

The Commercial Record

RECORDS SECTION

TO OUR CUSTOMERS

The Warren Group continues to appreciate your patience as a significant number of municipalities deal with service disruptions at a software provider used to make their real estate records available to the public. The company, Cott Systems, has notified us of additional delays preventing immediate recovery from the disruption. Due to the outage, we continue to be unable to collect the most recent records for nearly three dozen municipalities. We will notify our subscribers once we know when service will be restored, and will publish all affected records in The Commercial Record as soon as is practicable. Please call **617-896-5367** or email customerservice@thewarrengroup.com if you have any questions.

Cassidy Norton
Associate Publisher
The Warren Group



TOWNS MISSING DUE TO COLLECTION ISSUES

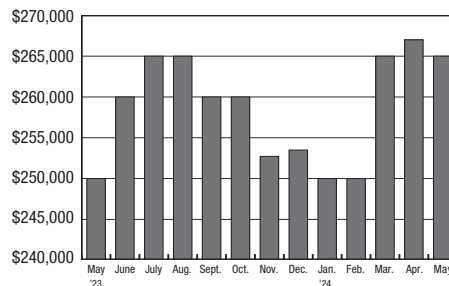
Records for the following municipalities were not collected this week. All records will be published as they become available.

NO MISSING TOWNS

CONNECTICUT WEEKLY MORTGAGE REPORT

CONNECTICUT MARKET STATISTICS

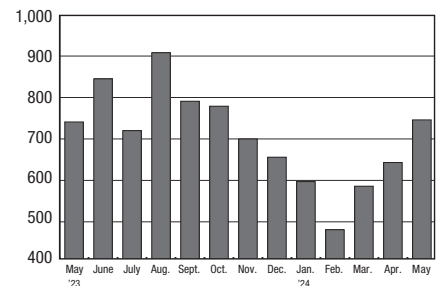
CT Statewide Monthly Condo Median Sale Price



May Median Price

Year	May Price	% Change
2020	\$169,000	4.64%
2021	\$190,000	12.43%
2022	\$207,500	9.21%
2023	\$235,056	13.28%
2024	\$265,000	12.74%

CT Statewide Monthly Number of Condo Sales



May Number of Sales

Year	Number of Sales	% Change
2020	567	-34.9%
2021	1,027	81.13%
2022	962	-6.43%
2023	743	-22.68%
2024	746	0.4%

Source: The Warren Group

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REAL ESTATE RECORDS

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TOWN & CITY INDEX

Information from the following communities was not received in time for this week's real estate records: Madison. The information will be included in next week's records.

(W) = Weekly (B) = Biweekly (M) = Monthly

Records appear in this issue only for cities and towns with page numbers.

PG.	TRANSACTION THRU				
		Fairfield County	28 Rocky Hill (W)..... 07/12/2024	38 Essex (B) 07/10/2024	55 Ledyard (B)..... 07/10/2024
5	07/12/2024	Bethel (B)	28 Simsbury (W) 07/11/2024	39 Haddam (B)..... 07/12/2024	56 Lisbon (M)..... 07/11/2024
5	07/12/2024	Bridgeport (W)	28 South Windsor (W) ... 07/11/2024	39 Killingworth (M) 07/08/2024	Lyme (M)..... 06/28/2024
6	07/12/2024	Brookfield (W)..... 07/12/2024	29 Southington (W)..... 07/12/2024	39 Middlefield (M) 07/09/2024	56 Montville (W)..... 07/12/2024
6	07/11/2024	Danbury (W)..... 07/11/2024	29 Suffield (B) 07/12/2024	39 Middletown (W)..... 07/12/2024	56 New London (B) 07/12/2024
7	07/11/2024	Darien (W)..... 07/11/2024	30 West Hartford (W).... 07/12/2024	40 Old Saybrook (B).... 07/12/2024	57 North Stonington (M) . 07/12/2024
8	07/11/2024	Easton (B)	31 Wethersfield (W) 07/12/2024	40 Portland (B)..... 07/12/2024	57 Norwich (W) 07/12/2024
8	07/12/2024	Fairfield (W)	31 Windsor (W) 07/12/2024	40 Westbrook (B) 07/12/2024	57 Old Lyme (B)..... 07/12/2024
9	07/12/2024	Greenwich (W)..... 07/12/2024	31 Windsor Locks (B) ... 07/12/2024		57 Preston (M) 07/12/2024
10	07/11/2024	Monroe (W)..... 07/11/2024			57 Salem (M) 07/11/2024
10	07/03/2024	New Canaan (W) 07/03/2024			58 Sprague (M)..... 07/08/2024
11	07/12/2024	New Fairfield (B).... 07/12/2024	Litchfield County	41 Ansonia (B)..... 07/12/2024	58 Stonington (B) 07/12/2024
11	07/12/2024	Newtown (W)	32 Barkhamsted (M) 07/09/2024	41 Beacon Falls (M) 07/11/2024	Voluntown (M)..... 07/11/2024
12	07/12/2024	Norwalk (W)	Bethlehem (M) 07/03/2024	41 Bethany (M)..... 07/10/2024	58 Waterford (B)..... 07/12/2024
13	07/11/2024	Redding (B)..... 07/11/2024	Bridgewater (M)..... 07/10/2024	41 Branford (W)..... 07/12/2024	
13	07/12/2024	Ridgefield (W)	32 Canaan (M) 07/08/2024	42 Cheshire (W)..... 07/12/2024	
13	07/12/2024	Shelton (W)	32 Colebrook (M) 07/08/2024	42 Derby (B)..... 07/12/2024	Tolland County
14	07/09/2024	Sherman (M)..... 07/09/2024	32 Cornwall (M)..... 07/10/2024	43 East Haven (W)..... 07/12/2024	Andover (M) 06/20/2024
14	07/12/2024	Stamford (W)..... 07/12/2024	32 Goshen (M) 07/12/2024	43 Guilford (W) 07/12/2024	59 Bolton (M)..... 07/12/2024
15	07/12/2024	Stratford (W)..... 07/12/2024	32 Harwinton (M) 07/11/2024	43 Hamden (W) 07/12/2024	59 Columbia (M)..... 07/10/2024
16	07/12/2024	Trumbull (W)	32 Kent (M)..... 07/10/2024	44 Madison (W)..... 07/12/2024	59 Coventry (B)..... 07/11/2024
17	07/12/2024	Weston (B)..... 07/12/2024	32 Litchfield (B) 07/12/2024	45 Meriden (W) 07/12/2024	59 Ellington (B)..... 07/11/2024
17	07/12/2024	Westport (W)..... 07/12/2024	33 Morris (M)..... 07/10/2024	45 Middlebury (B)..... 07/11/2024	60 Hebron (B)..... 07/11/2024
17	07/12/2024	Wilton (W)..... 07/12/2024	33 New Hartford (B).... 07/12/2024	45 Milford (W)..... 07/12/2024	60 Mansfield (B)..... 07/11/2024
			33 New Milford (W).... 07/12/2024	46 Naugatuck (W) 07/12/2024	60 Somers (B)..... 07/10/2024
			33 Norfolk (M)..... 07/08/2024	47 New Haven (W) 07/12/2024	60 Stafford (B)..... 07/11/2024
			34 North Canaan (M) ... 07/10/2024	48 North Branford (B) ... 07/12/2024	61 Tolland (B) 07/11/2024
			34 Plymouth (B)..... 07/12/2024	49 North Haven (W) 07/12/2024	61 Union (M) 07/11/2024
			34 Roxbury (M) 07/11/2024	49 Orange (B)..... 07/11/2024	Vernon (W) 06/27/2024
			34 Salisbury (M) 07/10/2024	49 Oxford (B)..... 07/11/2024	61 Willington (M) 07/10/2024
			34 Sharon (M)..... 07/12/2024	49 Prospect (M) 07/16/2024	
			35 Thomaston (M)..... 07/11/2024	50 Seymour (B) 07/12/2024	Windham County
			35 Torrington (W) 07/12/2024	50 Southbury (W)..... 07/12/2024	62 Ashford (M)..... 07/12/2024
			36 Warren (M) 07/09/2024	50 Wallingford (W)..... 07/11/2024	62 Brooklyn (B)..... 07/10/2024
			36 Washington (M) 07/12/2024	51 Waterbury (W) 07/12/2024	62 Canterbury (M)..... 07/11/2024
			36 Watertown (B) 07/12/2024	52 West Haven (W)..... 07/12/2024	Chaplin (M)..... 07/03/2024
			36 Winchester (B)..... 07/12/2024	53 Wolcott (B) 07/11/2024	62 Eastford (M) 07/10/2024
			36 Woodbury (B)..... 07/12/2024	53 Woodbridge (B) 07/12/2024	62 Hampton (M)..... 07/11/2024
					62 Killingly (B) 07/12/2024
			Middlesex County	New London County	63 Plainfield (B)..... 07/11/2024
			37 Chester (M) 07/09/2024	54 Bozrah (M)..... 07/11/2024	63 Pomfret (M)..... 07/10/2024
			37 Clinton (B)..... 07/12/2024	54 Colchester (W) 07/12/2024	63 Putnam (B)..... 07/10/2024
			37 Cromwell (B) 07/12/2024	54 East Lyme (B)..... 07/11/2024	Scotland (M) 06/26/2024
			37 Deep River (M)..... 07/12/2024	Franklin (M) 06/24/2024	64 Sterling (M)..... 07/09/2024
			38 Durham (B)..... 07/12/2024	54 Griswold (B)..... 07/12/2024	64 Thompson (B)..... 07/11/2024
			38 East Haddam (B) 07/11/2024	55 Groton (W)..... 07/12/2024	64 Windham (B) 07/11/2024
			38 East Hampton (B) ... 07/11/2024	55 Lebanon (B) 07/11/2024	64 Woodstock (B)..... 07/11/2024

