

**20 SWARTHMORE RD** ..... **\$1,550,000**  
 B: Dominique H Hutzler & Scott G Hutzler  
 S: Joan-marie C Minkley & Kenneth A Minkley  
 Book/Page: 25689/205, Date: 04/17/08  
 Mtg: Wells Fargo Bank \$1,000,000  
 Use: 4 Bdrm Colonial, Lot: 20010sf  
 Prior Sale: \$1 (09/06)

**Westwood**

**MARKET STATISTICS THROUGH MARCH**  
 YTD 2007 YTD 2008  
 Number of 1Fam Sales 34 23  
 Median Price \$535,013 \$550,000

► **REAL ESTATE SALES**

**114 BLUEBERRY LN** ..... **\$820,000**  
 B: Murad N Padamsee & Nita N Padamsee  
 S: Kenneth L Mackin & Michelle Mackin  
 Book/Page: 25692/439, Date: 04/18/08  
 Mtg: NE Moves Mortgage Co \$656,000  
 Use: 4 Bdrm Contemporary, Lot: 40001sf  
 Prior Sale: \$360,000 (07/93)

**29 WESTLAND AVE** ..... **\$460,000**  
 B: Marilee D Byrne  
 S: David B Cole & Gertrude O Danforth  
 Book/Page: 25700/58, Date: 04/23/08  
 Use: 3 Bdrm Cape Cod, Lot: 18654sf

**Weymouth**

**MARKET STATISTICS THROUGH MARCH**  
 YTD 2007 YTD 2008  
 Number of 1Fam Sales 85 47  
 Median Price \$330,000 \$282,000

► **REAL ESTATE SALES**

**25 GREENTREE LN U:27** ..... **\$152,500**  
 B: Christopher Mahoney  
 S: US Bk  
 Book/Page: 25702/179, Date: 04/23/08  
 Mtg: Quicken Loan Inc \$150,143  
 Use: 2 Bdrm Condo  
 Prior Sale: \$130,574 (03/08)

**30 MOORE RD** ..... **\$1,000,000**  
 B: A&M Moore Road LLC  
 S: Geraldine A Mortland & Joseph A Mortland  
 Book/Page: 25702/141, Date: 04/23/08  
 Mtg: Brookline Cp Bk \$1,100,000  
 Use: Manufacturing Building, Lot: 40946sf  
 Prior Sale: \$650,000 (02/03)

**42 ROCKWAY AVE U:18** ..... **\$355,000**  
 B: Audrey A Sinclair  
 S: Rockway Realty LLC  
 Book/Page: 25696/531, Date: 04/22/08  
 Mtg: Radius Financial Grp \$319,500  
 Use: Condo

**50 ROCKWAY AVE U:8A** ..... **\$355,000**  
 B: Barbara A Smith  
 S: Rockway Realty LLC  
 Book/Page: 25693/347, Date: 04/18/08  
 Mtg: Reliant Mtg Co \$284,000  
 Use: Condo

► **FORECLOSURE DEEDS**

**50 LAKE ST** ..... **\$280,534**  
 B: National City RE Svc  
 S: Nathaniel D Roman & National City RE Svcs LLC  
 Book/Page: 25695/541, Date: 04/22/08  
 Use: 3 Bdrm Conventional, Lot: 8712sf  
 Prior Sale: \$275,000 (06/03)

**122 RUSTIC DR** ..... **\$427,500**  
 B: Deutsche Bank Natl T Co  
 S: Arthur D Burke & Deutsche Bank Natl T Co  
 Book/Page: 25691/472, Date: 04/18/08  
 Use: 4 Bdrm Garrison, Lot: 15246sf  
 Prior Sale: \$442,000 (08/02)

# 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 MARCH**  
 YTD 2007 YTD 2008  
 Number of 1Fam Sales 28 13  
 Median Price \$319,750 \$253,000

► **REAL ESTATE SALES**

**314 GROVELAND ST** ..... **\$290,000**  
 B: Paul L Taylor & Karen L Taylor  
 S: Flame Fire Covenant Chrch  
 Book/Page: 35868/90, Date: 04/18/08  
 Mtg: Misc Company \$218,000  
 Use: Church Property, Lot: 19148sf

**106 ROCKLAND ST** ..... **\$260,000**  
 B: Derrick R Devlin & Charlene S Devlin  
 S: AB General Contr Inc  
 Book/Page: 35874/116, Date: 04/22/08  
 Mtg: Community Bank NA \$240,000  
 Use: 3 Bdrm Conventional, Lot: 698684sf  
 Prior Sale: \$150,000 (02/99)

**123 RUSSELL LN** ..... **\$285,000**  
 B: Donna L Gerstel & Jennifer M Gerstel  
 S: Blanche B Denbroeder  
 Book/Page: 35873/250, Date: 04/22/08  
 Mtg: Misc Private Trust \$285,000  
 Use: 3 Bdrm Ranch, Lot: 24810sf

**Bridgewater**

**MARKET STATISTICS THROUGH MARCH**  
 YTD 2007 YTD 2008  
 Number of 1Fam Sales 30 23  
 Median Price \$359,750 \$275,000

