

Official Records

Suffolk Registry

Francis "Mickey" Roache, Register
24 New Chardon St., Court House
Boston, MA. 02144-9660
Telephone: (617) 788-8575
www.suffolkdeeds.com

Boston

MARKET STATISTICS THROUGH MARCH

	YTD 2007	YTD 2008
Number of 1Fam Sales	8	9
Median Price	\$1,947,000	\$1,950,000

REAL ESTATE SALES

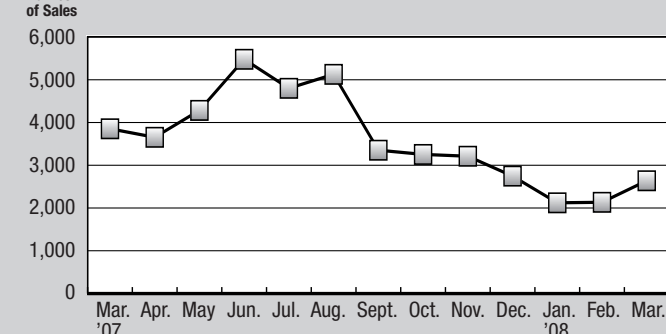
- 1 AVERY ST U:19D \$1,725,000**
B: Judith A Mee & Michael F Mee
S: Lester B Devitt & Kathleen M Devitt
Book/Page: 43394/100, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$1,310,000 (07/04)
- 2 AVERY ST U:21D \$1,775,000**
B: Dexter RT & Stephen P Dexter
S: Kevin M Hunt & Christine S Hunt
Book/Page: 43398/121, Date: 04/16/08
Use: 1 Bdrm Condo
Prior Sale: \$1,245,000 (05/04)
- 2 AVERY ST U:32G \$1,315,000**
B: Donald R Dickinson Jr & Paula A Dickinson
S: Middle Kid LLC
Book/Page: 43393/60, Date: 04/15/08
Mtg: Dynamic Capital Mtg \$417,000
Use: 1 Bdrm Condo
Prior Sale: \$1,100,000 (06/05)
- 377-395 BATTERY WHARF U:4507 \$1,445,000**
B: Reed R Atamian
S: RBW LLC
Book/Page: 43404/1, Date: 04/16/08
Mtg: Merrill Lynch Cr Corp \$1,156,000
Use: Condo
- 377-395 BATTERY WHARF U:4611 \$4,100,000**
B: Barbara Daley & Paul P Daley
S: RBW LLC
Book/Page: 43400/258, Date: 04/16/08
Mtg: First Republic Bk \$2,500,000
Use: Condo
- 379-395 BATTERY WHARF U:3501 \$1,100,000**
B: Andrew F Nicoletta
S: RBW LLC
Book/Page: 43402/100, Date: 04/16/08
Mtg: Bank of America \$650,000
Use: Condo
- 379-395 BATTERY WHARF U:4411 \$3,300,000**
B: George & Harriet Berkowitz & George H Berkowitz
S: RBW LLC
Book/Page: 43408/51, Date: 04/17/08
Mtg: Wainwright Bk & Tr \$2,314,191
Use: Condo
- 58 BAY STATE RD \$2,302,083**
B: Boston University
S: Fallon Towle LLC
Book/Page: 43398/318, Date: 04/16/08
Use: Apartment Bldg - 4-8 Units, Lot: 1539sf
Prior Sale: \$2,175,000 (11/07)
- 140 CHANDLER ST U:3 \$415,000**
B: Pasha A Hamed
S: Lana Matter
Book/Page: 43402/201, Date: 04/16/08
Mtg: Indymac Bank \$332,000
Use: 1 Bdrm Condo
Prior Sale: \$269,000 (05/00)
- 1 CHARLES ST S U:7C \$1,670,000**
B: Cynthia A Lyons T & Cynthia A Lyons
S: Arthur P Solomon
Book/Page: 43410/38, Date: 04/18/08
Use: 1 Bdrm Condo
Prior Sale: \$1,575,000 (02/06)

- 45 CHURCH ST U:4 \$1,065,000**
B: Ken A Ham & Nancy J Ham
S: Linda S Taylor
Book/Page: 43395/133, Date: 04/15/08
Mtg: JP Morgan Chase Bank \$798,750
Use: 1 Bdrm Condo
Prior Sale: \$910,000 (06/04)
- 300 COMMERCIAL ST U:312 \$380,000**
B: John R Moore
S: Timothy P Manning
Book/Page: 43414/31, Date: 04/18/08
Mtg: Bank of Canton \$380,000
Use: 1 Bdrm Condo
Prior Sale: \$255,000 (08/00)
- 41 COMMONWEALTH AVE U:10 \$445,000**
B: Cheuk W Kan & Stephanie L Long
S: Eileen Casal
Book/Page: 43414/268, Date: 04/18/08
Mtg: Bank of America \$440,510
Use: 1 Bdrm Condo
Prior Sale: \$327,000 (09/00)
- 48 COMMONWEALTH AVE U:1A \$775,000**
B: Michael O Ryan
S: Stonegate 48 Mass Ave LLC
Book/Page: 43403/172, Date: 04/16/08
Mtg: NE Moves Mortgage Co \$417,000
Use: Condo
- 48 COMMONWEALTH AVE U:4 \$3,000,000**
B: Great-west Life & Annuity
S: Stonegate 48 Mass Ave LLC
Book/Page: 43408/329, Date: 04/17/08
Use: Condo
- 49-51 COMMONWEALTH AVE U:B \$4,800,000**
B: Michael Thompson
S: Profits Only LLC
Book/Page: 43394/126, Date: 04/15/08
Mtg: Countrywide Bank \$3,000,000
Use: 2 Bdrm Condo
- 280 COMMONWEALTH AVE U:204 \$450,000**
B: Daniel Hymphreys & Daniel Hymphreys
S: Robert E Hymphreys & Barbara K Hymphreys
Book/Page: 43387/22, Date: 04/14/08
Mtg: Seller \$360,000
Use: 1 Bdrm Condo
Prior Sale: \$509,000 (06/06)
- 390 COMMONWEALTH AVE U:310 \$785,250**
B: 390 Commonwealth Ave RT & Erietta r Souroulidis
S: Sloan Mass T & John H Sloan
Book/Page: 43396/25, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$642,500 (03/07)
- 9 DARTMOUTH ST \$1,450,000**
B: Keith A Prue & Laura Katleman-Prue
S: Jason C Hancock & S Kyle Hancock
Book/Page: 43402/53, Date: 04/16/08
Mtg: Misc Individual \$1,150,000
Use: 2-Family Row-end, Lot: 776sf
Prior Sale: \$1,250,000 (11/04)
- 111 GAINSBOROUGH ST U:403 \$477,500**
B: Beth A Frank & Craig J Frank
S: John J Homko
Book/Page: 43397/24, Date: 04/15/08
Mtg: Bank of America \$377,500
Use: 2 Bdrm Condo
Prior Sale: \$390,000 (09/02)
- 700 HARRISON AVE U:309 \$246,000**
B: Christopher J Grimley & Kelly H Smith
S: 700 Harrison LLC
Book/Page: 43401/105, Date: 04/16/08
Mtg: Boston Private Bank \$238,620
Use: Condo
- 2 HAWTHORNE PL U:8J \$358,000**
B: Maria C Manzini
S: Vineyard Ptnrs LLC
Book/Page: 43389/281, Date: 04/14/08
Mtg: Mortgage Master Inc \$80,000
Use: 1 Bdrm Condo
Prior Sale: \$347,000 (06/02)
- 9 HAWTHORNE PL U:5M \$520,000**
B: Kristine R Baxter
S: Ravi Mantha
Book/Page: 43401/82, Date: 04/16/08
Mtg: Wells Fargo Bank \$380,000
Use: 2 Bdrm Condo
Prior Sale: \$45,000 (03/02)
- 9 HAWTHORNE PL U:7H \$370,000**
B: Luca Figliuolo
S: Mary Ohearne
Book/Page: 43402/157, Date: 04/16/08
Mtg: Bank of America \$70,000
Use: 1 Bdrm Condo
Prior Sale: \$321,000 (11/03)