HOW TO READ THE REAL ESTATE RECORDS

The information appearing in this newspaper is taken from deed and mortgage documents filed at each Town Clerk's office in the state. All property transfers with a sales price of at least \$1,000 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

The statistics at the beginning of each town are for all one- to four-family home sales, excluding foreclosure deeds, with a purchase price of \$1,000 and above from January through the most recent complete calendar month.

The amount appearing on the same line as the street address is the purchase price from the deed. We print "No Street Given" in place of the street address when it was not available. The volume and page of the deed, filing date and deed type appear for all sales.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Whenever we can collect additional details on the mortgage, you may see the term year of the mortgage, the rate and the type of mortgage – i.e. fixed, adjustable, open-end or variable. Any second mortgage filed at the same time as the deed will appear under "mortgages."

MARKET STATISTICS THROUGH APRIL

	YTD 2000	YTD 2002
Num of 1-4Fam Sales	65	47
Median Price	\$265,000	\$300,000

• *Year-to-Date (YTD) statistics for all residential, condo, commercial and land transactions within our price range criteria.*

► REAL ESTATE SALES

315 MAIN ST U:15.....\$98,000

Pleasant Towers Condo
 B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1313/117, Date: 4/12/94, Warranty
 Mtg: Main Street Bank \$70,000
 Term: 2034 Rate: 4.60% Type: Adj
 Mtg Assd to: ABC Mtg Co
 Mtg2: Seller \$8,400
 Prior Sale: \$93,000 (11/90)

• *The first two buyer (B) names and seller (S) names listed on the deed are shown.*

• *Prior sale data (back to 1987) appears only when the address of the new sale matches exactly with the address of the older sale in our database.*

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 county, then town, then by street name within a subhead (Real Estate Sales, Foreclosure Deeds or Mortgages).

In most communities, we collect additional property details from the property cards in the town assessor's office. Whenever we can determine that a property is a single-family home, we print the number of bedrooms and building style. Otherwise, the broad classification of residential, commercial and industrial taken from the property card is reported. If the field card is not available at the time we are at the assessor's office, or if we cannot match a sale with a property card, no property details will appear.

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.

■ These records are mortgage documents that did not have a deed filed at the same time. For the most part, these are refinanced first mortgages; although some are subordinate mortgages. If the mortgage has been immediately assigned, the assigned lender is also noted or had a purchase price mortgage already combined with a deed.

Please note: The information contained in this newspaper is taken from public records. While every precaution is taken, no responsibility is assumed for errors or omissions. Readers should confirm any information before taking action.

► REAL ESTATE SALES

32 ELM ST\$175,000

B:John Doe & Mary Smith
 S:Jane Jones & Thomas Jones
 Vol/Page: 1617/112, Date: 5/11/94, Warranty
 Mtg: Main Street Mtg Co \$140,000
 Use: 3 Bdrm Colonial, Lot: 6459sf
 Prior Sale: \$170,000 (9/89)

• *"Use" distinguishes residential homes from land sales and commercial sales.*

• *For residential homes, the number of bedrooms and house style appear when available.*

• *The lot size (Lot) is shown in square feet.*

► FORECLOSURE DEEDS

43 MAIN ST\$142,200

B: Main St Bank
 S: John Smith & Main St Bank
 Prior Sale: \$190,000 (11/89)

• *The prior sale shows the original price paid for the property.*

► MORTGAGES

102 MAIN ST\$132,000

Jane Jones from Main St Mtg Co
 Term: 2014 Type: Open End
 Mtg Assd to: ABCBank

• *Street address and mortgage amount on the first line are followed by the borrower and lender names.*

KEY TO LABELS

- B** = Buyer
- S** = Seller
- Mtg** = Mortgage lender and amount
- Use** = purchase
- Bdrm** = bedrooms
- Lot** = lot size in square feet
- YTD** = year-to-date

KEY TO ABBREVIATIONS

- LP** = Limited Partnership
- Tr** = Trustee
- T** = Trust
- IRT** = Irrevocable Trust
- ReT** = Revocable Trust
- RT** = Realty Trust
- FT** = Family Trust
- NT** = Nominee Trust
- Est** = Estate
- Ex** = Executor

VILLAGE/TOWN GUIDE

VILLAGE	TOWN			
Allentown	New Haven	East Hartland	Hartland	New Preston/
Abington	Pomfret	East Killingly	Killingly	Marbledale
Amston	Hebron	East Windsor Hill	So Windsor	Niantic
Avon	Avon	East Woodstock	Woodstock	Noank
Ballouville	Killingly	Elmwood	West Hartford	Noble
Baltic	Sprague	Fabyan	Thompson	Noroton
Bantam	Litchfield	Fair Haven	New Haven	Noroton Heights
Barnum	Bridgeport	Falls Village	Canaan	North Canton
Barry Square	Hartford	Federal Station	New Haven	North Franklin
Beardsley	Bridgeport	Forestville	Bristol	North Granby
Belden	Norwalk	Gales Ferry	Ledyard	No Grosvenor Dale
Bishops Corner	West Hartford	Gaylordsville	New Milford	North Windham
Bissell	South Windsor	Georgetown	Redding	Northfield
Blue Hills	Hartford	Gilman	Bozrah	Oakdale
Botsford	Newtown	Glasgo	Griswold	Oakville
Barnum	Bridgeport	Glenbrook	Stamford	Old Greenwich
Beardsley	Bridgeport	Glenville	Greenwich	Old Mystic
Hillside	Bridgeport	Greens Farms	Westport	Oneco
Newfield	Bridgeport	Grosvenor Dale	Thompson	Pawcatuck
Noble	Bridgeport	Groton Long Pt.	Groton	Pelton's
Forrestville	Bristol	Hadlyme	Lyme	Pequabuck
Broad Brook	East Windsor	Hanover	Sprague	Pine Meadow
Buckland	Manchester	Hawleyville	Newtown	Plantsville
Byram	Greenwich	Hazardville	Enfield	Pleasant Valley
Canaan	North Canaan	Higganum	Haddam	Pomfret Center
Candlewood Isle	Danbury	Hillside	Bridgeport	Poquonock
Centerbrook	Essex	Huntington	Shelton	Quaker Hill
Canton Center	Canton	Ivoryton	Essex	Quinebaug
Centerville-Mt. Carmel	Hamden	Jewett City	Griswold	Redding Ridge
Central Village	Plainfield	Kensington	Berlin	Ridgeway
Cobalt	East Hampton	Kilby	New Haven	Riverside
Collinsville	Canton	Lakeside	Morris	Riverton
Conn. College	New London	Lakeville	Salisbury	Rockfall
Cornwall Bridge	Cornwall	Mansfield Center	Mansfield	Rogers
Cos Cob	Greenwich	Mansfield Depot	Mansfield	Rowayton
Danielson	Killingly	Marion	Southington	Samp Mortar
Dayville	Killingly	Melrose	East Windsor	Sandy Hook
Devon	Milford	Merrow	Mansfield	Saugatuck
East Berlin	Berlin	Middle Haddam	East Hampton	Short Beach
East Canaan	North Canaan	Middlebury	Middlebury	Somersville
East End	Waterbury	Milldale	Southington	South Britain
East Glastonbury	Glastonbury	Moodus	East Haddam	So Glastonbury
		Moosup	Plainfield	South Kent
				South Lyme
				South Norwalk
				South Willington
				South Windham
				South Woodstock
				Southport
				Springdale
				Stafford Springs
				Staffordville
				Stevenson
				Stony Creek
				Taconic
				Taftville
				Talcottville
				Tariffville
				Terryville
				Uncasville
				Union City
				Unionville
				Unity Plaza
				Rockville
				Versailles
				Washington Green
				Wauregan
				Weatogue
				West Cornwall
				West Granby
				West Hartland
				West Mystic
				West Redding
				West Simsbury
				West Suffield
				West Willington
				Westville
				Whitneyville
				Wildermere Bch.
				Willimantic
				Winchester Ctr
				Winsted
				Woodmont
				Woodstock Vlg
				Yalesville
				Yantic