► **REAL ESTATE SALES**

**FIREWORKS CIR L:13** ..... **\$182,000**  
 B: Neai Corp  
 S: Pad Corp  
 Book/Page: 35878/192, Date: 04/23/08  
 Mtg: Stoughton Cp Bk \$480,000  
 Use: Commercial Devlpble Land, Lot: 22604sf  
 Prior Sale: \$100,000 (03/08)

continued

# NORFOLK COUNTY Sales Review

|                       | NUMBER OF SALES |            |               |          |          |               | MEDIAN PRICE |            |               |             |             |               |
|-----------------------|-----------------|------------|---------------|----------|----------|---------------|--------------|------------|---------------|-------------|-------------|---------------|
|                       | March 2007      | March 2008 | %CHANGE 07-08 | 2007 YTD | 2008 YTD | %CHANGE 07-08 | March 2007   | March 2008 | %CHANGE 07-08 | 2007 YTD    | 2008 YTD    | %CHANGE 07-08 |
| <b>RANDOLPH</b>       |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 18              | 12         | -33.33%       | 59       | 38       | -35.59%       | \$297,450    | \$279,750  | -5.95%        | \$313,000   | \$279,750   | -10.62%       |
| Condo                 | 7               | 1          | -85.71%       | 19       | 8        | -57.89%       | \$260,000    |            | -100.00%      | \$258,000   | \$187,500   | -27.33%       |
| All Sales             | 26              | 18         | -30.77%       | 83       | 55       | -33.73%       | \$276,050    | \$292,000  | 5.78%         | \$285,000   | \$289,000   | 1.40%         |
| <b>SHARON</b>         |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 18              | 11         | -38.89%       | 38       | 37       | -2.63%        | \$369,475    | \$295,000  | -20.16%       | \$441,000   | \$320,000   | -27.44%       |
| Condo                 | 2               | 0          | -100.00%      | 6        | 2        | -66.67%       |              |            | N/A           | \$152,000   |             | -100.00%      |
| All Sales             | 22              | 13         | -40.91%       | 51       | 45       | -11.76%       | \$362,290    | \$295,000  | -18.57%       | \$390,000   | \$325,000   | -16.67%       |
| <b>STOUGHTON</b>      |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 16              | 14         | -12.50%       | 39       | 39       | 0.00%         | \$317,000    | \$318,000  | 0.32%         | \$335,000   | \$310,000   | -7.46%        |
| Condo                 | 7               | 3          | -57.14%       | 19       | 13       | -31.58%       | \$197,500    | \$171,000  | -13.42%       | \$229,000   | \$215,000   | -6.11%        |
| All Sales             | 28              | 20         | -28.57%       | 70       | 61       | -12.86%       | \$301,250    | \$312,500  | 3.73%         | \$317,450   | \$289,900   | -8.68%        |
| <b>WALPOLE</b>        |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 17              | 8          | -52.94%       | 34       | 28       | -17.65%       | \$401,500    | \$523,750  | 30.45%        | \$400,000   | \$414,500   | 3.63%         |
| Condo                 | 9               | 2          | -77.78%       | 17       | 8        | -52.94%       | \$287,900    |            | -100.00%      | \$287,900   | \$264,500   | -8.13%        |
| All Sales             | 30              | 11         | -63.33%       | 64       | 47       | -26.56%       | \$400,750    | \$385,000  | -3.93%        | \$385,000   | \$414,000   | 7.53%         |
| <b>WELLESLEY</b>      |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 29              | 15         | -48.28%       | 72       | 55       | -23.61%       | \$1,125,000  | \$970,000  | -13.78%       | \$1,137,500 | \$1,000,000 | -12.09%       |
| Condo                 | 1               | 1          | 0.00%         | 11       | 3        | -72.73%       |              |            | N/A           | \$610,000   | \$550,000   | -9.84%        |
| All Sales             | 30              | 18         | -40.00%       | 84       | 61       | -27.38%       | \$1,058,750  | \$972,500  | -8.15%        | \$920,000   | \$1,000,000 | 8.70%         |
| <b>WESTWOOD</b>       |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 7               | 12         | 71.43%        | 34       | 23       | -32.35%       | \$418,000    | \$572,250  | 36.90%        | \$535,013   | \$550,000   | 2.80%         |
| Condo                 | 0               | 0          | N/A           | 0        | 0        | N/A           |              |            | N/A           |             |             | N/A           |
| All Sales             | 9               | 13         | 44.44%        | 37       | 26       | -29.73%       | \$685,000    | \$550,000  | -19.71%       | \$538,300   | \$572,250   | 6.31%         |
| <b>WEYMOUTH</b>       |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 30              | 19         | -36.67%       | 85       | 47       | -44.71%       | \$329,500    | \$282,000  | -14.42%       | \$330,000   | \$282,000   | -14.55%       |
| Condo                 | 20              | 12         | -40.00%       | 45       | 24       | -46.67%       | \$223,950    | \$203,000  | -9.35%        | \$223,000   | \$225,000   | 0.90%         |
| All Sales             | 56              | 38         | -32.14%       | 145      | 88       | -39.31%       | \$293,500    | \$266,000  | -9.37%        | \$295,000   | \$278,000   | -5.76%        |
| <b>WRENTHAM</b>       |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 10              | 6          | -40.00%       | 24       | 10       | -58.33%       | \$381,950    | \$602,000  | 57.61%        | \$423,250   | \$482,500   | 14.00%        |
| Condo                 | 1               | 0          | -100.00%      | 4        | 2        | -50.00%       |              |            | N/A           | \$237,000   |             | -100.00%      |
| All Sales             | 12              | 9          | -25.00%       | 31       | 18       | -41.94%       | \$367,000    | \$615,000  | 67.57%        | \$374,000   | \$540,000   | 44.39%        |
| <b>NORFOLK COUNTY</b> |                 |            |               |          |          |               |              |            |               |             |             |               |
| 1 Family              | 439             | 293        | -33.26%       | 1,121    | 771      | -31.22%       | \$400,000    | \$404,625  | 1.16%         | \$405,000   | \$385,000   | -4.94%        |
| Condo                 | 223             | 155        | -30.49%       | 573      | 346      | -39.62%       | \$285,000    | \$300,000  | 5.26%         | \$292,000   | \$279,500   | -4.28%        |
| All Sales             | 752             | 534        | -28.99%       | 1,947    | 1,360    | -30.15%       | \$379,000    | \$380,500  | 0.40%         | \$379,000   | \$370,000   | -2.37%        |

\*The statistics shown in this table are based on documents filed during the month indicated and include transfers with prices greater than \$1,000. Foreclosure deeds have been excluded from these statistics.

