
Source:Standard Times (The) (09/25/13)
Atty:Harmon Law Offices 617-558-0500

10/18/13 10:00 AM 228 Arnold St
Owner:Daniella I Richards
Lender:Urban Trust Bank Deposit:\$10,000
Bk/Pg:8711/345 D:07/06/07
Source:Standard Times (The) (09/27/13)
Atty:Connolly Geaney Abiltt 781-246-8995

10/18/13 11:00 AM 10 Highland St
Owner:Raymond Bence 3rd
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:9005/5 D:04/07/08
Source:Standard Times (The) (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/18/13 02:00 PM 76 Peckham St
Owner:Renato J M Lopes
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:7172/60 D:09/14/04
Source:Standard Times (The) (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/22/13 03:00 PM 115 Mill St
Owner:Daedre L Botelho & Emanuel H Botelho
Lender:PNC Bank NA Deposit:\$5,000
Bk/Pg:6429/92 D:08/07/03
Source:Standard Times (The) (09/30/13)
Atty:Harmon Law Offices 617-558-0500

10/22/13 01:00 PM 332 Natick St
Owner:Jennifer Lomba & Richard Lomba
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:8711/162 D:07/06/07
Source:Standard Times (The) (10/01/13)
Atty:Orlans Moran PLLC 781-790-7800

10/22/13 10:00 AM 29 Rounds St
Owner:Melissa Ann Colbert & James S Colbert
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:8094/202 D:04/14/06
Source:Standard Times (The) (09/30/13)
Atty:Harmon Law Offices 617-558-0500

Westport
10/22/13 01:00 PM 520 Gifford Rd
Owner:Kim A Castro & Kenneth L Castro
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:7208/338 D:10/01/04
Source:Standard Times (The) (09/30/13)
Atty:Shechtman Halperin Savage 401-272-1400

DUKES

Tisbury
10/11/13 11:00 AM 173 Winyah Cir
Owner:Chiles Development Corp
Lender:ILP Capital LLC Deposit:\$10,000
Bk/Pg:72/71 D:05/31/12
Source:Vineyard Gazette (09/20/13)
Atty:Kyle J Paine 617-905-4152

ESSEX NORTH

Lawrence
10/23/13 12:00 PM 6 Market St
Owner:Jose Urena
Lender:US Bank NA Tr Deposit:\$5,000
Bk/Pg:10525/248 D:11/17/06
Source:Lawrence Eagle Tribune (09/25/13)
Atty:Jon S Davis 781-834-9181

10/23/13 01:00 PM 20-22 Weare St
Owner:Jessica Claribel Marine
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:9172/345 D:11/05/04
Source:Lawrence Eagle Tribune (09/26/13)
Atty:Jon S Davis 781-834-9181

10/23/13 11:00 AM 52 Wilmot St
Owner:George R Haddad
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:8681/168 D:04/01/04
Source:Lawrence Eagle Tribune (09/25/13)
Atty:Jon S Davis 781-834-9181

North Andover
10/11/13 01:00 PM 1401 Great Pond Rd U:18
Owner:Margaret Lopiano
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:10872/219 D:08/06/07
Source:North Andover Citizen (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/23/13 10:00 AM 10 Lacy St
Owner:William H Pogor
Lender:US Bank NA Tr Deposit:\$5,000
Bk/Pg:10362/172 D:08/23/06
Source:North Andover Citizen (09/27/13)
Atty:Jon S Davis 781-834-9181

ESSEX SOUTH

Danvers
10/10/13 10:00 AM 23 Locust St
Owner:John M Robbins 3rd
Lender:James B Nutter&Co Deposit:\$5,000
Bk/Pg:27230/517 D:09/27/07
Source:Danvers Herald (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

Essex
10/16/13 01:00 PM 3 Landing Rd
Owner:Jon E Rajunas
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:20075/292 D:03/01/03
Source:Gloucester Daily Times (09/24/13)
Atty:Shechtman Halperin LLP 401-272-1400

Haverhill
10/17/13 09:00 AM 20 Arlington St U:4
Owner:Steven C Crowley
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:27747/560 D:04/28/08
Source:Haverhill Gazette (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/17/13 10:00 AM 39 Franklin St
Owner:Robert Fuller
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:27747/560 D:04/28/08
Source:Haverhill Gazette (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