FAIRFIELD COUNTY

BETHEL

TOWN CLERK:LISA BERGH

1 School St, Bethel, CT, 06801
Phone:203-794-8505

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	47
Median Price	\$480,000	\$435,000

► REAL ESTATE SALES

64 DODGINGTOWN RD \$257,000

B: Steven B Twitchell & Barbara K Lyon
S: Christopher Oberhammer
Vol/Page: 1180/912, Date: 07/08/24, Warranty

15 GARELLA RD \$515,000

B: Allen Stephen
S: Lauren Pessin
Vol/Page: 1180/958, Date: 07/10/24, Warranty
Mtg: United Wholesale Mtg \$412,000
Use: 4 Bdrm Cape Cod, Lot: 20038sf
Prior Sale: \$268,000 (10/19)

66 NASHVILLE RD U:C \$252,000

B: Jeffrey J Haynes & Elisabeth Haynes
S: Barbara E Hess
Vol/Page: 1180/979, Date: 07/10/24, Warranty
Mtg: United Wholesale Mtg \$225,000
Use: 2 Bdrm Condo
Prior Sale: \$184,500 (01/06)

► MORTGAGES

4 BEACH ST U:C \$212,000

Lisa T Stuard+ from Rocket Mortgage

BLUE SPRUCE CT \$40,000

Peter Depace+ from GHA Federal Credit Union

9 ELGIN AVE \$80,000

Michael Mancini+ from Waterbury Teachers Federal C

41 NASHVILLE RD EXT \$217,700

Steven S Fried+ from Citizens Bank

BRIDGEPORT

TOWN CLERK:CHARLIE L. STALLWORTH

45 Lyon Ter, Rm 122, Bridgeport, CT, 06610
Phone:203-576-7208

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	211	176
Median Price	\$300,000	\$350,000

► REAL ESTATE SALES

24 BOSTON TER \$300,000

B: Elvis H Ochoa
S: David Bridgforth & Patricia L Bridgforth
Vol/Page: 11223/25, Date: 07/12/24, Warranty

26 BOSTON TER \$300,000

B: Elvis H Ochoa
S: David Bridgforth & Patricia L Bridgforth
Vol/Page: 11223/25, Date: 07/12/24, Warranty

155 BREWSTER ST U:5L \$400,000

B: William Kabel & Alanna Kabel
S: Auden Grogins & Ira Nachem
Vol/Page: 11220/344, Date: 07/08/24, Warranty
Mtg: M&T Bank NA \$320,000
Use: 2 Bdrm Condo
Prior Sale: \$305,000 (04/05)

80 CARTRIGHT ST U:3L \$125,000

B: Vladimir Kuzmenok & Ekaterina Ena
S: Laurent Araujo
Vol/Page: 11220/143, Date: 07/08/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$99,000 (05/22)

80 CARTRIGHT ST U:7J \$114,500

B: John D Gambino Jr
S: Hayes Anne M Est & James B Stewart
Vol/Page: 11220/303, Date: 07/08/24, Executor
Use: 1 Bdrm Condo

133 CLARK ST \$390,000

B: Dong J Nam & Kyung I Lee
S: John W Mcdowell & Helene F Mcdowell
Vol/Page: 11221/65, Date: 07/09/24, Warranty
Mtg: JPMorgan Chase Bank \$370,500
Use: 4 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$147,900 (01/18)

105 CLEVELAND AVE \$875,000

B: Jvc Property Mgmt Inc
S: John L Tedesco
Vol/Page: 11221/273, Date: 07/10/24, Warranty
Use: Apartment Building, Lot: 7962sf

645 COURTLAND AVE \$485,000

B: Stephanie Benete & Salome C Benete
S: Caron Lois Est & Louis R Hidu
Vol/Page: 11221/199, Date: 07/09/24, Executor
Use: 3 Bdrm Conventional, Lot: 6250sf

425 GRANT ST \$5,000,000

B: Golden Hill Fndtn Inc
S: Grant Property Group LLC
Vol/Page: 11220/196, Date: 07/08/24, Warranty
Mtg: Newtown Savings Bank \$9,492,800
Use: Commercial Building, Lot: 36931sf
Prior Sale: \$60,000 (01/01)

445 GRANT ST \$5,000,000

B: Golden Hill Fndtn Inc
S: Grant Property Group LLC
Vol/Page: 11220/196, Date: 07/08/24, Warranty
Mtg: Newtown Savings Bank \$9,492,800
Use: Industrial Building, Lot: 17905sf
Prior Sale: \$167,500 (10/00)

350 GROVERS AVE U:11F \$540,000

B: Jonathan Delia & Marjorie Delia
S: William Kabel & Alanna Kabel
Vol/Page: 11220/318, Date: 07/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$280,000 (10/16)

350 GROVERS AVE U:1I \$280,000

B: Leslie M Gasper
S: Michael Murphy
Vol/Page: 11221/42, Date: 07/08/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$165,000 (08/21)

223-227 JANE ST \$525,000

B: Loretta S Smith & Blake Joynes
S: 223 Jane LLC
Vol/Page: 11220/148, Date: 07/08/24, Warranty
Mtg: Bank of America NA \$504,690
Use: Apartment Bldg - 4-8 Units, Lot: 5003sf
Prior Sale: \$150,150 (06/18)

29 JOURMIRE RD \$280,000

B: Daniel M Askew
S: Ronald B Watson
Vol/Page: 11221/142, Date: 07/09/24, Warranty
Use: 3 Bdrm Ranch, Lot: 10458sf
Prior Sale: \$163,000 (02/02)

130 LENOX AVE \$450,000

B: Santiago F Chacon
S: Jose Barbosa & Mary M Barbosa
Vol/Page: 11220/111, Date: 07/08/24, Warranty
Mtg: Mirahome Lc \$450,000
Use: 4 Bdrm Conventional, Lot: 4000sf
Prior Sale: \$50,199 (03/12)

2370 NORTH AVE U:5F \$210,000

B: Nancy E Shanabrough
S: The Wright Team LLC
Vol/Page: 11220/313, Date: 07/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$100,500 (05/24)

2612 NORTH AVE U:E5 \$255,000

B: Erika Alexander
S: Rekha Menon & Prem Chandar
Vol/Page: 11222/307, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$235,875
Use: 2 Bdrm Condo
Prior Sale: \$87,000 (01/98)

2081 OLD TOWN RD \$360,000

B: Dogwood Prop Hldg LLC
S: Virginia V Testani
Vol/Page: 11221/99, Date: 07/09/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 15054sf

3200 PARK AVE U:7E1 \$320,000

B: John W Mcdowell & Helene F Mcdowell
S: Thomas J Dabakian
Vol/Page: 11221/62, Date: 07/09/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$117,500 (08/20)

679 PARK ST \$295,000

B: Laura Europa
S: Senes Carmen Est & Anthony E Monelli
Vol/Page: 11220/325, Date: 07/08/24, Executor
Mtg: Paramount Res Mtg Gp \$280,250
Use: 3 Bdrm Cape Cod, Lot: 4863sf