► **FORECLOSURE DEEDS**

**96-98 MAPLE AVE** ..... **\$276,250**  
 B: Wells Fargo Bk  
 S: Paul J Markowicz  
 Book/Page: 35885/318, Date: 04/24/08  
 Use: 2-Family Conventional, Lot: 16300sf  
 Prior Sale: \$390,000 (09/06)

**Brockton**

**MARKET STATISTICS THROUGH MARCH**  
 YTD 2007 YTD 2008  
 Number of 1Fam Sales 126 109  
 Median Price \$255,750 \$214,200

► **REAL ESTATE SALES**

**26 ADDISON AVE** ..... **\$261,000**  
 B: David Elman  
 S: Soundview Home Loan & Deutsche Bank Natl T Co  
 Book/Page: 35872/56, Date: 04/22/08  
 Use: 3-Family Mlti-unt Bldg, Lot: 8276sf  
 Prior Sale: \$430,000 (08/07)

**99 BRAEMOOR RD** ..... **\$365,000**  
 B: Harrison B Young  
 S: 99 Braemoor Road RT & Morris Lederman Tr  
 Book/Page: 35887/156, Date: 04/24/08  
 Use: 2 Bdrm Ranch, Lot: 18731sf  
 Prior Sale: \$1 (07/04)

**79 BRIARCLIFF RD** ..... **\$440,000**  
 B: Peter S Tillsom & Mary Tillsom  
 S: Paul A Finn & Paula M Wyner  
 Book/Page: 35870/94, Date: 04/18/08  
 Mtg: Plaza Home Mtg \$396,000  
 Use: 3 Bdrm Split Level, Lot: 20909sf  
 Prior Sale: \$1 (07/03)

**39 CENTRAL ST** ..... **\$172,000**  
 B: Jose H Dominguez  
 S: Beneficial Mass Inc  
 Book/Page: 35865/25, Date: 04/18/08  
 Mtg: Wells Fargo Bank \$170,651  
 Use: 3 Bdrm Paised Ranch, Lot: 7405sf  
 Prior Sale: \$317,459 (09/07)

**223 CLINTON ST U:14** ..... **\$167,400**  
 B: Angelique Ellis & Angelique R Ellis  
 S: DEC LLC & David Elman  
 Book/Page: 35868/283, Date: 04/18/08  
 Mtg: Members Plus CU \$157,400  
 Use: Condo

**41 FIELD ST** ..... **\$236,000**  
 B: David Elman  
 S: EMC Mortgage Corp & Green River Capital  
 Book/Page: 35868/204, Date: 04/18/08  
 Use: 3-Family Mlti-unt Bldg, Lot: 6098sf  
 Prior Sale: \$340,000 (04/07)

**100 FRANKTON AVE** ..... **\$220,000**  
 B: Jacielinda D Gomes & Helder J Varela  
 S: George R Terrill  
 Book/Page: 35882/128, Date: 04/23/08  
 Mtg: National City Mtg Co \$216,601  
 Use: 3 Bdrm Colonial, Lot: 5663sf  
 Prior Sale: \$117,000 (03/99)

**44 GRANTVIEW TER** ..... **\$230,000**  
 B: Leandri Kushta & Klebeta Kushta  
 S: Arthur Francis Hardy Sr & Harold Henry Diggs Sr  
 Book/Page: 35882/263, Date: 04/23/08  
 Mtg: NE Moves Mortgage Co \$184,000  
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf  
 Prior Sale: \$126,000 (08/92)

**35 LONGWOOD AVE** ..... **\$121,000**  
 B: Stephen Somario  
 S: Citi Res Lending Inc & Deutsche Bank Natl T Co  
 Book/Page: 35883/327, Date: 04/23/08  
 Use: 3 Bdrm Ranch, Lot: 7405sf  
 Prior Sale: \$210,159 (06/07)

**534 N MONTELLO ST** ..... **\$92,000**  
 B: Gianna RT & Francis J Fistori Tr  
 S: Citi Res Lending Inc & Deutsche Bank Natl T Co  
 Book/Page: 35867/284, Date: 04/18/08  
 Use: 2-Family Two Family, Lot: 9148sf  
 Prior Sale: \$372,883 (11/07)

**101 OAK LN U:5** ..... **\$93,468**  
 B: Lasalle Bk  
 S: Columbus Jennette  
 Book/Page: 35866/336, Date: 04/18/08  
 Use: 2 Bdrm Condo  
 Prior Sale: \$174,000 (06/05)

**308 OAK ST** ..... **\$200,000**  
 B: Lan T Viveiros & John M Viveiros  
 S: Virginia A Newport & Michael Thomas Newport  
 Book/Page: 35889/4, Date: 04/24/08  
 Mtg: Bank of America \$130,000  
 Use: 3 Bdrm Ranch, Lot: 12197sf

**66 PACKARD WAY** ..... **\$172,000**  
 B: Chou Khang & Fang Liang  
 S: Rita F Millett & Joan M Zorrelli  
 Book/Page: 35869/209, Date: 04/18/08  
 Mtg: Bank of America \$137,000  
 Use: 3 Bdrm Ranch, Lot: 9583sf  
 Prior Sale: \$1 (07/05)

**95 PIONEER AVE** ..... **\$342,000**  
 B: Jennifer Huynh  
 S: Pioneer RT & Joseph W Correia Tr  
 Book/Page: 35876/79, Date: 04/22/08  
 Mtg: Countrywide Bank \$242,000  
 Use: Residential Developable Land, Lot: 11326sf  
 Prior Sale: \$1 (07/03)

**286 PLEASANT ST** ..... **\$162,500**  
 B: Alexander Burgos  
 S: Evins Dubos  
 Book/Page: 35880/132, Date: 04/23/08  
 Mtg: Freedom Mortgage Corp \$159,964  
 Use: 2-Family Two Family, Lot: 10454sf  
 Prior Sale: \$360,000 (05/05)