Lynn
10/15/13 02:00 PM 67 Springvale Ave
Owner:Geoffrey L Pike & Margaret M Pike
Lender:FNMA Deposit:\$5,000
Bk/Pg:23917/423 D:01/27/05
Source:Daily Item (09/24/13)
Atty:Orlans Moran PLLC 781-790-7800

10/21/13 04:00 PM 75 Archer St
Owner:Stephen D Curley & Mary Beth Curley
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:20904/450 D:05/23/03
Source:Daily Item (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/21/13 01:00 PM 165 Judge Rd
Owner:Richard Zall & Rosemary Zall
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:23604/212 D:11/03/04
Source:Daily Item (09/25/13)
Atty:Jon S Davis 781-834-9181

10/21/13 12:00 PM 14 Kensington Park U:4
Owner:Stephen M Healy & Gracen Sheikh
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:25601/555 D:04/25/06
Source:Daily Item (09/25/13)
Atty:Jon S Davis 781-834-9181

10/21/13 01:00 PM 69 Rock Ave
Owner:Earleen Brown & Colleen Brown
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Bk/Pg:26769/192 D:04/07/07
Source:Daily Item (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Lynnfield
10/23/13 11:00 AM 36 Alexandra Rd
Owner:Alexander Road NT & Dawn M Balzotti Tr
Lender:Webster First FCU Deposit:\$10,000
Bk/Pg:25281/561 D:01/09/06
Source:Daily Item (09/25/13)
Atty:Kevin M David

Peabody
10/15/13 03:00 PM 34 Raylen Ave
Owner:Christopher Vasilopoulos
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:26503/293 D:01/19/07
Source:Salem Evening News (09/24/13)
Atty:Orlans Moran PLLC 781-790-7800

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10/17/13 01:00 PM 73-75 Belvidere Ave
Owner:Laurie Martineau-Gemelli
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:15534/155 D:11/25/06
Source:Republican (The) (09/26/13)
Atty:Rutko Law Office LLC 401-475-4646

10/21/13 05:00 PM 407 Hillside Ave
Owner:Denise C Peterson
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:17185/246 D:02/01/08
Source:Republican (The) (09/27/13)
Atty:Harmon Law Offices 617-558-0500

Springfield

10/15/13 10:00 AM 50 Beaufort Cir
Owner:Sean G Ladue
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Bk/Pg:16926/120 D:09/17/07
Source:Republican (The) (09/24/13)
Atty:Connolly Geaney 781-246-8995

10/16/13 11:00 AM 73 Ellsworth Ave
Owner:Andrea S Conti-Ferguson
Lender:M&T Bank Deposit:\$5,000
Bk/Pg:17949/378 D:08/17/09
Source:Republican (The) (09/25/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 12:00 PM 22 Hudson St
Owner:Michael W Porter
Lender:Sovereign Bank NA Deposit:\$5,000
Bk/Pg:8788/528 D:03/31/94
Source:Republican (The) (09/24/13)
Atty:Harmon Law Offices 617-558-0500

10/16/13 02:00 PM 18 Wilmont St
Owner:Kathy Holmes
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:17109/98 D:11/20/07
Source:Republican (The) (09/24/13)
Atty:Harmon Law Offices 617-558-0500

10/17/13 11:00 AM 980 Bay St
Owner:J Hat Constr&Dev Corp
Lender:United Bank Deposit:\$10,000
Doc#:194882 D:11/13/12
Source:Republican (The) (09/24/13)
Atty:Gary P Shannon

10/17/13 02:00 PM 38-40 Beauchamp St
Owner:Emilio Rivera
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:15100/303 D:06/16/05
Source:Republican (The) (09/26/13)
Atty:Rutko Law Office LLC 401-475-4646

10/17/13 01:00 PM 79 Penrose St
Owner:Darlene K Smith
Lender:Green Tree Servicing LLC Deposit:\$5,000
Bk/Pg:13802/257 D:11/26/03
Source:Republican (The) (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/18/13 02:00 PM 59 Merrill Rd
Owner:Juan L Pagan
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:16935/23 D:09/17/07
Source:Republican (The) (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/21/13 01:00 PM 799 Sumner Ave
Owner:Gregory J Lyon
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:16468/33 D:01/24/07
Source:Republican (The) (09/27/13)
Atty:Harmon Law Offices 617-558-0500

Wilbraham

10/18/13 03:00 PM 22 Manchonis Rd
Owner:Tyron J Zaitshik
Lender:Green Tree Servicing LLC Deposit:\$5,000
Bk/Pg:16920/549 D:09/11/07
Source:Republican (The) (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

