

Hampshire Registry

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Amherst

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	24	13
Median Price	\$352,200	\$376,775

► REAL ESTATE SALES

- 21 ATWATER CIR** \$325,000
 E: Peter M Derming & Rebekah R Derming
 S: Ann Coonner & Claire M Coonner
 Book/Page: 9459/82, Date: 04/18/08
 Mfg: Countryside Bank \$325,000
 Use: 4 Bdrm Ranch, Lot: 44191st
 Prior Sale: \$1 (04/06)
- 31 HARRIS ST** \$440,000
 E: Lynn J Adler & Paige S Warren
 S: Donald G Gallagher & Karen E Moedie-gallagher
 Book/Page: 9454/134, Date: 04/17/08
 Mfg: Peoples Bk (Holyoke) \$352,000
 Use: 3 Bdrm Colonial, Lot: 25900st
 Prior Sale: \$165,000 (08/98)

Belchertown

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	24	25
Median Price	\$272,200	\$251,000

► REAL ESTATE SALES

- 4 HOWE ST** \$235,000
 E: Melissa M Lavever & William S Lavever
 S: Kimberly M Craven
 Book/Page: 9453/275, Date: 04/18/08
 Mfg: USA Federal SB \$226,000
 Use: 3 Bdrm Colonial, Lot: 10191st
 Prior Sale: \$37,000 (04/98)
- 124 N MAIN ST** \$5,100,000
 E: Herbert S Benson & Gerard F Doherty
 S: Martin Benson PEI & Irene Benson IT
 Book/Page: 9459/113, Date: 04/16/08
 Mfg: United Bank \$5,139,415
 Use: Mixed Use-prim Res & Comm, Lot: 83748st
 Prior Sale: \$245,000 (03/08)

Easthampton

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	30	18
Median Price	\$241,450	\$245,000

► REAL ESTATE SALES

- 339 MAIN ST U26A** \$322,000
 E: Judith K Imes & William C Imes
 S: Diane L Desrosiers & Robert R Desrosiers
 Book/Page: 9453/138, Date: 04/15/08
 Mfg: Florence Svgs Bk \$152,000
 Use: 3 Bdrm Condo
 Prior Sale: \$270,542 (07/06)
- 41 PHELPS ST** \$229,900
 E: Sarah E Magee & Timothy J Magee
 S: Anahyn Beltran & Oliver D Beltran
 Book/Page: 9454/207, Date: 04/16/08
 Mfg: Easthampton Svgs Bk \$199,900
 Use: 3 Bdrm Colonial, Lot: 12197st
 Prior Sale: \$177,500 (10/05)
- 11 WILLOW CIR** \$361,000
 E: Anahyn A Beltrag & Oliver D Beltran
 S: Crown Meadows Corp
 Book/Page: 9454/253, Date: 04/16/08
 Mfg: Mortgage Master Inc \$342,950
 Use: 3 Bdrm Colonial, Lot: 13000st

- 22 WILLOW CR** \$364,900
 E: M C Nguyen
 S: Crown Meadows Corp
 Book/Page: 9458/93, Date: 04/18/08
 Mfg: Northampton Co Bk \$219,410
 Use: Residential Developable Land, Lot: 16103st

Granby

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	10	5
Median Price	\$247,500	\$210,000

► REAL ESTATE SALES

- 144 SOUTH ST** \$425,000
 E: Erica Brothoff-White & James White
 S: Nancy L Brothoff & Ralph E Brothoff
 Book/Page: 9455/227, Date: 04/16/08
 Mfg: Peoples Bk (Holyoke) \$300,000
 Use: 3 Bdrm Ranch, Lot: 26100st

Hadley

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	5	10
Median Price	\$295,000	\$287,200

► REAL ESTATE SALES

- 71 BAY RD** \$94,000
 E: David J Czerwinski & Lucy F Ryuba
 S: Michael J Czerwinski
 Book/Page: 9442/295, Date: 04/07/08
 Use: 3 Bdrm Colonial, Lot: 134860st
 Prior Sale: \$1 (03/08)
- 8 BARRETT LN** \$178,900
 E: Peter A Colina
 S: Leon F Mikozowski
 Book/Page: 9456/92, Date: 04/16/08
 Mfg: United Bank \$143,920
 Use: Residential Developable Land, Lot: 34792st
- 27 EAST ST** \$208,000
 E: Christine MWilda & Donald J Wilda
 S: Joanne Pielka & John A Pielka
 Book/Page: 9455/70, Date: 04/16/08
 Mfg: Easthampton Svgs Bk \$160,000
 Use: 3 Bdrm Cape Cod, Lot: 17418st
 Prior Sale: \$285,000 (03/03)
- LAURANA LN (OFF)** \$18,230
 E: James E Rudy & Marie E Rudy
 S: Carlton E Peabody & Lynda L Peabody
 Book/Page: 9457/170, Date: 04/17/08
 Use: Residential Undeveloped Land, Lot: 23822st
- 9 SUNRISE DR** \$278,000
 E: Brian A Lapis & Jennifer L Lapis
 S: Guilford B Mooring & Susan E Mooring
 Book/Page: 9453/253, Date: 04/19/08
 Mfg: Applied Mortgage Svcs \$216,000
 Use: 3 Bdrm Ranch, Lot: 19166st
 Prior Sale: \$190,000 (06/01)