58 PATRICIA RD U:H \$245,000

B: Yolanda Hudson
S: Dianne Lickteig
Vol/Page: 11221/325, Date: 07/11/24, Warranty
Mtg: Rocket Mortgage LLC \$196,000
Use: 2 Bdrm Condo
Prior Sale: \$80,000 (07/91)

415 PLATT ST \$400,000
 B: Nagi R Murshed
 S: Alvaro Leiva & Bernardita Lopez
 Vol/Page: 11222/122, Date: 07/11/24, Warranty
 Mtg: Citadel Servicing \$312,000
 Use: 3 Bdrm Raised Ranch, Lot: 6137sf
 Prior Sale: \$160,000 (08/16)

195 STRATFIELD PL \$375,000
 B: Benjamin Foster
 S: Sasbas LLC
 Vol/Page: 11220/164, Date: 07/08/24, Warranty
 Mtg: Prosperity Home Mtg \$337,500
 Use: 3 Bdrm Cape Cod, Lot: 5000sf

70 SUNBURST RD \$230,000
 B: Cerza Dasilva
 S: Joseph Mysliwicz
 Vol/Page: 11221/231, Date: 07/10/24, Warranty
 Mtg: First Choice Cap Llc \$250,000
 Use: 4 Bdrm Colonial, Lot: 10493sf
 Prior Sale: \$100,000 (02/97)

333 VINCELLETTE ST U:19 \$190,000
 B: Ronald Soares
 S: Keene Elizabeth Est & F P Ambrose
 Vol/Page: 11222/87, Date: 07/11/24, Executor
 Mtg: Cross Country Mtg Inc \$133,000
 Use: 1 Bdrm Condo
 Prior Sale: \$92,000 (06/03)

142 WILKINS AVE \$260,000
 B: Hector Franco
 S: Elizabeth Valencia
 Vol/Page: 11222/24, Date: 07/11/24, Warranty
 Mtg: Rocket Mortgage LLC \$255,290
 Use: 1 Bdrm Conventional, Lot: 10865sf
 Prior Sale: \$88,000 (06/10)

475 WOODROW AVE \$425,000
 B: Robert Gomez
 S: Tanya Lazaro
 Vol/Page: 11221/45, Date: 07/08/24, Warranty
 Mtg: Union Home Mortgage \$395,000
 Use: 3 Bdrm Raised Ranch, Lot: 7414sf

NO STREET GIVEN \$68,000
 B: Aaliyah Corriette
 S: Warren Joan Est & Donald J Waters
 Vol/Page: 11222/110, Date: 07/11/24,

► **MORTGAGES**

80 BEVERLY DR \$304,436
 Lena L Nicolaisen+ from Mortgage Pros Inc

24-26 BOSTON TER \$271,000
 Elvis H Ochoa+ from 1st 2nd Mortgage Co

66-70 CLEVELAND AVE \$50,000
 Carlos R Silva+ from M&T Bank NA

645 CORTLAND AVE \$388,000
 Stephanie Benete+ from Nexbank SSB

799 EVERS ST EXT \$329,670
 Wendy Floyd+ from Total Mortgage Services

464 FRENCHTOWN RD \$15,340
 Kenneth Jackson Jr+ from USA Housing and Urban Dev

637 GOLDENROD AVE \$25,000
 Julian A Cardona+ from GE Employees Credit Union

425 GRANT ST \$750,000
 Golden Hill Frndtn Inc+ from Newtown Savings Bank

445 GRANT ST \$750,000
 Golden Hill Frndtn Inc+ from Newtown Savings Bank

130 HILLCREST RD \$247,028
 Dudley A Cole+ from Freedom Mortgage Corp

24-26 HOLBROOK ST \$298,524
 Santa T Santana+ from M&T Bank NA

537 HOLLISTER AVE \$106,200
 Rahim N Abdul+ from TD Bank NA

653-655 IRANISTAN AVE \$393,750
 Wfm LLC+ from Investor Mtg Fin Llc

18 KATHRYN DR \$220,000
 Baudilio R Valle+ from Homebridge Financial Serv

60 LAFAYETTE ST \$47,145,000
 Goodwin University Inc+ from State Of Ct Health An

LAKESIDE DR \$50,000
 Ct Hm Renovations+ from Luis Carrena

706 LAUREL AVE \$341,250
 New Wave Holdings LLC+ from RCN Capital LLC

109 LENOX AVE \$125,000
 Luis D Perez+ from Citizens Bank

61 MAYFLOWER DR \$100,000
 Laura J Cisero+ from Bank of America NA

22 MOREHOUSE ST \$114,000
 Michael Aquila+ from United Wholesale Mortgage

118 QUINCE ST \$525,000
 Quince Street LLC+ from A & D Mortgage LLC

RIVERS EDGE CONDO \$25,000
 Erika Alexander+ from Connecticut Housing Finance

185 STRATFIELD PL \$25,000
 Benjamin Foster+ from Connecticut Housing Finance

BROOKFIELD

TOWN CLERK:ANDREA DISTEPHAN
 100 Pocono Rd, Brookfield, CT, 06804
 Phone:203-775-7313

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	57
Median Price	\$465,000	\$639,900

► **REAL ESTATE SALES**

7 BRISTOL PATH U:14C4 \$333,500
 B: Cassie Ronan & James Browne
 S: Bristol Gail R Est & Karen M Bristol
 Vol/Page: 831/431, Date: 07/08/24, Executor
 Use: Condo

10 LAUREL HILL CT U:10 \$425,000
 B: Gabriel A Bordoy
 S: Rafal Zenko
 Vol/Page: 831/631, Date: 07/12/24, Warranty
 Mtg: United Wholesale Mtg \$412,250
 Use: 2 Bdrm Condo
 Prior Sale: \$306,000 (07/19)

37 MOUNTAIN VIEW DR \$100,000
 B: Kathleen Reale, Tr for Kathleen Reale Lt
 S: Daniel Obrien
 Vol/Page: 831/586, Date: 07/10/24, Warranty
 Use: Residential Open Land, Lot: 6970sf

58 MOUNTAIN VIEW DR \$659,000
 B: Jetl Rity Of Ct 3 Corp
 S: Terrance S Haynie & Mary E Haynie
 Vol/Page: 831/501, Date: 07/09/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 14810sf

14 OBTUSE ROCKS RD \$680,000
 B: Geoffrey Mideleer & Julia Mideleer
 S: Lisa Mccabe & John Mccabe
 Vol/Page: 831/423, Date: 07/08/24, Warranty
 Use: 2-Family Contemporary, Lot: 82764sf
 Prior Sale: \$274,900 (02/02)

60 OLD NEW MILFORD RD U:1C \$128,000
 B: Smith-Brown Ctr LLC
 S: Federman-Bristol LLC
 Vol/Page: 831/462, Date: 07/08/24, Warranty
 Use: Office Condo Unit

48 SKYLINE DR \$585,000
 B: Tina R Witthoefft
 S: Forty Eight Skyline Dr LL
 Vol/Page: 831/505, Date: 07/09/24, Warranty
 Mtg: Newtown Savings Bank \$285,000
 Use: 3 Bdrm Raised Ranch, Lot: 6970sf
 Prior Sale: \$261,000 (09/05)

► **MORTGAGES**

7 BRISTOL PATH U:14C4 \$313,500
 Cassie Ronan+ from Union Savings Bank

7 BRISTOL PATH U:14C4 \$313,500
 Cassie Ronan+ from Union Savings Bank

327 CANDLEWOOD LAKE RD \$150,000
 Anthony Coppolino+ from Amerisave Mortgage Corpora

16 CLEARVIEW DR \$400,895
 Veronica T Kremer+ from Extreme Loans

6 GRANITE DR \$730,565
 Susan E Sergi+ from Mutual of Omaha Mortgage

26 HILLSIDE CIR \$75,000
 Ciro Guerrero Jr+ from Waterbury Ct Tcs Fcu

111 LONG MEADOW HILL RD \$145,500
 Caitlin S Campbell+ from Union Savings Bank

43 MEADOW BROOK RD \$50,000
 Patricia Z Levy+ from Union Savings Bank

26 S LAKE SHORE DR \$135,000
 Caroline Mecartney+ from Newtown Savings Bank

62 TOWER RD \$300,000
 Charles F Smart+ from M&T Bank NA

1 YANKEE DR \$200,000
 Robert A Mcquade+ from Union Savings Bank

DANBURY

TOWN CLERK:LURIE ESPOSITO
 155 Deer Hill Ave, Danbury, CT, 06810
 Phone:203-797-4531