- 1 HUNTINGTON AVE U:1302 \$2,400,000**
B: Frances M Cramb
S: Elynn A Mccolgan
Book/Page: 43388/34, Date: 04/14/08
Use: 3 Bdrm Condo
Prior Sale: \$1,810,694 (07/00)
- 416 MARLBOROUGH ST U:106 \$329,000**
B: J L T & Joanne Lanza
S: Christopher Murray
Book/Page: 43393/15, Date: 04/15/08
Use: 1 Bdrm Condo
Prior Sale: \$270,000 (04/03)
- 26 MELROSE ST U:2 \$302,900**
B: David Stapleton
S: Judith C Schatz
Book/Page: 43403/147, Date: 04/16/08
Mtg: Citimortgage Inc \$302,900
Use: 1 Bdrm Condo
Prior Sale: \$237,900 (05/02)
- 108 MOUNT VERNON ST U:3 \$1,100,000**
B: Joseph France & Priscilla G France
S: Mount Vernon St Prtr LLC
Book/Page: 43414/177, Date: 04/18/08
Mtg: Countrywide Bank \$700,000
Use: Condo
- 108 MOUNT VERNON ST U:7 \$3,100,000**
B: Premier RT & Frank P Conrad
S: Mount Vernon St Prtr LLC
Book/Page: 43409/131, Date: 04/17/08
Use: Condo
- 120 NORWAY ST U:18 \$340,000**
B: Wayne Bettencourt
S: Tracey L Albainy & Kelly Albainy-Jenei
Book/Page: 43401/303, Date: 04/16/08
Mtg: Pride Mtg Inc \$272,000
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (12/00)
- 101 PRINCE ST U:10 \$230,000**
B: Ryan Lorraine
S: 101 Prince Street LLC
Book/Page: 43402/30, Date: 04/16/08
Mtg: Freedom Mortgage Corp \$234,945
Use: 1 Bdrm Condo
- 15 RIVER ST U:603 \$461,500**
B: Sydney B Montesi
S: Sarha E Pike & John A Pike
Book/Page: 43399/24, Date: 04/16/08
Use: 1 Bdrm Condo
Prior Sale: \$462,000 (08/05)
- 22 RUTLAND SQ U:1 \$920,000**
B: Jessica P Christ & William D Christ
S: 22 Rutland Square LLC
Book/Page: 43404/51, Date: 04/16/08
Mtg: Mt Washington Coop Bk \$828,000
Use: Condo
- 104 SAINT BOTOLPH ST \$1,450,000**
B: Leeward St Botolph LLC
S: Lawrence Green & Assoc LLC
Book/Page: 43409/59, Date: 04/17/08
Mtg: Brookline Svgs Bk \$1,300,000
Use: Apartment Bldg - 4-8 Units, Lot: 1563sf
Prior Sale: \$1 (04/07)
- 12 STONEHOLM ST U:424 \$350,000**
B: Gina D Miller & Grazyna M Miller
S: Dylan Meistrich
Book/Page: 43409/54, Date: 04/17/08
Use: 1 Bdrm Condo
Prior Sale: \$360,000 (06/06)
- 165 TREMONT ST U:102 \$749,000**
B: Kathleen Henneley & Shaun Henneley
S: Leo Downey
Book/Page: 43404/285, Date: 04/16/08
Use: Condo
Prior Sale: \$403,000 (08/04)
- 189 W CANTON ST U:2 \$504,900**
B: Adam Hoeherman
S: Amy Fahrenkopf
Book/Page: 43396/249, Date: 04/15/08
Mtg: Countrywide Bank \$403,920
Use: 1 Bdrm Condo
Prior Sale: \$460,000 (09/04)
- 204 W SPRINGFIELD ST \$1,050,000**
B: 204 W Springfield St LLC
S: 204 LLM RT & Lynnell J Morris
Book/Page: 43389/234, Date: 04/14/08
Mtg: First Trade Union SB \$1,450,000
- 6 WHITTIER PL U:2E \$390,000**
B: Yogish D Kamath
S: Binayak Banerjee & Enika Banerjee
Book/Page: 43392/102, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$147,800 (05/96)

MASSACHUSETTS MARKET STATISTICS

Home Sales Volume



Year to Date	Number of Sales	Change Prior Year
March '04	10,739	15.4%
March '05	10,427	-2.9%
March '06	9,760	-6.4%
March '07	9,434	-3.3%
March '08	6,891	-27.0%

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

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County Sales Charts In This Week's Issue

Barnstable, Bristol, Essex, Hampden, Middlesex, Norfolk

Real Estate Records

PAGE	COUNTY	TRANSACTIONS THRU	PAGE	COUNTY	TRANSACTIONS THRU
B1	Suffolk	04/18/08	B12	Franklin	04/18/08
B4	Barnstable	04/23/08	B12	Hampden	04/23/08
B6	Berkshire Middle	04/18/08	B14	Hampshire	04/18/08
B6	Berkshire North	04/18/08	B15	Middlesex North	04/18/08
B6	Berkshire South	04/18/08	B16	Middlesex South	04/18/08
B6	Bristol Fall River	04/17/08	B20	Nantucket	04/24/08
B7	Bristol North	04/22/08	B20	Norfolk	04/23/08
B8	Bristol South	04/18/08	B23	Plymouth	04/24/08
B9	Dukes	04/18/08	B24	Worcester	04/18/08
B9	Essex North	04/23/08	B28	Worcester North	04/23/08
B9	Essex South	04/22/08			