**37 W CHESTNUT ST** ..... **\$158,000**  
 B: Nelson Barbosa  
 S: EMC Mortgage Corp & Coldwell Banker Res RI  
 Book/Page: 35888/193, Date: 04/24/08  
 Mtg: Indymac Bank \$155,558  
 Use: 2-Family Two Family, Lot: 5663sf  
 Prior Sale: \$300,000 (11/07)

**12 WATSON ST U:2** ..... **\$133,500**  
 B: HSBC Bank USA & Home Equity Loan T  
 S: Kimberly A Pryor  
 Book/Page: 35869/39, Date: 04/18/08  
 Use: 4 Bdrm Condo

► **FORECLOSURE DEEDS**

**74 AMES ST** ..... **\$239,191**  
 B: Rockland T Co  
 S: Oasis Heating Condition  
 Book/Page: 35872/278, Date: 04/22/08  
 Use: Manufacturing Building, Lot: 12197sf

**64 CORAL ST** ..... **\$212,960**  
 B: WM Specialty Mortgage LLC  
 S: Elpidio Estrada & Shailan Estrada  
 Book/Page: 35872/296, Date: 04/22/08  
 Use: 2 Bdrm Cape Cod, Lot: 5663sf  
 Prior Sale: \$115,000 (06/00)

**13 ELMSIDE RD** ..... **\$154,000**  
 B: Washington Mutual Bk  
 S: Linda S Reed  
 Book/Page: 35872/37, Date: 04/22/08  
 Use: 3 Bdrm Cape Cod, Lot: 3920sf  
 Prior Sale: \$78,800 (02/95)

**25 ENTERPRISE ST** ..... **\$146,250**  
 B: US Bk  
 S: Ramon Montero & Damaris Pimental  
 Book/Page: 35872/17, Date: 04/22/08  
 Use: 4 Bdrm Colonial, Lot: 7405sf  
 Prior Sale: \$278,000 (06/05)

**52 FRENCH AVE** ..... **\$260,000**  
 B: GMAC Mortgage LLC  
 S: Christopher Kalafatas & MERS  
 Book/Page: 35888/303, Date: 04/24/08  
 Use: 3-Family Mlti-unt Bldg, Lot: 6970sf  
 Prior Sale: \$375,000 (10/03)

**65 HOWARD ST** ..... **\$358,200**  
 B: WMC Mortgage Corp  
 S: Edward Jackson  
 Book/Page: 35880/228, Date: 04/23/08  
 Use: 3-Family Mlti-unt Bldg, Lot: 7405sf  
 Prior Sale: \$415,000 (05/05)

**23 INTERVALE ST** ..... **\$229,000**  
 B: Michael Desjarais  
 S: Bayview Loan Svcs LLC  
 Book/Page: 35880/18, Date: 04/23/08  
 Use: Apartment Bldg - 4-8 Units, Lot: 8276sf  
 Prior Sale: \$1 (10/05)

**15 LONGWORTH AVE U:214** ..... **\$77,000**  
 B: 44 Realty Corp  
 S: Edward Sperandio & US Bk  
 Book/Page: 35882/26, Date: 04/23/08  
 Use: 1 Bdrm Condo  
 Prior Sale: \$146,000 (06/06)



PLYMOUTH REGISTRY

continued

Kingston

MARKET STATISTICS THROUGH MARCH. YTD 2007: 18 Sales, \$345,000 Median Price; YTD 2008: 17 Sales, \$325,000 Median Price.

REAL ESTATE SALES

23 CHILTON AVE..... \$440,000. B: Michele A Hopkins S: Dana G Nemes Book/Page: 35889/25, Date: 04/24/08 Mtg: Rockland Fed CU \$200,000 Use: 4 Bdrm Conventional, Lot: 5000sf Prior Sale: \$115,000 (08/03)

Lakeville

MARKET STATISTICS THROUGH MARCH. YTD 2007: 23 Sales, \$337,000 Median Price; YTD 2008: 11 Sales, \$305,000 Median Price.

REAL ESTATE SALES

18 LEBARON BLVD U:18..... \$329,000. B: K RT & Susan Gustin Tr S: Lebaron Res LLC & Edward A Fish Book/Page: 35871/98, Date: 04/22/08 Mtg: Countrywide Bank \$279,650 Use: Condo. 23 SANDY CIR U:23..... \$299,000. B: K RT & Susan Gustin Tr S: Lebaron Res LLC & Edward A Fish Book/Page: 35871/120, Date: 04/22/08 Mtg: Countrywide Bank \$254,150 Use: 2 Bdrm Condo

Marshfield

MARKET STATISTICS THROUGH MARCH. YTD 2007: 63 Sales, \$390,000 Median Price; YTD 2008: 40 Sales, \$371,450 Median Price.

REAL ESTATE SALES

190 ARNOLD RD..... \$259,900. B: Michael Anzalone S: Hugo Campbell Book/Page: 35881/316, Date: 04/23/08 Use: 3 Bdrm Bngl/cottage, Lot: 8113sf Prior Sale: \$178,000 (12/07). 49 EVERETT ST..... \$389,000. B: Wiley M Harper & Sarah E Harper S: Paul M Canty Jr & Heather M Canty Book/Page: 35865/336, Date: 04/18/08 Mtg: GMAC Mtg Co of PA \$377,330 Use: 3 Bdrm Colonial, Lot: 7200sf Prior Sale: \$259,917 (05/01). 566 FERRY ST..... \$375,000. B: David P Price & Mary Price S: Oxner FT & Wayne R Oxner Tr Book/Page: 35882/207, Date: 04/23/08 Mtg: Hingham Inst for Svgs \$275,000 Use: Auto Repair, Lot: 11000sf Prior Sale: \$1 (05/03).