HAMPSHIRE

10/15/13 10:00 AM 559 West St
Owner:Daniel R Martin
Lender:FNMA Deposit:\$5,000
Bk/Pg:9231/334 D:07/31/07
Source:Daily Hampshire Gazette (09/24/13)
Atty:Orlans Moran PLLC 781-790-7800

Belchertown

10/15/13 12:00 PM 84 Allen Rd
Owner:Elaine P Laporte
Lender:PNC Bank NA Deposit:\$5,000
Bk/Pg:7321/149 D:07/15/03
Source:Daily Hampshire Gazette (09/23/13)
Atty:Harmon Law Offices 617-558-0500

MIDDLESEX NORTH

BillERICA

10/23/13 10:00 AM 17 Wildbrook Rd
Owner:Mark S Culleton
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Doc#:249307 D:06/27/08
Source:BillERICA Minute-Man (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Dracut

10/17/13 02:00 PM 23 Frank St U:2
Owner:Kevin J Tracey
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:14923/1 D:03/31/03
Source:Sun (The) (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/21/13 09:00 AM 41 D St
Owner:Marc A Frenette
Lender:DLJ Mortgage Capital Inc Deposit:\$10,000
Bk/Pg:22270/51 D:06/09/08
Source:Sun (The) (09/27/13)
Atty:Harmon Law Offices 617-558-0500

Lowell

10/09/13 10:00 AM 201 Fletcher St
Owner:Mabel P Espinosa
Lender:TD Bank NA Deposit:\$10,000
Bk/Pg:13543/46 D:08/30/02
Source:Sun (The) (09/25/13)
Atty:Kyle J Scandore 978-689-0800

10/16/13 01:00 PM 12 Dane St
Owner:Luis Garcia
Lender:Bank Of NY Mellon Tr Deposit:\$5,000
Bk/Pg:20690/1 D:11/09/06
Source:Sun (The) (09/24/13)
Atty:Harmon Law Offices 617-558-0500

10/16/13 02:00 PM 66 Ruth St
Owner:George J Nugent Jr
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:22799/266 D:02/20/09
Source:Sun (The) (09/24/13)
Atty:Harmon Law Offices 617-558-0500

10/16/13 04:00 PM 608 Stevens St U:F
Owner:Kristina A Silva
Lender:Bank Of NY Mellon Tr Deposit:\$5,000
Bk/Pg:18551/147 D:11/13/03
Source:Sun (The) (09/24/13)
Atty:Shechtman Halperin LLP 401-272-1400

10/17/13 03:00 PM 549 Pine St U:14
Owner:William A Lovgren
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:15573/243 D:06/25/03
Source:Sun (The) (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

Westford

10/16/13 10:00 AM 69 Dunstable Rd
Owner:Caroline C Moncreaff
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:18823/131 D:05/26/05
Source:Sun (The) (09/24/13)
Atty:Harmon Law Offices 617-558-0500

MIDDLESEX SOUTH

Ashby

10/18/13 02:00 PM 805 Jones Hill Rd
Owner:Roger J Barnhart
Lender:Everbank Deposit:\$5,000
Bk/Pg:50038/200 D:08/31/07
Source:Shirley Oracle (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

Cambridge

10/22/13 11:00 AM 8-12 Museum Way U:404
Owner:Avtar Singh
Lender:Wells Fargo Bank NA Tr Deposit:\$15,000
Bk/Pg:49295/531 D:04/16/07
Source:Cambridge Chronicle (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Concord

10/24/13 02:00 PM 63 White Ave
Owner:Armand J Porrazzo
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Bk/Pg:51071/546 D:04/17/08
Source:Concord Journal (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Framingham

10/11/13 10:00 AM 46 Cochituate Rd U:612
Owner:David H Harris
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:51611/321 D:08/22/08
Source:Metro West (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/23/13 11:00 AM 1062 Edmands Rd
Owner:Stephan FT & Dudley W Stephan Tr
Lender:Farm Credit East ACA Deposit:\$100,000
Bk/Pg:47379/190 D:05/01/06
Source:Metro West (09/26/13)
Atty:James D Mcginley 617-239-0100