Credit Records

B29	Bankruptcy Petitions	B30	Attachments
B30	Federal Tax Liens	B31	Petitions to Foreclose
B30	State Tax Liens	B34	Foreclosure Sales



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THE WARREN GROUP
Since 1872
Real Estate & Financial Information

The Commercial Record

SUFFOLK REGISTRY continued

Allston

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 4 0
Median Price \$449,000

REAL ESTATE SALES

- 45 ASHFORD ST U:8 \$190,000
B: Victoria Fung
S: Ming Slomlak
LC Book/Page: 90/124, Date: 04/18/08
Use: 1 Bdrm Condo
Prior Sale: \$1 (02/08)
22 COOLIDGE RD \$570,000
B: Adam Brady-Myerov & Monica Brady-Myerov
S: Dennis McCormack & Edward J Lawlor
Book/Page: 43390/95, Date: 04/14/08
Use: 2-Family Two Family, Lot: 3215sf
147 KELTON ST U:720 \$380,000
B: Boris Lainer
S: Marco A Perez Urena
Book/Page: 43403/207, Date: 04/16/08
Use: 2 Bdrm Condo
Prior Sale: \$1 (03/08)
32-34 LONG AVE \$649,500
B: Alan L Lee & Alvin L Lee
S: Port RT & Freeman H Port
Book/Page: 43393/236, Date: 04/15/08
Mtg: Freedom Mortgage Corp \$389,700
Use: 2-Family Two Family, Lot: 4913sf

FORECLOSURE DEEDS

- 40 BAYARD ST \$330,000
B: Barclays Capital RE Inc & Homeq Servicing
S: Nathalie Hession & Barclays Capital RE Inc
Book/Page: 43404/314, Date: 04/17/08
Use: 2-Family Two Family, Lot: 4000sf

Brighton

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 14 3
Median Price \$515,500 \$285,000

REAL ESTATE SALES

- 112 ACADEMY HILL RD U:2 \$580,000
B: Scott A Fraser & Tracy Fraser
S: Sondra Caplin & Donald Caplin
Book/Page: 43395/301, Date: 04/15/08
Mtg: JP Morgan Chase Bank \$417,000
Use: Condo
2430 BEACON ST U:103 \$440,000
B: Cindy Berry & James Berry
S: Waterford Condo & Waterworks Park LLC
Book/Page: 43415/205, Date: 04/18/08
Mtg: Bank of America \$396,000
Use: 1 Bdrm Condo

- 1486 COMMONWEALTH AVE U:5 \$254,000
B: Christopher D Walsh
S: Isaac H Zeldis
Book/Page: 43394/247, Date: 04/15/08
Mtg: Countrywide Bank \$241,300
Use: 1 Bdrm Condo
Prior Sale: \$1 (03/06)
63 COREY RD U:5 \$293,000
B: Debra Morley
S: Maria Soledad-Sanchez
Book/Page: 43390/113, Date: 04/14/08
Mtg: Fairway Ind Mtg \$288,473
Use: 1 Bdrm Condo
Prior Sale: \$256,500 (01/05)
18 GLENCOE ST U:28 \$240,000
B: Victoria Fung
S: Ming Slomlak
LC Book/Page: 53/113, Date: 04/18/08
Use: 2 Bdrm Condo
Prior Sale: \$1 (02/08)
140 KILSYTH RD U:6 \$383,000
B: Heidi S Groo
S: Stanley H Rosenberg
Book/Page: 43401/284, Date: 04/16/08
Mtg: Countrywide Bank \$234,000
Use: 2 Bdrm Condo
Prior Sale: \$379,500 (12/05)
75 STRATHMORE RD U:4 \$195,000
B: Charles D Wright & Deborah M Wright
S: Katherine M Lynch & Katherine L Meneses
Book/Page: 43414/228, Date: 04/18/08
Use: 2 Bdrm Condo
Prior Sale: \$195,000 (03/02)

- 17 SALEM ST U:3 \$430,000
B: Emmanouil Katsomenakis & Stephanie Katsomenakis
S: Christopher R Zani
Book/Page: 43402/331, Date: 04/16/08
Mtg: Bank of America \$344,000
Use: 1 Bdrm Condo
Prior Sale: \$419,000 (01/06)
150 MARLBOROUGH ST \$320,827
B: Argent Mtg Securities Inc & Deutsche Bank Natl T Co
S: Salvador T Garcia & Deutsche Bank Natl T Co
Book/Page: 43393/4, Date: 04/15/08
Use: 2-Family Duplex, Lot: 2920sf
Prior Sale: \$369,500 (08/05)
117 WASHINGTON AVE \$280,500
B: MERS
S: Jose Umana & Gsamp T 2005-he4
Book/Page: 43408/304, Date: 04/17/08
Use: 3-Family Family Flat, Lot: 2283sf
Prior Sale: \$1 (01/06)
320-322 WASHINGTON AVE U:1 \$176,250
B: Deutsche Bank Natl T Co & Morgan Stanley Loan T 200
S: Ana P Santos & Morgan Stanley Loan T 200
Book/Page: 43411/77, Date: 04/18/08
Use: Condo
Prior Sale: \$340,000 (02/06)

Chelsea

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 4 4
Median Price \$295,000 \$221,000

REAL ESTATE SALES

- 88 ADDISON ST \$255,000
B: Guillermo F Villatoro & Maximiliana Sanchez
S: Elsa Leal
Book/Page: 43388/58, Date: 04/14/08
Mtg: Merrimac Mtg Co \$251,060
Use: 3-Family Family Flat, Lot: 4340sf
Prior Sale: \$72,000 (01/94)
75 BROADWAY \$142,000
B: Beth H Roberto & Michael J Allan
S: Lasalle Bk
Book/Page: 43403/270, Date: 04/16/08
Use: 2-Family Row House, Lot: 1603sf
Prior Sale: \$296,650 (03/08)
156 SHAWMUT ST \$250,000
B: Manuel Ortiz
S: Stork Prop Inc
Book/Page: 43407/205, Date: 04/17/08
Use: 3-Family Family Flat, Lot: 3520sf
Prior Sale: \$348,000 (01/06)
593 WASHINGTON AVE \$220,000
B: John Minh Lai & Joohn Minh Lai
S: Washington Mutual Bk
LC Book/Page: 622/190, Date: 04/16/08
Mtg: Wells Fargo Bank \$176,000
Use: 2-Family Family Flat, Lot: 4000sf
Prior Sale: \$225,000 (04/08)