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	106
Median Price	\$417,000	\$450,000

► **REAL ESTATE SALES**

527 CENTER MEADOW LN U:527 \$494,500
 B: Jetl Realty 2 Of Ct LLC
 S: Farida Syed & Nuruzzaman Syed
 Vol/Page: 2695/18, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$350,154 (10/14)

76 CLAPBOARD RIDGE RD \$740,000
 B: Adrian Garcia
 S: Michael Mikyska & Kelly Mikyska
 Vol/Page: 2694/1082, Date: 07/09/24, Warranty
 Mtg: LoanDepot.Com \$715,302
 Use: 4 Bdrm Colonial, Lot: 46174sf
 Prior Sale: \$357,500 (02/03)

118 COALPIT HILL RD U:2 \$85,000
 B: Candy Land LLC
 S: Perch LLC
 Vol/Page: 2695/130, Date: 07/11/24, Warranty
 Use: Office Condo Unit

2 E HAYESTOWN RD \$219,400 B: Charles Marino S: Douglas K Goetz & Ildiko T Goetz Vol/Page: 2694/896, Date: 07/08/24, Warranty Mtg: Douglas K Goetz \$50,000 Use: Commercial Use, Lot: 10454sf	26 NEWTOWN RD \$820,000 B: Brotg Family Ltd Prtnrshp S: Joann Seaman Vol/Page: 2694/951, Date: 07/08/24, Warranty Use: Commercial Use, Lot: 30056sf Prior Sale: \$175,000 (05/87)	34 MAPLEWOOD DR \$523,000 Fred Schildwachter+ from Rocket Mortgage
1 FAIRFIELD AVE \$650,000 B: Brenda M Linares & Leida M Espinoza S: Milton Curillo Vol/Page: 2694/843, Date: 07/08/24, Warranty Mtg: Fairway Ind Mtg \$638,226 Use: 4 Bdrm Ranch, Lot: 13504sf Prior Sale: \$390,000 (11/23)	26 NEWTOWN RD \$820,000 B: Brotg Family Ltd Prtnrshp S: Seaman Jerome A Est & Jo A Seaman Vol/Page: 2694/954, Date: 07/08/24, Executor Use: Commercial Use, Lot: 30056sf Prior Sale: \$820,000 (07/24)	1 OVERLOOK DR \$76,000 Javier N Bonilla+ from Alliant Credit Union
25 FAIRLAWN AVE \$608,000 B: Andrew Wilkinsdon & Zhane E Wilkinsdon S: Justen Difalco Vol/Page: 2695/216, Date: 07/11/24, Warranty Mtg: Mortgage Research Ctr \$153,900 Use: 3 Bdrm Ranch, Lot: 17424sf Prior Sale: \$425,000 (04/24)	166 OLD BROOKFIELD RD U:14B2 \$275,000 B: Dulbere Ferati & Arbr Ferati S: Lebit Musai & Neire Musai Vol/Page: 2694/1198, Date: 07/10/24, Warranty Mtg: Newtown Savings Bank \$247,500 Use: 2 Bdrm Condo Prior Sale: \$140,000 (01/19)	13 PETERSONS LN \$318,000 Jessica D Byrro+ from Hudson Valley Credit Union
1 FARVIEW AVE U:A6 \$312,500 B: Peter A Padeloukas S: Main Uddin & Dilara A Rume Vol/Page: 2694/1058, Date: 07/09/24, Warranty Mtg: Plaza Home Mtg \$216,000 Use: 2 Bdrm Condo Prior Sale: \$155,000 (12/08)	1202 SIENNA DR U:1202 \$457,500 B: Lisa M Lav & Henry T Chuong S: Kalyani Vadlamani & Venkata R Vadlamani Vol/Page: 2694/939, Date: 07/08/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$360,000 (09/07)	11 PLEASANT VIEW DR \$50,000 Diana Guarino+ from Bank of America NA
62 FRANKLIN ST \$690,000 B: Olga A Heredia S: Mark Schleider Vol/Page: 2695/69, Date: 07/10/24, Warranty Mtg: Cardinal Fncl Co LP \$469,524 Use: Office Bldg-General, Lot: 10454sf	14 SOUTH ST U:37 \$385,000 B: Josette Ramos S: Michelle Lee & Un C Lee Vol/Page: 2695/132, Date: 07/11/24, Warranty Mtg: Total Mtg Svcs \$360,000 Use: 2 Bdrm Condo Prior Sale: \$275,000 (02/21)	151 SHELTER ROCK RD \$64,000 Keith J Sellick+ from Sikorsky Financial Credit Un
5 FRONTIER LN \$480,000 B: Manuel G Lozada & Segundo R Yunga S: Christos M Panopoulos & Sylvie Panopoulos Vol/Page: 2694/1107, Date: 07/09/24, Warranty Mtg: United Wholesale Mtg \$468,864 Use: 3 Bdrm Raised Ranch, Lot: 40511sf Prior Sale: \$360,000 (06/08)	83-85 SOUTH ST \$550,000 B: Gen 4 Development LLC S: Karin A Nejame & Cynthia A Nejame Vol/Page: 2694/1188, Date: 07/10/24, Warranty Mtg: Thomas Nejame Sr \$550,000 Use: 2-Family Two Family, Lot: 11326sf Prior Sale: \$140,000 (03/92)	14 SOUTH ST U:35 \$63,370 William J Rumley Jr+ from United Wholesale Mortgage
36 HICKORY TRL \$220,000 B: Antonio Dibenedetto S: Joyce Hayden & Laing A Lyndon Vol/Page: 2694/967, Date: 07/09/24, Warranty Mtg: New American Funding \$176,000 Use: 1 Bdrm Ranch, Lot: 5663sf Prior Sale: \$125,000 (03/18)	7 TOPSTONE DR \$465,000 B: Alejandro V Espada S: Marion P Liberati Vol/Page: 2695/40, Date: 07/10/24, Warranty Mtg: Nationwide Mtg Banker \$449,480 Use: 4 Bdrm Cape Cod, Lot: 7841sf	14 SOUTH ST U:37 \$25,000 Josette Ramos+ from Connecticut Housing Finance Au
45 JEFFERSON AVE \$102,500 B: Mary C Broas & Lucille E Broas S: Patricia C Broas Vol/Page: 2695/126, Date: 07/11/24, Warranty Use: 4 Bdrm Conventional, Lot: 13939sf Prior Sale: \$50,000 (09/22)	126 TRIANGLE ST U:B19 \$150,000 B: P&b Digiolia LLC S: Ricardo Lopez Vol/Page: 2694/1011, Date: 07/09/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$58,275 (07/14)	1 STAPLES ST \$8,638 Carlos A Lopez+ from USA Housing and Urban Develop
20 MEADOWBROOK RD \$440,000 B: Glexandra R Valdez & Jessie M Aquirre S: Kolwicz Muriel Est & Lynelle M Garvey Vol/Page: 2694/984, Date: 07/09/24, Executor Mtg: Warshaw Capital \$432,030 Use: 3 Bdrm Ranch, Lot: 21344sf	139 TRIANGLE ST \$360,000 B: Indira M Casildo S: Ilda D Amaral Vol/Page: 2694/880, Date: 07/08/24, Warranty Mtg: Total Mtg Svcs \$329,670 Use: 3 Bdrm Colonial, Lot: 8712sf	8 STRAWBERRY HILL RD \$9,731 Keisha N Crutchfield+ from USA Housing and Urban D
14 NEWTOWN RD U:B4 \$240,000 B: Zach Leonard S: Daniel L Welker & Cynthia I Welker Vol/Page: 2694/915, Date: 07/08/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$187,000 (11/07)	NO STREET GIVEN \$100,000 B: Petruta Realty LLC S: Blau Properties LLC Vol/Page: 2694/1104, Date: 07/09/24, Warranty	15 WATERVIEW DR \$50,000 Ian K Rodgers+ from Bank Fund Staff Federal Credit
	► MORTGAGES	15 WATERVIEW DR \$50,000 Ian K Rodgers+ from Bank Fund Staff Federal Credit
	169-171 BRUSHY HILL RD \$196,000 Victoria Cambareri+ from Sikorsky Financial Credit	193-195 WESTVILLE AVE EXT \$442,500 Marco Albarracin+ from Nqm Funding Llc
	9 GREAT MEADOW RD \$70,000 Ronald J Durkin+ from Union Savings Bank	38 WINDING RIDGE WAY U:38 \$480,000 Lisa J Hanratty+ from Citizens Bank