10/23/13 01:00 PM 1084 Grove St
Owner:Stephan FT & Dudley W Stephan Tr
Lender:Farm Credit East ACA Deposit:\$50,000
Bk/Pg:47379/190 D:05/01/06
Source:Metro West (09/26/13)
Atty:James D Mcginley 617-239-0100

Holliston

10/15/13 10:00 AM 99 Pinecrest Rd
Owner:John Paul Pannacciulli
Lender:Middlesex Savings Bank Deposit:\$10,000
Bk/Pg:30686/42 D:09/17/99
Source:Metro West (09/26/13)
Atty:William M Zall 508-651-7524

Hudson

10/18/13 12:00 PM 18 Pope St
Owner:Paul A Panneton
Lender:Everbank Deposit:\$5,000
Bk/Pg:46533/350 D:11/18/05
Source:Metro West (09/27/13)
Atty:Korde & Associates 978-256-1500

Malden

10/16/13 12:00 PM 38 Newman Rd U:38
Owner:Alan C Chaves
Lender:Deutsche Bk Natl T Co Tr Deposit:\$10,000
Bk/Pg:48046/228 D:08/18/06
Source:Boston Globe (09/25/13)
Atty:Connolly Geaney 781-246-8995

Marlborough

10/10/13 11:00 AM 243 Boston Post Rd E U:4
Owner:Sara Lacerda-Dasilva
Lender:Citimortgage Inc Deposit:\$5,000
Doc#:1285062 D:07/25/03
Source:Metro West (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Melrose

10/10/13 01:00 PM 132 Lynde St
Owner:Lawrence J Mononen
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:38523/312 D:03/17/03
Source:Melrose Free Press (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/10/13 12:00 PM 53 Melrose St U:7C
Owner:Michael J Leary
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:31837/113 D:09/19/00
Source:Melrose Free Press (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

Natick

10/18/13 12:00 PM 12 Spooner Ave
Owner:Virginia L Foley
Lender:Everbank Deposit:\$5,000
Bk/Pg:37812/111 D:01/15/03
Source:Natick Tab (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/24/13 11:00 AM 31 S Main St
Owner:S&H 23-6 LLC
Lender:Middlesex Savings Bank Deposit:\$10,000
Bk/Pg:50864/466 D:03/10/08
Source:Metro West (09/27/13)
Atty:Mirick Oconnell LLP 617-646-1019

NORFOLK

Braintree

10/16/13 09:00 AM 85 Thayer Rd
Owner:Tina M Burm
Lender:Liberty Bay CU Deposit:\$5,000
Bk/Pg:25319/495 D:11/19/07
Source:Braintree Forum (09/26/13)
Atty:Shechtman Halperin LLP 401-272-1400

Brookline

10/17/13 03:00 PM 257 Walnut St U:1
Owner:Kimberly L Whitten
Lender:Wells Fargo Bank NA Tr Deposit:\$10,000
Bk/Pg:22894/219 D:08/30/05
Source:Brookline Tab (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Cohasset

10/16/13 11:00 AM 91 Nichols Rd
Owner:Joseph A Yerardi
Lender:Wells Fargo Bank NA Tr Deposit:\$5,000
Bk/Pg:23979/163 D:08/15/06
Source:Patriot Ledger (09/26/13)
Atty:Rutko Law Office LLC 401-475-4646

Franklin

10/11/13 12:00 PM 5 Peppermill Ln
Owner:John T Connerly
Lender:RBS Citizens NA Deposit:\$5,000
Bk/Pg:24792/206 D:04/12/07
Source:Milford Daily News (09/26/13)
Atty:Partridge Snow & Hahn LLP 401-861-8200

Millis

10/16/13 05:00 PM 53 Norfolk Rd
Owner:Donald J Dull
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:23370/574 D:01/26/06
Source:Milford Daily News (09/26/13)
Atty:Rutko Law Office LLC 401-475-4646

Plainville

10/15/13 11:00 AM 40 Washington St
Owner:Timothy Brodeur
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:24322/104 D:11/29/06
Source:Sun Chronicle (The) (09/23/13)
Atty:Harmon Law Offices 617-558-0500

Quincy

10/07/13 12:00 PM 58 Station St
Owner:Joseph J McGarry
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:20316/275 D:12/12/03
Source:Patriot Ledger (09/23/13)
Atty:Orlans Moran PLLC 781-790-7800

10/10/13 10:00 AM 66 Pleasant St
Owner:James P Jordan Jr
Lender:US Bank NA Tr Deposit:\$5,000
Bk/Pg:23801/456 D:06/23/06
Source:Patriot Ledger (09/27/13)
Atty:Jon S Davis 781-834-9181