FORECLOSURE DEEDS

- 200 CAPTAINS ROW U:209 \$207,106
B: USA VA
S: Jameel Webb-Davis & PHH Mortgage Corp
Book/Page: 43393/191, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$230,000 (01/03)
30 CARROLL ST \$283,000
B: FHLM
S: Army Peralta & Indymac Bk
Book/Page: 43406/251, Date: 04/17/08
Use: 2-Family Family Flat, Lot: 2500sf
Prior Sale: \$450,000 (10/06)
365 CRESCENT AVE \$357,000
B: JP Morgan Mtg Acquisition
S: David Waiba & JP Morgan Mtg Acquisition
Book/Page: 43406/187, Date: 04/17/08
Use: 3-Family Family Flat, Lot: 6750sf
Prior Sale: \$510,000 (12/05)
269 MAPLE ST \$175,000
B: Avelo Mtg LLC
S: Cesar A Castro & Avelo Mtg LLC
Book/Page: 43391/148, Date: 04/15/08
Use: 3 Bdrm Conventional, Lot: 1293sf
Prior Sale: \$290,000 (11/05)

- 780 CRESCENT AVE \$390,000
B: 10 Crescent Avenue RT & Stephen E Chatezky
S: Wells Fargo Bk
Book/Page: 43414/69, Date: 04/18/08
Mtg: Bank of Canton \$312,000
Use: 3-Family Decker, Lot: 1498sf
Prior Sale: \$540,489 (12/07)
5 CRESTON PARK U:3 \$359,000
B: Franchot Young
S: Michael Lee
Book/Page: 43416/221, Date: 04/18/08
Mtg: First Horizon Hm Ln \$341,050
Use: Condo
7 EDNA RD \$315,000
B: George E Durgin Jr & Louise M Durgin
S: Barbara E Horton & Rodney Horton
Book/Page: 43413/114, Date: 04/18/08
Mtg: Mortgage Networks Inc \$310,133
Use: 3 Bdrm Cape Cod, Lot: 4614sf
11 EDNA RD \$250,000
B: Sara K Devaney
S: Carol Shea & Helene Trzcinski
Book/Page: 43390/262, Date: 04/14/08
Mtg: Mortgage Master Inc \$242,500
Use: 3 Bdrm Cape Cod, Lot: 4752sf
132 ELLINGTON ST \$410,000
B: Dorchester Home & Garden
S: Living In Dorchester Inc
Book/Page: 43416/119, Date: 04/18/08
Mtg: Misc Municipal Agency \$245,000
Use: 3-Family Row-end, Lot: 1960sf
Prior Sale: \$10,000 (09/93)
16 ELMHURST ST \$230,000
B: Nick Realty Invest LLC
S: US Bk
Book/Page: 43392/49, Date: 04/15/08
Mtg: Birch Hollow LLC \$230,000
Use: 3-Family Decker, Lot: 3948sf
Prior Sale: \$411,132 (03/08)
22 HENDRY ST \$164,900
B: Luis M Rodriguez
S: Lasalle Bk
Book/Page: 43416/164, Date: 04/18/08
Mtg: Misc Company \$160,000
Use: 3-Family Decker, Lot: 2385sf
Prior Sale: \$333,000 (03/08)
30 HILL TOP ST U:10 \$245,000
B: Julie M Joyce
S: George E Durgin Jr & Louise M Durgin
LC Book/Page: 230/38, Date: 04/18/08
Mtg: Members Plus CU \$237,650
Use: 2 Bdrm Condo
Prior Sale: \$252,500 (03/03)
4 HOLBROOK AVE \$252,500
B: Amy Westhaver & Lisa M Bastille
S: Wells Fargo Bk
Book/Page: 43408/216, Date: 04/17/08
Mtg: Mt Washington Coop Bk \$244,925
Use: 3 Bdrm Row-end, Lot: 2718sf
Prior Sale: \$396,334 (02/08)
17 JACOBS ST \$135,800
B: Dolores White & Dolores White
S: Deutsche Bank Natl T Co
Book/Page: 43398/180, Date: 04/16/08
Mtg: Mt Washington Coop Bk \$104,566
Use: 3 Bdrm Row-middle, Lot: 1223sf
Prior Sale: \$245,442 (03/08)

Charlestown

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 12 15
Median Price \$615,500 \$680,000

REAL ESTATE SALES

- 38 3RD AVE U:100-W \$653,120
B: Automation Charlestown LLC
S: Building 38 Ventures LP
Book/Page: 43404/107, Date: 04/16/08
Mtg: Middlesex Svcs Bk \$341,560
Use: Non-residential Condo
7 ALBION PL U:1 \$412,000
B: Kimberly I Flad & Ryan C Jones
S: Brendan P Mitchell
Book/Page: 43397/131, Date: 04/15/08
Mtg: Bank of America \$329,600
Use: 2 Bdrm Condo
Prior Sale: \$382,000 (01/04)
86 BUNKER HILL ST \$350,000
B: Felice Casazza & Gerardo Casazza
S: Hill Mildred Est & Alan M Barnes Gdn
Book/Page: 43401/213, Date: 04/16/08
Mtg: Misc Individual \$350,000
Use: 3-Family Row-middle, Lot: 1994sf
Prior Sale: \$1 (05/07)
180-186 BUNKER HILL ST U:9 \$260,000
B: Soumendra Banerjee
S: Cynthia Carlo & Cynthia Belliveau
Book/Page: 43402/138, Date: 04/16/08
Mtg: Countrywide Bank \$247,000
Use: 2 Bdrm Condo
Prior Sale: \$66,000 (06/95)

TOWN / REGISTRY GUIDE

Table with 3 columns: Town Name, Registry, and Town. Lists various towns and their corresponding registry information.

* Indicates towns with no property details

SUFFOLK REGISTRY

continued
734 HYDE PARK AVE U:2 \$158,400
B: John C Mahoney & Love E Mahoney
S: USA HUD
Book/Page: 43394/77, Date: 04/15/08
Mtg: City Of Boston CU \$123,400
Use: Federal Property, Lot: 11145f
Prior Sale: \$1 (11/07)
830 SOUTH ST \$660,000
B: Debra J Patsky
S: Peter A Wekstein & Tracy A Bandzul
Book/Page: 43415/91, Date: 04/18/08
Mtg: Webster Bank \$525,000
Use: 2-Family Two Family, Lot: 82165f
61 WESTBOURNE ST \$445,000
B: Danikka Giarratani
S: Tanya R Giarratani
Book/Page: 43409/190, Date: 04/17/08
Mtg: Countrywide Bank \$356,000
Use: 4 Bdrm Colonial, Lot: 6000sf
Prior Sale: \$185,000 (04/88)
FORECLOSURE DEEDS
9 MARION ST U:A \$209,544
B: Bank Of New York
S: Starta Farr & Bank Of New York
Book/Page: 43394/51, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$54,000 (02/96)