DARIEN

TOWN CLERK:CHRISTA SHEEHAN MCNAMARA
2 Renshaw Rd, Rm 101, Darien, CT, 06820
Phone:203-656-7307

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	39
Median Price	\$1,690,000	\$1,830,000

► REAL ESTATE SALES

114 HANSON RD \$3,315,000 B: David Tamberrino & Caroline Tamberrino S: Christina A Passaretti Vol/Page: 1765/226, Date: 07/08/24, Warranty Use: 5 Bdrm Colonial, Lot: 87120sf Prior Sale: \$1,650,000 (12/06)	384 HOLLOW TREE RIDGE RD \$4,070,000 B: Emma P Stroop & Brian C Stroop S: David L Mathus & Elizabeth V Mathus Vol/Page: 1765/283, Date: 07/09/24, Warranty Use: 6 Bdrm Cape Cod, Lot: 120705sf Prior Sale: \$3,500,000 (04/15)
609 HOLLOW TREE RIDGE RD \$4,025,000 B: Andrew Diloreto Jr & Nicole Diloreto S: John D Hertz Jr & Debra W Hertz Vol/Page: 1765/285, Date: 07/09/24, Warranty Mtg: JPMorgan Chase Bank \$2,720,000 Use: 5 Bdrm Colonial, Lot: 60548sf Prior Sale: \$1,250,000 (10/01)	44 KENSSETT LN U:44 \$1,925,000 B: Emily G Restifo T S: Kevin Grier & Janet Grier Vol/Page: 1765/392, Date: 07/10/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$1,650,000 (03/22)

202 OLD KINGS HWY N..... \$1,857,375
 B: Neil Phillips & Stephanie Phillips
 S: Amanda H Davenport & Richard A Davenport Jr
 Vol/Page: 1765/333, Date: 07/10/24, Warranty
 Mtg: Citizens Bank \$1,485,900
 Use: 4 Bdrm Colonial, Lot: 23043sf
 Prior Sale: \$1,260,000 (05/15)

72 OLD KINGS HWY S..... \$425,000
 B: Vebi Gjyliqi
 S: Mario Lombardi
 Vol/Page: 1765/280, Date: 07/09/24, Warranty
 Use: 1 Bdrm Old Style, Lot: 26789sf
 Prior Sale: \$275,000 (11/09)

110 STEPHEN MATHER RD \$4,000,000
 B: Kevin T Grier & Janet Grier
 S: Sanford F Ewing & Nicole B Ewing
 Vol/Page: 1765/416, Date: 07/11/24, Warranty
 Mtg: Citizens Bank \$1,500,000
 Use: 6 Bdrm Colonial, Lot: 103673sf
 Prior Sale: \$2,182,500 (11/03)

NO STREET GIVEN..... \$1,250,000
 B: Jennifer Eldin
 S: Trevor Roach
 Vol/Page: 1765/250, Date: 07/08/24, Warranty

► **MORTGAGES**

30 ANTHONY LN..... \$724,000
 John-Oliver Beirne+ from Americas First Network Cr

15 BLUBERRY LN..... \$500,000
 Andres Hebrand+ from Bank of America NA

27 LYNN CT..... \$600,000
 Jennifer Eldin+ from US Bank NA

74 MIDDLESEX RD..... \$50,000
 Scott Bewley+ from Bank of America NA

95 RAYMOND ST..... \$2,340,000
 Stanley Gromelski+ from US Bank NA

5 TOKENEKE BEACH DR..... \$415,000
 Hillary B Miller+ from Rocket Mortgage

EASTON

TOWN CLERK:DEBORAH SZEGEDI
 225 Center Rd, Easton, CT, 06612
 Phone:203-268-6291

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	24
Median Price	\$740,000	\$910,450

► **MORTGAGES**

5 LAKEVIEW DR..... \$120,000
 Jonathan D Bush+ from Bank of America NA

113 WEDGEWOOD DR..... \$250,000
 Bruce Wettstein+ from Webster Bank

FAIRFIELD

TOWN CLERK:BETSY P. BROWNE
 611 Old Post Rd, Fairfield, CT, 06825
 Phone:203-256-3090

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	179	174
Median Price	\$754,000	\$792,500

► **REAL ESTATE SALES**

315 ALGONQUIN RD..... \$1,058,000
 B: John R Roller & Ryan V Donahue
 S: Kenneth E Walewski & Judith A Walewski
 Vol/Page: 6522/336, Date: 07/11/24, Warranty
 Mtg: Guaranteed Rate Inc \$816,000
 Use: 4 Bdrm Cape Cod, Lot: 26136sf
 Prior Sale: \$290,000 (10/98)

1780 BRONSON RD..... \$1,050,000
 B: Carly Sousa & Alexandra Sousa
 S: Kimberly Sullivan
 Vol/Page: 6522/173, Date: 07/11/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 44867sf
 Prior Sale: \$655,000 (03/19)

1813 BURR ST..... \$2,600,000
 B: Jeffrey Cho & Yumi Yi
 S: Robert M McMahon & Kristin D McMahon
 Vol/Page: 6521/206, Date: 07/09/24, Warranty
 Mtg: Savings Bk of Danbury \$1,650,000
 Use: 6 Bdrm Colonial, Lot: 97139sf
 Prior Sale: \$1,925,000 (06/07)

126 CARLYNN DR..... \$2,500,000
 B: Daniel P Hart & Cynthia G Hart
 S: Nick Morgan & Amanda Morgan
 Vol/Page: 6521/204, Date: 07/08/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 11070sf
 Prior Sale: \$650,000 (05/13)

140 DAVES LN..... \$1,215,000
 B: Stephen G Keefe & David M Gruning
 S: Martha L Loh
 Vol/Page: 6523/44, Date: 07/11/24, Warranty
 Mtg: Guaranteed Rate Affin \$972,000
 Use: 3 Bdrm Cape Cod, Lot: 13455sf

1141 FAIRFIELD BEACH RD..... \$2,250,000
 B: Diane W Wilson
 S: RETaw LLC
 Vol/Page: 6522/196, Date: 07/11/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 5200sf
 Prior Sale: \$2,100,000 (11/21)

94 HENDERSON RD..... \$602,000
 B: New Hall Park LLC
 S: Patrick L Carroll, Tr for Millicent M Carroll T
 Vol/Page: 6522/284, Date: 07/11/24, Trustee
 Use: 4 Bdrm Colonial, Lot: 10600sf

367 HIGH ST..... \$720,000
 B: Agnieszka Chojnacki & Robert Chojnacki
 S: Daniel Rogan & Danielle N Rogan
 Vol/Page: 6522/176, Date: 07/11/24, Warranty
 Mtg: Prosperity Home Mtg \$684,000
 Use: 3 Bdrm Colonial, Lot: 9856sf
 Prior Sale: \$520,000 (06/18)

93 HOWARD ST..... \$1,510,000
 B: 93 Howard LLC
 S: Lauren V Mahoney & Dean R Mahoney
 Vol/Page: 6521/201, Date: 07/08/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 6250sf
 Prior Sale: \$950,000 (03/21)

166 JUDD ST..... \$665,000
 B: Karen Louie
 S: Sailoz Sikka
 Vol/Page: 6521/330, Date: 07/09/24, Warranty
 Mtg: US Bank NA \$415,000
 Use: 3 Bdrm Cape Cod, Lot: 6000sf
 Prior Sale: \$431,500 (09/23)

170 LONGDEAN RD..... \$675,000
 B: Vincent Luongo
 S: Van-Deusen Hobart R Est & Hobart D Van Deusen
 Vol/Page: 6515/172, Date: 06/20/24,
 Mtg: Newfi Lending \$540,000
 Use: 4 Bdrm Colonial, Lot: 6000sf
 Prior Sale: \$171,500 (04/95)