10/17/13 10:00 AM 104 Essex St
Owner:Kevin J White
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Doc#:974570 D:06/13/03
Source:Patriot Ledger (09/26/13)
Atty:Connolly Geaney 781-246-8995

Randolph

10/16/13 10:00 AM 53 Fitch Ter
Owner:Marie S Thevenin
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Doc#:1185231 D:09/25/09
Source:Randolph Herald (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 12:00 PM 30 Grove St
Owner:Antoine Roger Gelin
Lender:Metro CU Deposit:\$5,000
Bk/Pg:22445/450 D:05/27/05
Source:Randolph Herald (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 11:00 AM 16 Nelson Dr U:3B
Owner:Barbara Jackson-Hall
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:18707/216 D:04/16/03
Source:Randolph Herald (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

Sharon

10/16/13 12:00 PM 32 Harding St
Owner:Carl R Rossi
Lender:Nationstar Mortgage LLC Deposit:\$10,000
Doc#:1,160,152 D:05/23/08
Source:Sharon Advocate (09/27/13)
Atty:Reneau Longoria 978-921-2670

Stoughton

10/18/13 12:00 PM 1945 Washington St
Owner:Susan M Crandell
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:25906/547 D:07/07/08
Source:Stoughton Journal (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

Wellesley

10/22/13 12:00 PM 61 Lincoln Rd
Owner:George A Ayoub
Lender:JP Morgan Chase Bank NA Deposit:\$50,000
Bk/Pg:24438/354 D:01/08/07
Source:Wellesley Townsman (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/23/13 11:00 AM 978 Worcester St
Owner:Wellesley Rity Assoc LLC
Lender:East West Bank Deposit:\$100,000
Bk/Pg:25728/355 D:04/29/08
Source:Wellesley Townsman (09/26/13)
Atty:Arthur D Brecher 617-614-1500

Weymouth

10/16/13 12:00 PM 1703 Main St
Owner:Sheila M Ciavattieri
Lender:FNMA Deposit:\$5,000
Bk/Pg:19754/189 D:08/28/03
Source:Weymouth News (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 01:00 PM 41 Sea St
Owner:Kenneth S Lauzon
Lender:Green Tree Servicing LLC Deposit:\$5,000
Bk/Pg:22119/73 D:02/28/05
Source:Weymouth News (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/22/13 03:00 PM 11 Squanto Rd
Owner:Maureen M Tierney
Lender:PNC Bank NA Deposit:\$5,000
Bk/Pg:25107/279 D:08/22/07
Source:Weymouth News (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/23/13 10:00 AM 126 Middle St
Owner:Laura M Mccaffrey
Lender:Weymouth Bank Deposit:\$5,000
Bk/Pg:19067/185 D:06/06/03
Source:Weymouth News (09/26/13)
Atty:Edward P Mccarthy 508-907-6444

PLYMOUTH

10/18/13 12:00 PM 1531 Old Pleasant St
Owner:Lorraine A Fruzzetti
Lender:Green Tree Servicing LLC Deposit:\$5,000
Bk/Pg:31900/262 D:12/09/05
Source:Brockton Enterprise (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/17/13 10:00 AM 81 Harvard St
Owner:Raimundo Dasilva
Lender:Onewest Bank FSB Deposit:\$5,000
Bk/Pg:31780/60 D:11/22/05
Source:Brockton Enterprise (09/26/13)
Atty:Marinosci Law Group 401-234-9200

10/18/13 01:00 PM 108 Bourne St
Owner:Carol A Rocci-Coffey & Dennis M Coffey
Lender:Harbor One CU Deposit:\$5,000
Bk/Pg:31578/184 D:10/18/05
Source:Brockton Enterprise (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

10/22/13 10:00 AM 6 Annadea Rd
Owner:Willie Murphy
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Doc#:565598 D:05/12/04
Source:Brockton Enterprise (09/26/13)
Atty:Jon S Davis 781-834-9181

10/22/13 11:00 AM 34 Jacob St
Owner:Tatiana F Alves
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:31621/160 D:10/26/05
Source:Brockton Enterprise (09/26/13)
Atty:Jon S Davis 781-834-9181