Roxbury

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 8 6
Median Price \$662,500 \$302,500
REAL ESTATE SALES
131 EUSTIS ST \$125,000
B: Fard Ahmed
S: Edlow Etta Est & George A Rodriguez
LC Book/Page: 622/197, Date: 04/18/08
Use: 5 Bdrm Semi Detachd, Lot: 3060sf
21 FATHER FRANCIS GILDAY ST U:302 \$530,000
B: Sarah E Gillilan
S: Harrison Commons Condo & Penmark Condo
Book/Page: 43404/169, Date: 04/16/08
Mtg: Bank of America \$310,000
Use: 2 Bdrm Condo
10 GREENWICH PARK \$1,520,000
B: Adam S Gold & Rosemary J Gold
S: 10 Greenwich Park RT & Belinda Hunsinger
Book/Page: 43416/248, Date: 04/18/08
Mtg: Citizens Bank of MA \$520,000
Use: 6 Bdrm Row-middle, Lot: 2100sf
Prior Sale: \$1,600,000 (08/07)
519 HARRISON AVE U:D612 \$680,000
B: David Wong & Sharon Tan
S: Kimberlee Kolton
Book/Page: 43406/331, Date: 04/17/08
Mtg: Countrywide Bank \$646,000
Use: 2 Bdrm Condo
Prior Sale: \$685,000 (04/05)
25-27 MAYWOOD ST U:2 \$275,000
B: Desiree Bilotta
S: Violetta Zywnina
Book/Page: 43398/295, Date: 04/16/08
Mtg: First Horizon Hm Ln \$261,250
Use: Condo
Prior Sale: \$265,000 (01/08)
25-27 MAYWOOD ST U:3 \$310,000
B: Matthew K Berger
S: Dariusz Zywnina
Book/Page: 43393/86, Date: 04/15/08
Mtg: First Horizon Hm Ln \$294,500
Use: Condo
Prior Sale: \$275,000 (01/08)
499 SHAWMUT AVE U:4 \$812,000
B: Mary E Rose & Steven J Matsumuro
S: Melissa Kuroda-Norton & Erik Norton
Book/Page: 43413/127, Date: 04/18/08
Mtg: JP Morgan Chase Bank \$649,600
Use: 2 Bdrm Condo
Prior Sale: \$690,000 (01/01)
143 W BROOKLINE ST U:403 \$100,439
B: Bentzion Chudnovskiy & Inna B Fedotova
S: Francisco Lorenzo
Book/Page: 43412/237, Date: 04/18/08
Mtg: Bank of America \$70,307
Use: 2 Bdrm Condo
Prior Sale: \$44,000 (03/91)
161 W CANTON ST \$1,681,875
B: Jason C Hancock & S K Hancock
S: Joanne Brode
Book/Page: 43412/60, Date: 04/18/08
Mtg: Astoria Fed Mtg \$1,093,218
Use: 3-Family Row-middle, Lot: 1960sf
Prior Sale: \$400,000 (09/92)
16 WESTMINSTER AVE U:C2 \$248,500
B: Doris A Hearn
S: 16 Westminster Ave RT & Mary Cutone
Book/Page: 43414/21, Date: 04/18/08
Mtg: Mt Washington Coop Bk \$236,075
Use: Condo

Centerville

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 46 36
Median Price \$330,250 \$302,500
REAL ESTATE SALES
18 5 CORNERS RD \$335,000
B: Ian Povlich
S: Terrence M Hillery
Book/Page: 43389/53, Date: 04/14/08
Mtg: Wells Fargo Bank \$278,000
Use: 2 Bdrm Condo
366 W BROADWAY U:3 \$401,000
B: Moya C Cunningham & Patrick J Cunningham
S: Tad Brundage LT & Frank T Brundage
Book/Page: 43411/347, Date: 04/18/08
Mtg: Citizens Bank of MA \$320,800
Use: 2 Bdrm Condo
Prior Sale: \$435,000 (08/04)
FORECLOSURE DEEDS
175 ATHENS ST \$181,000
B: FNMA
S: James Brennan Jr & FNMA
Book/Page: 43392/97, Date: 04/15/08
Use: 3 Bdrm Row-end, Lot: 1460sf
Prior Sale: \$1 (08/06)
315 SILVER ST U:2 \$232,500
B: US Bk
S: John Darosa & US Bk
Book/Page: 43389/165, Date: 04/14/08
Use: 2 Bdrm Condo
Prior Sale: \$529,000 (12/05)
165 W 8TH ST U:1 \$279,557
B: Deutsche Bank Natl T Co
S: David C Sprague & Deutsche Bank Natl T Co
Book/Page: 43393/333, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$320,000 (04/06)

West Roxbury

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 46 32
Median Price \$392,500 \$407,375
REAL ESTATE SALES
88 COWING ST U:2 \$442,500
B: Jeffrey D Brown & Julie A Sloniger
S: Cowing Street LLC
Book/Page: 43408/270, Date: 04/17/08
Mtg: First Mariner Bank \$417,000
Use: Condo
22 CROSTOWN AVE \$362,000
B: Charles Hanf & Michelle Doherty
S: Arbeeley Annie B Est & Dianna Fc Reardon
LC Book/Page: 622/185, Date: 04/15/08
Mtg: Northstar Mtg Corp \$359,162
Use: 4 Bdrm Colonial, Lot: 4696sf
33 MARTIN ST \$540,000
B: Cristina Malinn & Francis H Malinn
S: Mary T Obrien
Book/Page: 43415/179, Date: 04/18/08
Mtg: GMAC Mtg Co of PA \$190,000
Use: 3 Bdrm Colonial, Lot: 5500sf
Prior Sale: \$529,500 (06/07)
498-A WASHINGTON ST \$400,000
B: 4988 Washington Street RT & Donald J Schiarizzi
S: George W Tradd & Sally E Disher
Book/Page: 43390/182, Date: 04/14/08
Mtg: Norwood CooperativeBk \$506,000
Use: Mixed Use-prim Res & Comm, Lot: 7300sf

Winthrop

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 16 8
Median Price \$369,500 \$381,300
REAL ESTATE SALES
109 CIRCUIT RD \$442,000
B: Katherine Beattie & Michael W Beattie
S: John W Beattie
Book/Page: 43390/20, Date: 04/14/08
Mtg: Mortgage Master Inc \$353,600
Use: 5 Bdrm Conventional, Lot: 4792sf
Prior Sale: \$1 (10/07)
400 GOVERNORS DR U:17 \$140,000
B: Hocine Bouchdamene & Nacima Nedil
S: Jackson Jaques
Book/Page: 43402/194, Date: 04/16/08
Use: 2 Bdrm Condo
Prior Sale: \$1 (05/05)
16 LEWIS TER \$435,000
B: John J Spindler & Kerry L Bernier
S: Lawrence M Dipietro
Book/Page: 43396/2, Date: 04/15/08
Mtg: Mortgage Networks Inc \$400,200
Use: 3 Bdrm Colonial, Lot: 6534sf
Prior Sale: \$490,000 (12/05)
1040 SHIRLEY ST \$359,000
B: Anne M Lynch
S: Kathleen Tieran & Mary Ann Griffin
LC Book/Page: 622/191, Date: 04/16/08
Mtg: Bank of Canton \$327,946
Use: 2-Family Family Flat, Lot: 3485sf
Prior Sale: \$1 (11/06)