REAL ESTATE SALES

60 MONTANA ST..... \$85,000. B: Patrice A Mcinnis S: James R Mcinnis & Patrice A Mcinnis Book/Page: 35880/148, Date: 04/23/08 Mtg: Dedham Inst for Svgs \$270,000 Use: 3 Bdrm Colonial, Lot: 6000sf Prior Sale: \$157,500 (02/97). 244 OCEAN ST U:2..... \$125,500. B: Thomas Bertolon & Marie Bertolon S: Sundee Aung Khin Book/Page: 35873/313, Date: 04/22/08 Use: 1 Bdrm Condo Prior Sale: \$155,000 (04/04).

REAL ESTATE SALES

39 PAGES LN..... \$510,000. B: Brian J Sullivan & Catherine A Sullivan S: Thomas P Wegloss & Joan Wegloss Book/Page: 35883/94, Date: 04/23/08 Mtg: Misc Mortgage Co \$408,000 Use: 4 Bdrm Cape Cod, Lot: 45302sf Prior Sale: \$291,440 (11/87). 980 PLAIN ST U:36..... \$95,000. B: FHLM S: Mark M Miller & Countrywide Home Loans Book/Page: 35881/72, Date: 04/23/08 Use: 1 Bdrm Condo Prior Sale: \$158,000 (07/05).

REAL ESTATE SALES

5 SAGINAW AVE..... \$460,000. B: Frederick L Dolan & Joan M Dolan S: William L Craig & Michelle L Craig Book/Page: 35882/240, Date: 04/23/08 Mtg: National City Mtg Co \$360,000 Use: 4 Bdrm Colonial, Lot: 9600sf Prior Sale: \$175,000 (09/97).

FORECLOSURE DEEDS

116 S RIVER ST..... \$198,053. B: FNMA S: Stephen S Davidson & Linda Z Davidson Book/Page: 35867/321, Date: 04/18/08 Use: 2 Bdrm Cape Cod, Lot: 9591sf Prior Sale: \$130,000 (08/97). 696 WEBSTER ST..... \$399,000. B: Wells Fargo Bk S: Brien G King Book/Page: 35886/193, Date: 04/24/08 Use: 4 Bdrm Colonial, Lot: 22816sf Prior Sale: \$567,000 (11/05).

Mattapoisset

MARKET STATISTICS THROUGH MARCH. YTD 2007: 12 Sales, \$382,500 Median Price; YTD 2008: 11 Sales, \$485,000 Median Price.

REAL ESTATE SALES

3 NASHAWENA RD..... \$940,000. B: John D Polcari S: Nashawena Road NT & Joyce F Zagame Tr Book/Page: 35870/45, Date: 04/18/08 Mtg: Winchester Cp Bk \$417,000 Use: 2 Bdrm Ranch, Lot: 10454sf.

FORECLOSURE DEEDS

15 HOLLY HOLLOW LN..... \$241,000. B: John T Everett & Kristin L Vehrs S: Susan L Linhares & Frank J Linhares Jr Book/Page: 35869/249, Date: 04/18/08 Mtg: Bank of America \$216,900 Use: 3 Bdrm Cape Cod, Lot: 117612sf.

Middleboro

MARKET STATISTICS THROUGH MARCH. YTD 2007: 36 Sales, \$307,450 Median Price; YTD 2008: 32 Sales, \$279,950 Median Price.

REAL ESTATE SALES

111 SUMMER ST..... \$330,000. B: Michael Pusateri S: Gary Cristina Book/Page: 35877/144, Date: 04/22/08 Mtg: Misc Mortgage Co \$264,000 Use: 3 Bdrm Raised Ranch, Lot: 182952sf Prior Sale: \$1 (06/04).

Pembroke

MARKET STATISTICS THROUGH MARCH. YTD 2007: 33 Sales, \$355,300 Median Price; YTD 2008: 22 Sales, \$307,500 Median Price.

REAL ESTATE SALES

15 CHRISTINA MARIE DR..... \$287,500. B: Adam R Boisvert & Denielle M Boisvert S: Saxon Mortgage Svcs Inc & Wells Fargo Bk Book/Page: 35867/179, Date: 04/18/08 Mtg: Salem Five Mtg Corp \$267,500 Use: 1-Family Cape Cod, Lot: 47045sf Prior Sale: \$280,500 (01/08). 49 LITTLES AVE..... \$355,000. B: Richard Benoit & Stacey M Daigle S: Richard Cerra & Christine Marie Kelley Book/Page: 35871/314, Date: 04/22/08 Mtg: Countrywide Bank \$352,211 Use: 1-Family Ranch, Lot: 58370sf Prior Sale: \$95,000 (12/95). 34 MATTAKESETT ST U:12..... \$229,500. B: Wells Fargo Bk S: Jeannine A Hair Book/Page: 35865/97, Date: 04/18/08 Use: 2 Bdrm Condo Prior Sale: \$1 (11/06). 365 SCHOOL ST..... \$329,000. B: Richard M Clemence S: Carrington Mtg Svcs LLC & Wells Fargo Bk Book/Page: 35888/4, Date: 04/24/08 Mtg: Bank of America \$263,200 Use: 4 Bdrm Ranch, Lot: 45740sf Prior Sale: \$295,000 (02/08).

Plymouth

MARKET STATISTICS THROUGH MARCH. YTD 2007: 127 Sales, \$314,000 Median Price; YTD 2008: 94 Sales, \$330,000 Median Price.