Huntington

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	2	2
Median Price		

► REAL ESTATE SALES

- 11 PINE ST** \$117,500
 E: Denise D Helms & James A Helms
 S: Harry A Woods Jr & Kathy M Woods
 Book/Page: 9452/24, Date: 04/14/08
 Use: Residential Developable Land, Lot: 199690st
- 147 POND BROOK RD** \$104,000
 E: Kathleen D Raymond & Mark D Raymond
 S: Chad M Johnson & Melissa E Fredette
 Book/Page: 9458/96, Date: 04/19/08
 Mfg: Applied Mortgage Svcs \$155,550
 Use: 3 Bdrm Ranch, Lot: 26136st
 Prior Sale: \$132,000 (11/04)

Northampton

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	27	32
Median Price	\$252,500	\$249,000

► REAL ESTATE SALES

- 73 BRIDGE ST U:24** \$155,000
 E: James Shaur
 S: Univ Of Mass Frdn Inc
 Book/Page: 9454/227, Date: 04/16/08
 Use: 2 Bdrm Condo
 Prior Sale: \$1 (01/08)
- 213 BROOKSIDE CIR** \$225,000
 E: Ian J Matzner
 S: Dawn A Murphy & Matthew J Murphy
 Book/Page: 9459/341, Date: 04/19/08
 Mfg: Florence Svgs Bk \$190,000
 Use: 4 Bdrm Ranch, Lot: 22621st
 Prior Sale: \$185,000 (07/04)
- 41 HENRY ST** \$25,000
 E: Jesse C Montgomery
 S: Karl R Heston
 Book/Page: 9451/150, Date: 04/11/08
 Use: 3 Bdrm Conventional, Lot: 6970st
 Prior Sale: \$190,000 (12/06)
- 62 MIDDLE ST** \$408,000
 E: Daniel Trenner & Edgar Trenner
 S: Elizabeth G Lafortune
 Book/Page: 9458/151, Date: 04/19/08
 Mfg: Applied Mortgage Svcs \$300,000
 Use: 3 Bdrm Colonial, Lot: 6970st
 Prior Sale: \$133,000 (08/97)
- OLANDER DR** \$282,500
 E: Wright Builders Inc
 S: Hesp Hill Dev LLC
 Book/Page: 9457/91, Date: 04/17/08
 Mfg: Florence Svgs Bk \$2,805,900
- 21 ORCHARD ST** \$298,500
 E: Caribbea LLC & Old Republic Family
 S: Biliza Henry M Est & Michael W Biliza
 Book/Page: 9458/178, Date: 04/19/08
 Mfg: Peoples Bk (Holyoke) \$238,500
 Use: 2-Family Conventional, Lot: 6634st
- 84 ROUND HILL RD** \$598,000
 E: Han Ohm & Joy A Ohm
 S: Sequoia Prop LLC
 Book/Page: 9453/241, Date: 04/15/08
 Mfg: Florence Svgs Bk \$300,000
 Use: Condo, Lot: 34107st
 Prior Sale: \$315,000 (04/08)
- 123 SOUTH ST** \$225,000
 E: David R Holden & Marcia J Holden
 S: N Boris Margolin
 Book/Page: 9458/5, Date: 04/19/08
 Mfg: Hampden Svgs Bk \$70,000
 Use: 2 Bdrm Condo
- 6 TRUMBULL RD** \$695,000
 E: Trumbull Realty LLC
 S: Berkshire Ctr Families & Berkshire Child&Families
 Book/Page: 9451/153, Date: 04/11/08
 Use: Charity Property, Lot: 7400st
- 58 UNION ST U:14** \$185,000
 E: Fernanda Ambrong
 S: Karl L Hamer
 Book/Page: 9454/43, Date: 04/15/08
 Mfg: Florence Svgs Bk \$90,250
 Use: 2 Bdrm Condo
 Prior Sale: \$103,000 (07/07)

South Hadley

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	23	19
Median Price	\$295,000	\$210,000

► REAL ESTATE SALES

- APPLE RD** \$125,000
 E: James P Magagnoli & Vanessa M Magagnoli
 S: Adam & Eve Copy LLC
 Book/Page: 9451/14, Date: 04/17/08
 Mfg: Peoples Bk (Holyoke) \$216,800
- 9 RED BRIDGE LN** \$395,900
 E: James A Lewis & Patricia A Lewis
 S: J Development Center Inc
 Book/Page: 9454/20, Date: 04/15/08
 Mfg: Peoples Bk (Holyoke) \$316,720
 Use: Residential Developable Land, Lot: 14326st