Marstons Mills

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 18 20
Median Price \$400,000 \$358,500
REAL ESTATE SALES
137 CAMMETT RD \$218,000
B: Dean F Stanley & Shane P Stanley
S: FNMA
Book/Page: 22845/322, Date: 04/18/08
Mtg: First Horizon Hm Ln \$214,631
Use: 4 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: \$295,653 (11/07)
272 WAKEBY RD \$303,000
B: Lars Jensen & Laurie Jensen
S: Genevieve A Griffith & Richard W Griffith 3rd
Book/Page: 22845/19, Date: 04/18/08
Mtg: Mortgage Elec Reg Sys \$218,000
Use: 4 Bdrm Cape Cod, Lot: 43560sf
FORECLOSURE DEEDS
158 ASA MEIGS RD \$435,600
B: HSBC Bank USA
S: Miguel David & HSBC Bank USA
Book/Page: 22851/14, Date: 04/23/08
Use: Condo
Prior Sale: \$218,000 (07/05)

Osterville

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 14 17
Median Price \$997,750 \$515,000
REAL ESTATE SALES
391 GRAND ISLAND DR \$1,250,000
B: Oyster Harbors Cib Inc
S: Bonny Miskinis & Robert W Miskinis
LC Cert: 176608, Date: 04/22/08
Use: Residential Developable Land, Lot: 45302sf
Prior Sale: \$1,100,000 (05/05)
Bourne
MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 36 35
Median Price \$346,500 \$333,850
REAL ESTATE SALES
85 MAPLE ST \$269,000
B: Steve A Kramer
S: Lorie Travers Oliva & Peter J Oliva
Book/Page: 22844/220, Date: 04/18/08
Mtg: Community Bank NA \$120,000
Use: 3 Bdrm Ranch, Lot: 13068sf
2 MERCURY AVE \$340,000
B: Austin Obrien & Jamie Obrien
S: FNMA
Book/Page: 22840/283, Date: 04/17/08
Mtg: Mortgage Elec Reg Sys \$316,679
Use: 4 Bdrm Contemporary, Lot: 8712sf
Prior Sale: \$428,242 (03/08)

Centerville

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 46 36
Median Price \$330,250 \$302,500
REAL ESTATE SALES
18 5 CORNERS RD \$335,000
B: Ian Povlich
S: Terrence M Hillery
Book/Page: 43389/53, Date: 04/14/08
Mtg: Wells Fargo Bank \$278,000
Use: 2 Bdrm Condo
344 MAIN ST U:6 \$270,000
B: Pamela H Soliwoda
S: 340 Main Street NT & Gordon J Siegel
Book/Page: 22840/189, Date: 04/17/08
Mtg: Cape Cod Cp Bk \$189,000
Use: Condo
50 ROSEMARY LN \$339,000
B: Colleen Welch & Stephen Lewis
S: Richard F Scherbarth
Book/Page: 22850/172, Date: 04/22/08
Mtg: Addison Ave FCU \$271,200
Use: 3 Bdrm Row-end, Lot: 17860sf
Prior Sale: \$64,500 (04/88)
51 ZENO CROCKER RD \$285,000
B: James D Welsh
S: Alan J Scalingi & Albert V Scalingi
Book/Page: 22845/172, Date: 04/18/08
Mtg: Cape Cod Cp Bk \$265,000
Use: 3 Bdrm Ranch, Lot: 15682sf
FORECLOSURE DEEDS
14 BEE LN \$187,500
B: Deutsche Bank Natl T Co
S: Danuta D Jurczyk & Deutsche Bank Natl T Co
Book/Page: 22841/235, Date: 04/18/08
Use: 2 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$265,000 (05/06)
67 N PRECINCT RD \$176,250
B: US Bk
S: Deborah E Rosa & US Bk
Book/Page: 22851/5, Date: 04/23/08
Use: 2 Bdrm Ranch, Lot: 15682sf
Prior Sale: \$169,900 (07/01)

Hyannis

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 35 31
Median Price \$335,000 \$207,000
FORECLOSURE DEEDS
8 ALICIA RD \$189,000
B: Wells Fargo Bk
S: Clinton D Allen & Wells Fargo Bk
Book/Page: 22844/144, Date: 04/18/08
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$235,000 (08/06)
182 BEARSES WAY \$198,000
B: Deutsche Bank Natl T Co
S: Richard J Sinatra & Indymac Bk
Doc#: 155677, Date: 04/18/08
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$76,000 (03/97)
800 BEARSES WAY U:DO \$200,257
B: Wells Fargo Bk
S: Welton Decarvalho & Wells Fargo Bk
Doc#: C33-5SA, Date: 12/21/07
Use: 3 Bdrm Condo
Prior Sale: \$168,000 (12/02)
38 GENERAL PATTON DR \$86,625
B: Deutsche Bank Natl T Co
S: Alessandra Rodrigues & Deutsche Bank Natl T Co
Book/Page: 22844/111, Date: 04/18/08
Use: 2 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$68,000 (08/00)
120 SEABOARD LN \$274,900
B: US Bk
S: Jacqueciana Ribeiro & Wells Fargo Bk
Doc#: 177863, Date: 04/23/08
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$324,000 (09/05)
135 W MAIN ST U:36 \$109,125
B: HSBC Bank USA
S: Miguel David & HSBC Bank USA
Book/Page: 22851/14, Date: 04/23/08
Use: Condo
Prior Sale: \$218,000 (07/05)

Chatham

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 41 38
Median Price \$525,000 \$638,750
REAL ESTATE SALES
41 TERN LN \$327,500
B: 41 Tern Lane RT & John P Phelan
S: Harry A Weide & Paul Mayer
LC Cert: 135491, Date: 04/18/08
Use: 3 Bdrm Colonial, Lot: 13050sf
Prior Sale: \$96,000 (11/94)
25 TOMS WAY \$333,500
B: Richard A Burnie Jr & Susan E Burnie
S: Ben R Burnie
Book/Page: 22850/266, Date: 04/22/08
Mtg: Eastern Bank \$266,800
Use: 2 Bdrm Ranch, Lot: 20183sf
Prior Sale: \$333,500 (02/07)