10/24/13 10:00 AM 157 Highland St
Owner:Olivia Rodrigues
Lender:Nationstar Mortgage LLC Deposit:\$10,000
Bk/Pg:34184/114 D:02/26/07
Source:Brockton Enterprise (09/27/13)
Atty:Renau Longoria 978-921-2670

Carver

10/11/13 11:00 AM 3 Park Ave
Owner:Stone Cranberry Corp
Lender:Route 44 Dev LLC Deposit:\$50,000
Bk/Pg:15779/34 D:12/24/97
Source:Carver Reporter (09/27/13)
Atty:Kimberly Marlin-Epstein

Halifax

10/22/13 12:00 PM 22 Lake St
Owner:Corine M Pilotte
Lender:Deutsche Bk Natl T Co Tr Deposit:\$5,000
Bk/Pg:32886/248 D:06/16/06
Source:Mpg Newspapers (09/26/13)
Atty:Jon S Davis 781-834-9181

Hanover

10/18/13 02:00 PM 141 Tecumseh Dr
Owner:Phyllis W Dion
Lender:US Bank NA Deposit:\$5,000
Bk/Pg:31280/270 D:09/02/05
Source:Brockton Enterprise (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

Hanson

10/16/13 04:00 PM 4 Audubon Ln
Owner:Joseph J Deluca
Lender:JP Morgan Chase Bank NA Deposit:\$10,000
Bk/Pg:38564/100 D:04/25/07
Source:Brockton Enterprise (09/24/13)
Atty:Harmon Law Offices 617-558-0500

Hingham

10/22/13 11:00 AM 200 Lincoln St
Owner:Erik S Gudmand
Lender:Citimortgage Inc Deposit:\$5,000
Bk/Pg:34431/3 D:04/24/07
Source:Hingham Journal (09/26/13)
Atty:Korde & Assoc 978-256-1500

Marshfield

10/23/13 09:00 AM 138 Allan St
Owner:Larry L Sawmiller Jr
Lender:Caliber Home Loans Inc Deposit:\$5,000
Bk/Pg:34872/314 D:07/25/07
Source:Marshfield Mariner (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/23/13 11:00 AM 50 Chandler Dr
Owner:Sheila K Doyle
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:37095/304 D:04/17/09
Source:Marshfield Mariner (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Pembroke

10/30/13 10:00 AM 12 Hill Farm Rd
Owner:Christopher E Drown
Lender:Harborone Bank Deposit:\$10,000
Bk/Pg:25760/18 D:07/08/03
Source:Pembroke Mariner (09/27/13)
Atty:Robert F Tenney 508-651-7524

Plymouth

10/16/13 03:00 PM 120 Black Cat Rd
Owner:Chester Marks
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:32228/83 D:01/25/06
Source:Mpg Newspapers (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 10:00 AM 20 Driftwood Ln
Owner:Susan M Cody
Lender:Wells Fargo Bank NA Deposit:\$5,000
Bk/Pg:34641/135 D:05/25/07
Source:Mpg Newspapers (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/16/13 12:00 PM 21 Lombard St
Owner:Marcia M Flynn
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Bk/Pg:34506/179 D:04/26/07
Source:Mpg Newspapers (09/26/13)
Atty:Harmon Law Offices 617-558-0500

10/16/13 02:00 PM 8 Squanto Rd
Owner:Gabriele Maria Papa
Lender:US Bank NA Tr Deposit:\$5,000
Bk/Pg:28003/325 D:04/12/04
Source:Mpg Newspapers (09/26/13)
Atty:Orlans Moran PLLC 781-790-7800

10/21/13 09:00 AM 18 Debbie Ct
Owner:Laura Tradd
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Doc#:624522 D:06/21/07
Source:Mpg Newspapers (09/26/13)
Atty:Harmon Law Offices 617-558-0500

Scituate

10/16/13 01:00 PM 108 Edward Foster Rd
Owner:Mona A Mcqueen
Lender:JP Morgan Chase Bank NA Deposit:\$5,000
Doc#:506169 D:05/20/02
Source:Scituate Mariner (09/26/13)
Atty:Jon S Davis 781-834-9181

SUFFOLK

Allston

10/18/13 11:00 AM 85 Brainerd Rd U:213
Owner:Mamadou Diallo
Lender:Nationstar Mortgage LLC Deposit:\$5,000
Bk/Pg:38434/177 D:11/01/05
Source:Boston Herald (09/27/13)
Atty:Orlans Moran PLLC 781-790-7800

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