REAL ESTATE SALES

2 COLT LN..... \$230,000. B: Kevin M Scibilio & Virginia J Scibilio S: FNMA Book/Page: 35883/163, Date: 04/23/08 Mtg: Taylor Bean & Whitaker \$207,000 Use: 2 Bdrm Colonial, Lot: 30928sf Prior Sale: \$301,245 (11/01). 29 COTTAGE CV..... \$551,325. B: Martin F Whitmore & Kathleen M Whitmore S: Great Island Cmnty LLC Book/Page: 35865/71, Date: 04/18/08 Mtg: Pulte Mortgage Corp \$400,000 Use: Res Potentially Dvlpble Land, Lot: 6970sf. 12 DILLINGHAM WAY U:12..... \$440,047. B: Dorothy C Lhomme RET & Dorothy C Lhomme Tr S: GP Pines LLC Book/Page: 35886/338, Date: 04/24/08 Use: Condo. 76 FOREST AVENUE EXT..... \$245,000. B: Kenneth Clyde & Christina C Clyde S: Brian T Pratt & Carin D Pratt Book/Page: 35888/313, Date: 04/24/08 Mtg: Countrywide Bank \$243,079 Use: 3 Bdrm Colonial, Lot: 16988sf Prior Sale: \$139,000 (05/00).

REAL ESTATE SALES

19 GREAT WIND DR..... \$290,000. B: Stewart D Replogle S: David V Malaquiti Book/Page: 35867/57, Date: 04/18/08 Mtg: Misc Individual \$300,000 Use: 2 Bdrm Colonial, Lot: 20038sf Prior Sale: \$350,000 (09/06). 2 MARC DR U:A3..... \$147,492. B: FNMA S: Shawn J Sheehan & Wells Fargo Bk Book/Page: 35881/84, Date: 04/23/08 Use: 2 Bdrm Condo Prior Sale: \$23,000 (12/95).

REAL ESTATE SALES

60 ROBBINS RD U:13..... \$850,000. B: Peter P Oberto & Marjorie F Oberto S: Robbins Road LLC & Mark P Mcsharry Book/Page: 35869/3, Date: 04/18/08 Mtg: Eastern Bank \$150,000 Use: Condo. 126 WARREN AVE..... \$900,000. B: Goscon Inc S: Susan Elizabeth Dominguez & Susan McMahon LC Cert: 635888, Date: 04/22/08 Use: Rooming/boarding House, Lot: 38333sf Prior Sale: \$258,000 (03/95).

FORECLOSURE DEEDS

228 BOURNEHURST DR..... \$204,480. B: FNMA S: Nicole Reusch & GMAC Mortgage LLC Book/Page: 35867/310, Date: 04/18/08 Use: 4 Bdrm Cape Cod, Lot: 71438sf Prior Sale: \$45,000 (01/99). 35 BUTTONWOOD LN..... \$242,130. B: FNMA S: Robert M Hunt & Countrywide Home Loans Book/Page: 35888/276, Date: 04/24/08 Use: 3 Bdrm Split Level, Lot: 6970sf Prior Sale: \$120,000 (05/99).

REAL ESTATE SALES

30 COLT LN..... \$341,903. B: Washington Mutual Bk S: Donna M Whitman & Robert V Whitman Book/Page: 35867/330, Date: 04/18/08 Use: 3 Bdrm Contemporary, Lot: 18295sf Prior Sale: \$151,000 (12/88). 45 LAFAYETTE RD..... \$246,500. B: Wells Fargo Bk S: Gerald F Bassett Book/Page: 35865/58, Date: 04/18/08 Use: 3 Bdrm Ranch, Lot: 20038sf Prior Sale: \$115,000 (10/93).

REAL ESTATE SALES

1145 OLD SANDWICH RD..... \$258,000. B: RMS Res Prop LLC S: Erin Kate Turko & Stephen M Turko Book/Page: 35888/185, Date: 04/24/08 Use: 3 Bdrm Cape Cod, Lot: 65340sf Prior Sale: \$390,000 (09/04).

Plympton

MARKET STATISTICS THROUGH MARCH. YTD 2007: 10 Sales, \$343,250 Median Price; YTD 2008: 3 Sales, \$320,000 Median Price.

REAL ESTATE SALES

74 BROOK ST..... \$210,000. B: E Roger Provost & Patricia A Provost S: Robert C Whiting Jr Book/Page: 35882/282, Date: 04/23/08 Mtg: HarborOne CU \$140,000 Use: 2 Bdrm Ranch, Lot: 54450sf. 17 OLD FARM LN..... \$225,000. B: Mary K Maccormack S: Joseph B Thomson & Mary Ann Thomson Book/Page: 35865/315, Date: 04/18/08 Mtg: Citimortgage Inc \$165,000 Prior Sale: \$310,000 (09/05).

FORECLOSURE DEEDS

19 CROSS ST..... \$221,250. B: US Bk S: Dale F Prounche Book/Page: 35875/120, Date: 04/22/08 Use: 3 Bdrm Ranch, Lot: 47916sf.

Rochester

MARKET STATISTICS THROUGH MARCH. YTD 2007: 12 Sales, \$385,250 Median Price; YTD 2008: 2 Sales, \$385,250 Median Price.

REAL ESTATE SALES

8 BENSON RD..... \$521,000. B: Mark R Sollauer & Sandra Sollauer S: Sharon E Dibona Book/Page: 35867/157, Date: 04/18/08 Mtg: Citimortgage Inc \$512,950 Use: Accessory Land Improved, Lot: 49658sf Prior Sale: \$1 (11/07).

Rockland

MARKET STATISTICS THROUGH MARCH. YTD 2007: 25 Sales, \$287,500 Median Price; YTD 2008: 19 Sales, \$285,000 Median Price.

REAL ESTATE SALES

WEYMOUTH ST..... \$700,000. B: Weymouth Sharp St LLC S: Santoro RT & Richard K Santoro Tr Book/Page: 35872/323, Date: 04/22/08.

Scituate

MARKET STATISTICS THROUGH MARCH. YTD 2007: 33 Sales, \$580,000 Median Price; YTD 2008: 39 Sales, \$428,500 Median Price.