1531 MILL PLAIN RD..... \$1,450,000
 B: Stephen Fedorko & Stephanie Fedorko
 S: Stephen R Barbara & Jessica C Barbara
 Vol/Page: 6523/22, Date: 07/11/24, Warranty
 Mtg: Liberty Bk \$1,000,100
 Use: 4 Bdrm Colonial, Lot: 9476sf
 Prior Sale: \$120,000 (07/22)

1436 N BENSON RD..... \$1,250,000
 B: Li Xu & Wenzhen Xiao
 S: Michele Berardo
 Vol/Page: 6522/62, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$950,000
 Use: 3 Bdrm Colonial, Lot: 16117sf
 Prior Sale: \$402,500 (06/04)

210 N PINE CREEK RD..... \$430,000
 B: Dblockre LLC
 S: Cheryl Bourdeau & John E Stefan
 Vol/Page: 6521/149, Date: 07/08/24, Warranty
 Mtg: Krowton Lic \$484,500
 Use: 3 Bdrm Conventional, Lot: 5000sf

285 PRIMROSE LN..... \$899,000
 B: Eva P Eifar & Naim El-Far
 S: Jim C Lee
 Vol/Page: 6519/80, Date: 06/28/24, Warranty
 Mtg: William Raveis Mtg Co \$719,200
 Use: 4 Bdrm Colonial, Lot: 20437sf
 Prior Sale: \$189,000 (07/94)

54 RIDGEDALE RD..... \$400,000
 B: John J Cassells
 S: R M Thut
 Vol/Page: 6522/60, Date: 07/10/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 10080sf

50 ROANOKE AVE..... \$500,000
 B: Christopher J Grantham
 S: Chelsea L Cathcart
 Vol/Page: 6522/211, Date: 07/11/24, Warranty
 Mtg: Union Savings Bank \$350,000
 Use: 2 Bdrm Duplex, Lot: 5400sf
 Prior Sale: \$335,000 (09/16)

562 ROCK RIDGE RD..... \$1,000,000
 B: Brian Candela & Kathryn Candela
 S: Julie Scap
 Vol/Page: 6522/107, Date: 07/10/24, Warranty
 Mtg: Fairfield County Bank \$200,000
 Use: 4 Bdrm Split Level, Lot: 45302sf

130 RYEGATE RD..... \$750,000
 B: Terrence M Howard & Norena D Howard
 S: Susan S Herrmann
 Vol/Page: 6523/149, Date: 07/12/24, Warranty
 Mtg: Wells Fargo Bank \$350,000
 Use: 4 Bdrm Cape Cod, Lot: 9810sf
 Prior Sale: \$379,000 (10/09)

90 SHADY HILL RD..... \$751,115
 B: Alexander T Fraczak-Benit & Elizabeth Fraczak-Benitez
 S: Raimundo J Decastro & Ramona A Decastro
 Vol/Page: 6522/79, Date: 07/10/24, Warranty
 Mtg: Guaranteed Rate Inc \$676,003
 Use: 3 Bdrm Split Level, Lot: 9375sf

101 SMEDLEY RD..... \$1,035,000
 B: Kaley Z Collins & Matthew Collins
 S: Carl E Hedman
 Vol/Page: 6523/75, Date: 07/11/24, Warranty
 Mtg: Morgan Stanley Privat \$785,000
 Use: 4 Bdrm Colonial, Lot: 8775sf
 Prior Sale: \$750,000 (08/04)

91 SMITH ST..... \$2,225,000
 B: Robert A Panza & Maria T Panza
 S: Thomas Berenberg & Alison Stein
 Vol/Page: 6523/72, Date: 07/11/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 9523sf
 Prior Sale: \$335,000 (08/15)

58 SOUTHPORT PL U:58 \$1,285,000
 B: Richard P Lawrence, Tr for Lawrence T
 S: Stephen J Carpentieri
 Vol/Page: 6523/184, Date: 07/12/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$889,500 (07/05)

► **FORECLOSURE DEEDS**

141 TOLL HOUSE LN \$458,000
 B: Christopher Cianci
 S: Arc Home LLC & James K Young
 Vol/Page: 6518/95, Date: 06/27/24, Committee
 Use: 3 Bdrm Ranch, Lot: 21120sf
 Prior Sale: \$352,000 (05/20)

► **MORTGAGES**

189 BENNETT ST..... \$1,000,000
 John Verzaro 2nd+ from James Garcia

1406 BROOKSIDE DR..... \$50,000
 Brian Sasso+ from Sikorsky Financial Credit Union

1813 BURR ST \$300,000
 Jeffrey Cho+ from Savings Bank of Danbury

132 CANDLEWOOD RD \$150,000
 Shannon J Sherry+ from Sikorsky Financial Credit U

75 CHURCH HILL RD \$60,000
 Steven P Petrone+ from Sound Federal Credit Union

56 GREENLAWN DR \$100,000
 Deanna Borzillo+ from Manufacturers and Traders Tr

94 HENDERSON RD..... \$500,000
 Newhall Park LLC+ from Peter Zaboretzky

220 HIGH MEADOW RD \$420,000
 Victoria Panico+ from William Raveis Mortgage Co

357 HIGH ST \$247,250
 Robert Horvath+ from M&T Bank NA

359 HIGH ST \$247,250
 Robert Horvath+ from M&T Bank NA

11 LISBON DR \$150,000
 Suzanne Studioso+ from Cornerstone Community Feder

170 LONGDEAN RD \$540,000

186 LONGVIEW AVE..... \$150,000
 Newhall Park LLC+ from Peter Zaboretzky

90 LU MANOR DR..... \$360,000
 Glenstone Dev P7 LLC+ from Lu Manor Llc

1084 MILL PLAIN RD \$40,000
 Irene M Stasko+ from USA Alliance Federal Credit U

27 NUTMEG LN..... \$120,000
 Matthew I Binkowitz+ from XCEL Federal Credit Unio

931 OLD POST RD \$2,000,000
 Thomas Berenberg+ from Wells Fargo Bank NA

931 OLD POST RD \$2,000,000
 Thomas Berenberg+ from Wells Fargo Bank NA

100 PAPERMILL LN..... \$176,500
 Thomas H Reilly+ from Webster Bank

285 PRIMROSE LN \$719,200
 Naim El-Far+ from William Raveis Mortgage Co

100 TULLER RD \$193,000
 Melissa J Hobson+ from Quorum Federal Credit Union

5 WESTBROOK PL..... \$226,000
 Ilana J Kaplan+ from Sikorsky Financial Credit Uni

GREENWICH

TOWN CLERK:JACQUELINE A BUDKINS
 101 Field Point Rd, Greenwich, CT, 06830
 Phone:203-622-7897

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	128
Median Price	\$2,172,500	\$2,325,000

► **REAL ESTATE SALES**

200 BYRAM SHORE RD \$5,575,000
 B: Amy Fisch & Stephen Fisch
 S: L & J Real Estate LLC

Vol/Page: 8341/226, Date: 07/11/24, Warranty
 Mtg: Rocket Mortgage LLC \$2,000,000
 Use: 5 Bdrm Colonial, Lot: 49658sf
 Prior Sale: \$1,900,000 (11/02)

153 E ELM ST \$3,800,000
 B: Natasha Coughlin
 S: Jason L Kent, Tr for Kent Ft

Vol/Page: 8340/176, Date: 07/08/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 6098sf
 Prior Sale: \$2,900,000 (04/21)

5 GLEN ST U:403 \$960,000
 B: Laura Mccarthy
 S: Neha J Goradia & Vinit Goradia

Vol/Page: 8340/148, Date: 07/08/24, Warranty
 Mtg: JPMorgan Chase Bank \$350,000
 Use: 3 Bdrm Condo
 Prior Sale: \$707,000 (11/15)

12 GLENVILLE ST U:102..... \$791,500
 B: Charles Schemera
 S: Noha S Gibara

Vol/Page: 8341/153, Date: 07/11/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$283,000 (06/93)

59 GREENWICH HILLS DR U:59..... \$1,117,000
 B: Xing Jin
 S: Evelyne Bushari

Vol/Page: 8341/159, Date: 07/11/24, Warranty
 Use: 4 Bdrm Condo

25 HASSAKE RD \$1,725,000
 B: Michael Sanchez & Samantha Sanchez
 S: E C Adl & Rommin F Adl

Vol/Page: 8340/130, Date: 07/08/24, Warranty
 Mtg: Homestead Fund Corp \$1,380,000
 Use: 4 Bdrm Colonial, Lot: 7405sf
 Prior Sale: \$1,095,000 (05/04)