Dennis

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 48 50
Median Price \$345,000 \$289,450
REAL ESTATE SALES
2 ASHKINS DR \$220,500
B: Kevin J Karle & Sharon A Karle
S: Joyce M Goodwin & William J Goodwin
Book/Page: 22844/57, Date: 04/18/08
Use: 3 Bdrm Ranch, Lot: 7841sf
123 CORPORATION RD \$525,000
B: Debra A Fleming & Joseph R Fleming
S: Edward D Beasley & Raymond C Beasley
Book/Page: 22844/243, Date: 04/18/08
Use: Residential Developable Land, Lot: 42689sf
155 GREENLAND CIR \$480,000
B: Linda M Mccaffrey & Michael O Mccaffrey
S: Donald R Froude & Patricia A Froude
Book/Page: 22841/258, Date: 04/18/08
Mtg: Taylor Bean&Whitaker \$250,000
Use: 4 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$275,000 (04/98)
31 OLD CHATHAM RD \$260,000
B: Jason Kyle Montigel
S: Shirley L Traill
LC Cert: 94292, Date: 04/18/08
Mtg: Cape Cod Cp Bk \$224,000
Use: 3 Bdrm Ranch, Lot: 7405sf
431 OLD CHATHAM RD U:5 \$90,000
B: John O Butler
S: Scott Glista
Book/Page: 22841/90, Date: 04/17/08
Use: Office Condo Unit
Prior Sale: \$28,000 (05/92)
9 OLDE DENNIS APPROACH \$252,000
B: Steven Bushey
S: Maryann Gilligan-Suydam
LC Cert: 140709, Date: 04/18/08
Mtg: Indymac Bank \$201,600
Use: 2 Bdrm Ranch, Lot: 13504sf
141 MAIN ST U:1 \$68,000
B: Anne Wylie-Ammendolia & Anthony J Ammendolia
S: Thomas A Sullivan
Book/Page: 22853/236, Date: 04/23/08
Use: Retail Condo
Prior Sale: \$55,558 (09/03)
112 SEA ST \$700,000
B: Mark R Albrecht & Mary E Albrecht
S: Sally C Sherwood
LC Cert: 182329, Date: 04/23/08
Mtg: Eastern Bank \$417,000
Use: 4 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$1 (02/07)
21 WESTWIND DR \$265,500
B: Lawrence D Callanan & Margaret M Callanan
S: James F Callanan & John W Callanan
Book/Page: 22846/163, Date: 04/22/08
Use: 3 Bdrm Ranch, Lot: 10019sf

Eastham

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 29 27
Median Price \$479,000 \$450,000
REAL ESTATE SALES
120 DEVON LN \$374,769
B: Carol J Kanjian & Karen F Kanjian
S: Karen F Kanjian & William R Spade Jr
LC Cert: 167404, Date: 04/22/08
Mtg: Cape Cod Five Cent Bk \$79,000
Use: 3 Bdrm Colonial, Lot: 35719sf
Prior Sale: \$380,000 (11/02)

42 WINGS NECK RD

\$200,000
B: Billbeck 2 RT & Beth Ann Timson
S: Elizabeth A Berry
Book/Page: 22845/51, Date: 04/18/08
Use: 2 Bdrm Ranch, Lot: 12197sf
FORECLOSURE DEEDS
28 NORRIS RD \$270,000
B: Wells Fargo Fincl MA
S: Patricia Larsen & Wells Fargo Fincl MA
Book/Page: 22844/42, Date: 04/18/08
Use: 3 Bdrm Colonial, Lot: 22216sf
92 SANDWICH RD U:9 \$116,844
B: Washington Mutual Bk
S: Alfred R Souza & Washington Mutual Bk
Book/Page: 22844/185, Date: 04/18/08
Use: 2 Bdrm Condo
Prior Sale: \$74,000 (10/00)

140 FOXWOOD DR

\$375,000
B: Joanne T Kaufmann
S: Kaufmann FT & Peter J Kaufmann
Book/Page: 22845/82, Date: 04/18/08
Mtg: Wells Fargo Bank \$300,000
Use: 3 Bdrm Ranch, Lot: 27443sf
40 LELAND RD \$370,000
B: Laurence A Hunt & Mary E Hunt
S: Charlena L Hunt
Book/Page: 22847/199, Date: 04/22/08
Use: Residential Developable Land, Lot: 36155sf
5535 STATE HWY U:B \$102,500
B: Fatouma Gulum
S: Deborah Labarge
Book/Page: 22853/119, Date: 04/23/08
Use: 1 Bdrm Condo
Prior Sale: \$99,600 (06/05)

Falmouth

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 116 94
Median Price \$391,000 \$354,500
REAL ESTATE SALES
23 AMHERST AVE \$680,000
B: Colin K Mckee & Heather M Mckee
S: Lisa G Baker
Book/Page: 22844/294, Date: 04/18/08
Use: 3 Bdrm Colonial, Lot: 3761sf
Prior Sale: \$106,500 (07/92)
11 BOULDER CIR \$369,500
B: Christopher E Davis & Cynthia E Haigh
S: Jon K Brodziaik & Lana J Brodziaik
Book/Page: 22844/322, Date: 04/18/08
Mtg: Mtg: Mortgage Elec Reg Sys \$115,500
Use: 2 Bdrm Ranch, Lot: 18881sf
BURKE LN \$170,000
B: Carl F Cavossa Jr & Daren J Mcdonald
S: Reed R Altamian
Book/Page: 22845/152, Date: 04/18/08
Mtg: Spencer Svgs Bk \$420,000
Use: Residential Developable Land, Lot: 67878sf
Prior Sale: \$135,000 (10/01)
72 LAKE SHORE DR \$165,000
B: Marvin P Gans
S: Brian W Schroeder & Margaret M Sulanowski
Book/Page: 22839/326, Date: 04/17/08
Mtg: Mortgage Elec Reg Sys \$115,500
Use: 2 Bdrm Ranch, Lot: 18881sf
1 LODENGREEN DR \$205,000
B: Cynthia Smith & Stephen Smith
S: US Bk
Book/Page: 22850/142, Date: 04/22/08
Mtg: Bank of America \$201,832
Use: 2 Bdrm Ranch, Lot: 14550sf
Prior Sale: \$230,000 (02/08)
37 NAUSET AVE \$400,000
B: Mary M Willuz & Stephen M Willuz
S: 37 Nauset Avenue RT & Mary M Willuz
Book/Page: 22845/112, Date: 04/18/08
Mtg: Bank of America \$320,000
350 OLD BARNSTABLE RD U:4 \$268,000
B: Eric D Ho & Nancy Woo
S: Jessica L Devonis & Jessica L Rego
Book/Page: 22839/198, Date: 04/17/08
Mtg: Alliance Mtg Co \$200,000
Use: 3 Bdrm Condo
Prior Sale: \$339,000 (01/05)
OYSTER SHELL LN L:10 \$310,000
B: Cheryl A Santos & Joseph G Santos
S: Oyster Shell LLC
Book/Page: 22845/39, Date: 04/18/08
221 SHOREWOOD DR \$410,000
B: Isaac F Silveira & Lili J Silveira
S: Robert A Rayner
Book/Page: 22843/151, Date: 04/18/08
Use: 2 Bdrm Ranch, Lot: 7525sf
248 SHOREWOOD DR \$337,500
B: Gus Haga & Katherine M Haga
S: John H Pappas & Mary B Pappas
Book/Page: 22845/256, Date: 04/18/08
Mtg: Needham Cp Bk \$270,000
Use: 3 Bdrm Cape Cod, Lot: 8550sf
61 SIDERS POND RD \$528,000
B: James E Shannon & Susan M Shannon
S: Katherine H Cooper & Katherine Hemstreet
Book/Page: 22838/45, Date: 04/17/08
Mtg: GMAC Mtg Co of PA \$400,000
Use: 2 Bdrm Cape Cod, Lot: 8330sf
Prior Sale: \$167,000 (03/90)
57 SIPPEWISSETT RD \$547,500
B: Mary M Hurley & Mary B Hurley
S: Ann Carlisle Shaw & John William Shaw
Book/Page: 22845/217, Date: 04/18/08
Mtg: Ohio SB \$350,000
Use: 4 Bdrm Ranch, Lot: 23800sf