REAL ESTATE SALES

97 ARROWWOOD DR..... \$1,425,550. B: George Burton White & Julie Joseph White S: Mount Hope RT & Carol R Rhilinger Tr LC Cert: 636006, Date: 04/23/08 Use: 5 Bdrm Conventional, Lot: 284011sf Prior Sale: \$1 (06/07). 97 ARROWWOOD DR..... \$1,425,550. B: George Burton White & Julie Joseph White S: Mount Hope RT & Carol R Rhilinger Tr Book/Page: 35884/182, Date: 04/23/08 Mtg: Wachovia Mtg Corp \$1,000,000 Use: 5 Bdrm Conventional, Lot: 284011sf Prior Sale: \$1 (06/07).

Wareham

MARKET STATISTICS THROUGH MARCH. YTD 2007: 44 Sales, \$247,850 Median Price; YTD 2008: 27 Sales, \$215,000 Median Price.

REAL ESTATE SALES

82 BLACKMORE POND RD..... \$228,500. B: Eric Lebrun & Tiffany Lebrun S: Leona Obrien Book/Page: 35866/139, Date: 04/18/08 Mtg: Leader Mtg \$182,800 Use: 2 Bdrm Ranch, Lot: 3560sf. 11 E CENTRAL AVE..... \$125,000. B: Jon W Tirrell Sr & Jon W Tirrell Jr S: Verna Tirrell Book/Page: 35865/313, Date: 04/18/08 Use: 3 Bdrm Conventional, Lot: 3750sf. 1040 MAIN ST..... \$210,000. B: Nicole A Hupp S: John J Nolan Book/Page: 35874/192, Date: 04/22/08 Mtg: Misc Individual \$210,000 Use: 2-Family Family Flat, Lot: 21477sf. 1173 MAIN ST..... \$158,000. B: David W Rutledge S: Wayne H Rutledge Book/Page: 35880/123, Date: 04/23/08 Mtg: Misc Individual \$158,000 Use: 3 Bdrm Cape Cod, Lot: 32670sf.

REAL ESTATE SALES

180 PARK AVE..... \$230,000. B: Alicia R Timme-Laragy & Daniel M Laragy S: James M Costello & James Costello LC Cert: 635979, Date: 04/23/08 Use: Accessory Land Improved, Lot: 6000sf Prior Sale: \$4,500 (03/01). 10 SHAKER AVE..... \$55,000. B: Marani NT & Donald Lhomme Jr Tr S: Citi Res Lending Inc & Deutsche Bank Natl T Co Book/Page: 35888/120, Date: 04/24/08 Use: 2 Bdrm Ranch, Lot: 5000sf Prior Sale: \$125,754 (05/07).

FORECLOSURE DEEDS

43 FEARING ST..... \$159,613. B: Deutsche Bank Natl T Co & 1st Franklin Mtg Loan T S: Jacquelyn Hayward Book/Page: 35869/55, Date: 04/18/08 Use: 3 Bdrm Ranch, Lot: 3500sf. 187 LAKE AVE..... \$268,601. B: Wells Fargo Bk S: Paul H Donahue & Victoria L Furci Doc#: 635969, Date: 04/23/08 Use: 3 Bdrm Cape Cod, Lot: 12000sf Prior Sale: \$262,900 (05/04).

REAL ESTATE SALES

1 WILDWOOD AVE..... \$120,000. B: Deutsche Bank Natl T Co S: Traci Rebell & Paul Rebell Book/Page: 35881/40, Date: 04/23/08 Use: 2 Bdrm Ranch, Lot: 3348sf Prior Sale: \$178,000 (08/06).

West Bridgewater

MARKET STATISTICS THROUGH MARCH. YTD 2007: 13 Sales, \$309,900 Median Price; YTD 2008: 10 Sales, \$279,500 Median Price.

REAL ESTATE SALES

238 FOREST ST..... \$275,000. B: Frederick J Meade S: Walter W Brown Book/Page: 35869/313, Date: 04/18/08 Mtg: National City Mtg Co \$195,000 Use: 3 Bdrm Old Style, Lot: 62291sf Prior Sale: \$70,000 (09/98).

Whitman

MARKET STATISTICS THROUGH MARCH. YTD 2007: 21 Sales, \$320,000 Median Price; YTD 2008: 9 Sales, \$250,000 Median Price.

FORECLOSURE DEEDS

41 SILVER ST..... \$293,250. B: Wells Fargo Bk S: Joseph R Crean Book/Page: 35868/205, Date: 04/24/08 Use: 2-Family Mlti-unt Blg, Lot: 6305sf Prior Sale: \$115,000 (06/98).

Worcester Registry

Anthony J. Vigliotti, Esq., Register 90 Front St., Worcester, MA 01608 Telephone: (508) 798-7717 Fax: (508) 798-7746 www.worcesterdeeds.com

Fitchburg Satellite Office

Putnam Place 166 Boulder Drive, Suite 202 Fitchburg, MA 01420 Telephone: (978) 345-1570 Fax: (978) 345-2568

Athol

MARKET STATISTICS THROUGH MARCH. YTD 2007: 33 Sales, \$164,000 Median Price; YTD 2008: 16 Sales, \$136,000 Median Price.