► FORECLOSURE DEEDS

- 540 GRANBY RD U:13** \$94,700
 E: Leslie Bk & First Franklin Mtg Loan Tr
 S: Brian D Foley & MERS
 Book/Page: 12945, Date: 04/18/08
 Use: 3 Bdrm Condo
 Prior Sale: \$157,000 (11/06)
- 1 WHITE BROOK RD** \$325,000
 E: Poy Prop LLC
 S: First Empire RT & Private Mtg Fund LLC
 Book/Page: 9453/185, Date: 04/15/08
 Use: 4 Bdrm Contemporary, Lot: 43223st
 Prior Sale: \$1 (08/07)

Southampton

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	12	10
Median Price	\$295,000	\$317,200

► REAL ESTATE SALES

- 8 CAMP AHN RD** \$158,700
 E: Sandra J Miller
 S: Michael J Labrie & Nicole L Labrie
 Book/Page: 9453/95, Date: 04/18/08
 Mfg: Sovereign Bank FSB \$157,232
 Use: 3 Bdrm Single Cottage, Lot: 9583st
 Prior Sale: \$134,200 (11/04)
- KEVIN DR L:27** \$508,000
 E: Adam Celis & Kyra Celis
 S: James P Seale & Patricia A Seale
 Book/Page: 9451/72, Date: 04/15/08
 Mfg: Wachovia Mtg Corp \$400,000
- 14 LYNN DR** \$241,000
 E: Michael G Labrie & Nicole L Labrie
 S: Gary T Macella & Lorie L Macella
 Book/Page: 9452/234, Date: 04/19/08
 Mfg: Easthampton Svgs Bk \$210,000
 Use: 3 Bdrm Ranch, Lot: 15830st
 Prior Sale: \$150,000 (12/02)

Ware

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	21	15
Median Price	\$169,925	\$182,000

► REAL ESTATE SALES

- 5 HIGH ST** \$154,000
 E: Jacqueline Helen Booker
 S: Armand P Gaudreau & Margaret Polin
 Book/Page: 9451/14, Date: 04/19/08
 Mfg: Westral City Bank \$159,138
 Use: 4 Bdrm Old Style, Lot: 19480st
- HOWARD RD** \$58,000
 E: Crystal L Norton & Jason A Norton
 S: John S Szczepanski & Joseph S Szczepanski
 Book/Page: 9454/15, Date: 04/15/08
 Mfg: Spencer Svgs Bk \$55,000
- 73 PLEASANT ST** \$38,000
 E: LDC LLC
 S: Argent Securities Inc & Utton Loan Servicing LP
 L.C. Book/Pages: 20/60, Date: 04/17/08
 Use: 4 Bdrm Old Style, Lot: 6834st
 Prior Sale: \$78,975 (06/06)

► FORECLOSURE DEEDS

- 11 SZYGLER RD** \$222,888
 E: Centex Home Equity Co LLC & National Mortgage LLC
 S: William Muller & Centex Home Equity Co LLC
 Book/Page: 935/295, Date: 12/19/07
 Use: 3 Bdrm Split Entry, Lot: 2817st
 Prior Sale: \$1 (05/08)

Worthington

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	2	2
Median Price		

► REAL ESTATE SALES

- THAYER HILL RD** \$3,191
 E: Stephen D Kulk & Suzanne Kulk
 S: David O Ham
 Book/Page: 9452/182, Date: 04/14/08

Middlesex Registry

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Billerica

MARKET STATISTICS THROUGH MARCH		
	YTD 2007	YTD 2008
Number of 1Fam Sales	75	55
Median Price	\$246,000	\$320,000

► REAL ESTATE SALES

- 6 DANIEL FINN CIR** \$364,900
 E: Barbara J McGowan & John D McGowan
 S: Patricia A Pele
 Book/Page: 22112/37, Date: 04/19/08
 Mfg: Citizens Bank NA \$254,900
 Use: 3 Bdrm Split Entry, Lot: 50281st
 Prior Sale: \$177,900 (07/90)
- 6 HAWARD RD** \$321,250
 E: Kevin F Almeida
 S: Leonard C Merrill & Patricia A Merrill
 L.C. Book/Pages: 139/139, Date: 03/16/08
 Mfg: Prudential Capital Funding \$313,410
 Use: 4 Bdrm Split Entry, Lot: 1687st
- 22 KENMAR DR U:21** \$118,000
 E: Eric Volel & Nancy Volel
 S: PHB Leasing
 Book/Page: 2213/223, Date: 04/19/08
 Mfg: Ingalls Bank \$63,000
 Use: 2 Bdrm Condo
 Prior Sale: \$125,000 (04/06)