10 ELLSWORTH DR

\$220,455
B: HSBC Bank USA
S: Ann T Oates & HSBC Bank USA
Book/Page: 22844/127, Date: 04/18/08
Use: 3 Bdrm Ranch, Lot: 7520sf
Prior Sale: \$98,000 (05/99)

8 JOSHUA JETHRO RD

\$418,000
B: Colleen M Devaney & Shawn M Devaney
S: Lois A Sheehy
Book/Page: 22844/248, Date: 04/18/08
Mtg: National City Bank \$376,200
Use: 3 Bdrm Cape Cod, Lot: 226251sf
Prior Sale: \$170,000 (08/92)

8 MEREDITH WAY

\$405,000
B: Jason Krystofolski & Jennifer Krystofolski
S: William E Stoltz
LC Cert: 178489, Date: 04/22/08
Mtg: Rockland Tr Co \$324,000
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: \$460,000 (11/05)

1168 ORLEANS RD

\$265,000
B: Christopher Davis & Colleen F Davis
S: Jason T Krystofolski & Jason Todd Krystofolski
LC Cert: 174210, Date: 04/22/08
Mtg: Countrywide Home Loan \$251,750
Use: 2 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$263,000 (08/04)

58 BEACH PLUM CIR

\$400,096
B: Nationstar Mortgage LLC
S: Marie J Woods & Nationstar Mortgage LLC
Doc#: 171090, Date: 04/18/08
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: \$140,000 (08/95)

241 W 3RD ST U:2

\$364,000
B: Anna Schulte & Kale S Schulte
S: Robert J Mahar
Book/Page: 43389/172, Date: 04/14/08
Mtg: Mt Washington Coop Bk \$291,200
Use: Condo
Prior Sale: \$419,000 (02/07)
258-260 W BROADWAY U:4 \$347,500
B: Ian Povlich
S: Terrence M Hillery
Book/Page: 43389/53, Date: 04/14/08
Mtg: Wells Fargo Bank \$278,000
Use: 2 Bdrm Condo
366 W BROADWAY U:3 \$401,000
B: Moya C Cunningham & Patrick J Cunningham
S: Tad Brundage LT & Frank T Brundage
Book/Page: 43411/347, Date: 04/18/08
Mtg: Citizens Bank of MA \$320,800
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175 ATHENS ST \$181,000
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315 SILVER ST U:2 \$232,500
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S: John Darosa & US Bk
Book/Page: 43389/165, Date: 04/14/08
Use: 2 Bdrm Condo
Prior Sale: \$529,000 (12/05)
165 W 8TH ST U:1 \$279,557
B: Deutsche Bank Natl T Co
S: David C Sprague & Deutsche Bank Natl T Co
Book/Page: 43393/333, Date: 04/15/08
Use: 2 Bdrm Condo
Prior Sale: \$320,000 (04/06)

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Use: Condo
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S: Arbeeley Annie B Est & Dianna Fc Reardon
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Mtg: Northstar Mtg Corp \$359,162
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33 MARTIN ST \$540,000
B: Cristina Malinn & Francis H Malinn
S: Mary T Obrien
Book/Page: 43415/179, Date: 04/18/08
Mtg: GMAC Mtg Co of PA \$190,000
Use: 3 Bdrm Colonial, Lot: 5500sf
Prior Sale: \$529,500 (06/07)
498-A WASHINGTON ST \$400,000
B: 4988 Washington Street RT & Donald J Schiarizzi
S: George W Tradd & Sally E Disher
Book/Page: 43390/182, Date: 04/14/08
Mtg: Norwood CooperativeBk \$506,000
Use: Mixed Use-prim Res & Comm, Lot: 7300sf

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S: John W Beattie
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Mtg: Mortgage Master Inc \$353,600
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Prior Sale: \$1 (10/07)
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B: Hocine Bouchdamene & Nacima Nedil
S: Jackson Jaques
Book/Page: 43402/194, Date: 04/16/08
Use: 2 Bdrm Condo
Prior Sale: \$1 (05/05)
16 LEWIS TER \$435,000
B: John J Spindler & Kerry L Bernier
S: Lawrence M Dipietro
Book/Page: 43396/2, Date: 04/15/08
Mtg: Mortgage Networks Inc \$400,200
Use: 3 Bdrm Colonial, Lot: 6534sf
Prior Sale: \$490,000 (12/05)
1040 SHIRLEY ST \$359,000
B: Anne M Lynch
S: Kathleen Tieran & Mary Ann Griffin
LC Book/Page: 622/191, Date: 04/16/08
Mtg: Bank of Canton \$327,946
Use: 2-Family Family Flat, Lot: 3485sf
Prior Sale: \$1 (11/06)

Marstons Mills

MARKET STATISTICS THROUGH MARCH
YTD 2007 YTD 2008
Number of 1Fam Sales 18 20
Median Price \$400,000 \$358,500
REAL ESTATE SALES
137 CAMMETT RD \$218,000
B: Dean F Stanley & Shane P Stanley
S: FNMA
Book/Page: 22845/322, Date: 04/18/08
Mtg: First Horizon Hm Ln \$214,631
Use: 4 Bdrm Raised Ranch, Lot: 30056sf
Prior Sale: \$295,65