REAL ESTATE SALES

697 CHESTNUT HILL AVE..... \$130,000. B: Paul Newcombe S: Carrington Mtg Loan 2 & Carrington Mtg Svcs LLC Book/Page: 42718/96, Date: 04/18/08 Mtg: Athol-Clinton Cp Bk \$124,000 Use: 2 Bdrm Bngl/cottage, Lot: 58806sf Prior Sale: \$145,000 (03/08). 82 FREEDOM ST..... \$700,000. B: Athol Town Of S: South Street Athol T & Arthur P Digeronimo Jr Book/Page: 42670/314, Date: 04/09/08 Use: Retail-department Store, Lot: 44867sf. MAIN ST..... \$700,000. B: Athol Town Of S: South St Athol T & Arthur P Digeronimo Jr Book/Page: 42670/314, Date: 04/09/08 Use: Parking Lot, Lot: 4603sf. SOUTH ST..... \$700,000. B: Athol Town Of S: South Street Athol T & Arthur P Digeronimo Jr Book/Page: 42670/314, Date: 04/09/08 Use: Parking Lot, Lot: 38100sf. 77 WHEELER ST..... \$67,000. B: Melvin L Talbot Jr S: Ocwen Loan Servicing LLC & HSBC Bank USA Book/Page: 42686/238, Date: 04/14/08 Use: 2-Family Family Flat, Lot: 6375sf Prior Sale: \$158,632 (01/07).

Auburn

MARKET STATISTICS THROUGH MARCH. YTD 2007: 31 Sales, \$250,000 Median Price; YTD 2008: 23 Sales, \$227,000 Median Price.

REAL ESTATE SALES

9 SAYBROOK WAY..... \$475,000. B: Brian J Maillet & Stacey J Maillet S: Denise A Allaire & Dennis P Allaire Book/Page: 42715/151, Date: 04/18/08 Mtg: Savers Coop Bank \$115,000 Use: 3 Bdrm Colonial, Lot: 20059sf Prior Sale: \$393,105 (09/01). 4 TUCK FARM RD U:4..... \$191,750. B: Paula A Roosen S: Sarah Chase Book/Page: 42709/318, Date: 04/17/08 Mtg: Lendia Inc \$152,800 Use: 2 Bdrm Condo. 810 WASHINGTON ST..... \$1,200,000. B: Bash Realty LLC S: 810 Washington St NT & Barry R Lundgren Tr Book/Page: 42708/104, Date: 04/17/08 Mtg: Bay State Savings Bk \$1,020,000 Use: Auto Sales, Lot: 59242sf Prior Sale: \$675,000 (11/02).

Barre

MARKET STATISTICS THROUGH MARCH. YTD 2007: 13 Sales, \$220,000 Median Price; YTD 2008: 8 Sales, \$182,500 Median Price.

REAL ESTATE SALES

83 WILLIAMSVILLE RD..... \$198,900. B: Rebecca L Miller S: Lea Builders Inc Book/Page: 42718/147, Date: 04/18/08 Mtg: Ross Mortgage Co Inc \$191,789 Use: Residential Developable Land, Lot: 91401sf Prior Sale: \$36,900 (02/07).

Berlin

MARKET STATISTICS THROUGH MARCH. YTD 2007: 6 Sales, \$384,950 Median Price; YTD 2008: 3 Sales, \$257,000 Median Price.

REAL ESTATE SALES

CENTRAL ST..... \$15,000. B: John L Dellasantia S: Eric Brown Book/Page: 42718/132, Date: 04/18/08 Use: Residential Undvlpble Land, Lot: 429787sf Prior Sale: \$37,900 (08/04). 12 COLLINS RD..... \$670,839. B: JP Morgan Chase Bk S: Maria S Ayik & EMC Mortgage Corp Book/Page: 42706/186, Date: 04/16/08 Use: 4 Bdrm Colonial, Lot: 199790sf Prior Sale: \$1 (06/06).

Blackstone

MARKET STATISTICS THROUGH MARCH. YTD 2007: 12 Sales, \$277,450 Median Price; YTD 2008: 6 Sales, \$276,500 Median Price.

REAL ESTATE SALES

178 MAIN ST..... \$220,000. B: Earl R Bassett Jr S: Alexander J Skene Book/Page: 42677/64, Date: 04/10/08 Mtg: Misc Individual \$110,000 Use: 2-Family Colonial, Lot: 5878sf.

Bolton

MARKET STATISTICS THROUGH MARCH. YTD 2007: 10 Sales, \$399,500 Median Price; YTD 2008: 11 Sales, \$480,000 Median Price.

REAL ESTATE SALES

19 SAMPSON RD..... \$372,000. B: Cristina T Mattocks & Scott A Mattocks S: Everett W Kimball & Maureen A Kimball Book/Page: 42700/229, Date: 04/15/08 Mtg: Bank of America \$297,600 Use: 4 Bdrm Garrison, Lot: 41382sf.

Boylston

MARKET STATISTICS THROUGH MARCH. YTD 2007: 7 Sales, \$649,900 Median Price; YTD 2008: 4 Sales, \$473,500 Median Price.

REAL ESTATE SALES

38 COLUMBUS RD..... \$610,000. B: Matthew P Johnson & Ning Pan S: Douglas W Fellows & Rebecca N Fellows Book/Page: 42714/80, Date: 04/18/08 Mtg: Institution for Svgs \$488,000 Use: 4 Bdrm Contemporary, Lot: 75794sf Prior Sale: \$695,000 (04/04). 696 LINDEN ST..... \$261,673. B: Wells Fargo Bk S: Robert H Blanchette & Wells Fargo Bk Book/Page: 42718/206, Date: 04/18/08 Use: 3 Bdrm Cape Cod, Lot: 47045sf Prior Sale: \$385,000 (09/06).

Brookfield

MARKET STATISTICS THROUGH MARCH. YTD 2007: 6 Sales, \$241,453 Median Price; YTD 2008: 7 Sales, \$211,000 Median Price.

REAL ESTATE SALES

176 FISKDALE RD..... \$200,000. B: Christopher R Predella S: David M Breckterfield Book/Page: 42678/161, Date: 04/10/08 Use: Residential Developable Land, Lot: 137650sf Prior Sale: \$63,000 (03/02). 93 MOLASSES HILL RD..... \$200,000. B: Christopher R Predella S: David M Breckterfield Book/Page: 42678/161, Date: 04/10/08 Use: Residential Developable Land, Lot: 126760sf. 46 P