24 HIGHLAND FARM RD \$7,730,000
 B: Suzanne L Steinberg, Tr for Suzanne Steinberg Lt
 S: Highland Farm LLC

Vol/Page: 8340/286, Date: 07/09/24, Warranty
 Use: 7 Bdrm Colonial, Lot: 237838sf
 Prior Sale: \$1,105,000 (01/88)

33 LAFAYETTE CT U:1F..... \$1,500,000
 B: Lili Moy & Mun S Moy
 S: Margaret Chiang

Vol/Page: 8340/345, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$1,211,250 (02/06)

682 LAKE AVE \$5,395,000
 B: Judith Janney & Peter Janney

S: Walter Bopp, Tr for Lake Ridge T
 Vol/Page: 8342/56, Date: 07/12/24, Trustee
 Mtg: US Bank NA \$3,506,750
 Use: 7 Bdrm Colonial, Lot: 79279sf
 Prior Sale: \$5,800,000 (09/01)

123 LOCKWOOD RD \$2,510,000
 B: John Sandler & Samantha H Sandler

S: Miguel Alvarez-Zamorano & Julita L Marti-Soler
 Vol/Page: 8342/12, Date: 07/12/24, Warranty
 Mtg: Dwight R Hilson \$1,000,000
 Use: 4 Bdrm Colonial, Lot: 13939sf
 Prior Sale: \$1,860,000 (07/21)

60 LONDONDERRY DR \$2,800,000
 B: Mary Murtagh & John Stine

S: Julie A Bear & Michael J Bear
 Vol/Page: 8341/106, Date: 07/11/24, Warranty
 Mtg: TD Bank NA \$2,239,000
 Use: 4 Bdrm Colonial, Lot: 118483sf
 Prior Sale: \$2,650,000 (08/05)

2 ONEIDA DR U:A2 \$5,720,000
 B: Mark J Davies & Patricia L Davies

S: William Concannon & Claudia Concannon
 Vol/Page: 8342/51, Date: 07/12/24, Warranty
 Use: 3 Bdrm Condo

ORCHARD DR \$3,175,000
 B: D5 Milbrook LLC
 S: Orchard 44 LLC

Vol/Page: 8341/322, Date: 07/12/24, Warranty

PRESENT E PUTNAM AVE..... \$60,000
 B: State Of Connecticut

S: 1340 East Putnam Ave LLC
 Vol/Page: 8341/23, Date: 07/10/24, Warranty

284 RIVERSIDE AVE..... \$5,300,000
 B: Luke Greene & Taylor Greene

S: Alexandra Kavulich & Stephen N Kavulich
 Vol/Page: 8341/196, Date: 07/11/24, Warranty
 Mtg: US Bank NA \$3,710,000

Use: 5 Bdrm Colonial, Lot: 16988sf
 Prior Sale: \$3,747,500 (09/20)

6 SYLVAN LN..... \$5,775,000
 B: Elliot Friedman & Susana Sabogal

S: Kate Rossi & Paul Rossi
 Vol/Page: 8341/48, Date: 07/10/24, Warranty
 Mtg: Wells Fargo Bank \$4,000,000

Use: 5 Bdrm Colonial, Lot: 21344sf
 Prior Sale: \$2,775,000 (04/05)

319 W LYON FARM DR U:319 \$2,100,000
 B: Manju Bakaya & Anil Bakaya

S: Jae O Kim
 Vol/Page: 8341/165, Date: 07/11/24, Warranty
 Mtg: FM Home Loans LLC \$1,050,000

Use: 3 Bdrm Condo
 Prior Sale: \$1,125,000 (05/22)

WILLOW LN..... \$2,475,000
 B: Kate Rossi & Paul Rossi

S: Christina Akerman & Jonas Akerman
 Vol/Page: 8341/313, Date: 07/12/24, Warranty

WILLOWMERE AVE \$3,895,000
 B: Alexandra Kavulich & Stephen N Kavulich
 S: Juan C Botella
 Vol/Page: 8342/1, Date: 07/12/24, Warranty

16 WINDROSE WAY **\$13,750,000**
 B: 16 Windrose LLC
 S: Son Vida LLC
 Vol/Page: 8341/325, Date: 07/12/24, Warranty
 Mtg: Wilmington Svgs Fund \$8,937,500
 Use: 8 Bdrm Colonial, Lot: 87120sf

NO STREET GIVEN **\$1,600,000**
 B: Bertha Fortney
 S: Kareem Z Klink & Megan Klink
 Vol/Page: 8340/182, Date: 07/08/24, Warranty

► **MORTGAGES**

33 ARCADIA RD..... **\$300,000**
 206 Sba Prop Owner LLC+ from Centreville Bank

74 GLENVILLE RD..... **\$700,000**
 Jeffrey L Sheresky+ from M&T Bank NA

328 HAMILTON AVE U:1 **\$125,000**
 Andrew Castellon+ from Spring EQ LLC

31 LINCOLN AVE **\$125,000**
 John M Mcshea+ from Sikorsky Financial Credit Unio

123 LOCKWOOD RD **\$600,000**
 Samantha H Sandler+ from Morgan Stanley Private Ba

68 NORTHFIELD ST **\$2,800,000**
 Michael Ceci+ from First Bank of Greenwich

148 PINE ST **\$120,000**
 Julieth A Jaramillo+ from Sound Federal Credit Uni

25 PLEASANT ST..... **\$508,540**
 Wade T Hogan+ from John Roach

15 RIVER RD U:217 **\$300,000**
 June M Santangelo+ from JP Morgan Chase Bank

2 SACHEM LN..... **\$800,000**
 Stella F Mccaffrey+ from Quontic Bank

20 SOUND BEACH AVE **\$1,238,500**
 Among Amin Const LLC+ from Chrchill Funding I LI

206 SOUND BEACH AVE **\$300,000**
 206 Sba Prop Owner LLC+ from Centreville Bank

MONROE

TOWN CLERK:VIDA V. STONE

7 Fan Hill Rd, Monroe, CT, 06468
 Phone:203-452-2811

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	44
Median Price	\$530,000	\$575,000

► **REAL ESTATE SALES**

31 BEECH TREE LN **\$1,050,000**
 B: Michael George & Cassandra George
 S: James V Dyke
 Vol/Page: 2226/296, Date: 07/10/24, Warranty
 Mtg: United Wholesale Mtg \$650,000
 Use: 4 Bdrm Colonial, Lot: 91040sf
 Prior Sale: \$840,000 (05/07)

59 BLANKET MEADOW RD **\$985,000**
 B: Johana Pineda & Carlos Franco
 S: Michael Russo
 Vol/Page: 2226/248, Date: 07/09/24, Warranty
 Mtg: TD Bank NA \$85,000
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$540,000 (08/19)

45 GREENFIELD HILL RD **\$645,000**
 B: Melody Rivera
 S: Orange Homes LLC
 Vol/Page: 2226/195, Date: 07/08/24, Warranty
 Mtg: United Wholesale Mtg \$370,000
 Use: 3 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$790,000 (03/21)

124 OSBORN LN **\$575,000**
 B: Nicholas Darbisi & Amy Darbisi
 S: Arlene Renda
 Vol/Page: 2226/172, Date: 07/08/24, Warranty
 Mtg: Guaranteed Rate Inc \$431,250
 Use: 3 Bdrm Raised Ranch, Lot: 49223sf
 Prior Sale: \$356,000 (08/11)

212 SHELTON RD **\$740,000**
 B: Steven Laviolette
 S: Stanley J Partyka 3rd & Kristin A Partyka
 Vol/Page: 2226/320, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$190,000
 Use: 3 Bdrm Colonial, Lot: 46174sf
 Prior Sale: \$191,000 (03/97)

201 WINDGATE CIR U:F **\$310,000**
 B: Maracate Sassone
 S: Nicole L Cantatore
 Vol/Page: 2226/266, Date: 07/10/24, Warranty
 Mtg: Prosperity Home Mtg \$200,000
 Use: 1 Bdrm Condo
 Prior Sale: \$156,000 (05/17)

► **MORTGAGES**

33 GREAT HOLLOW RD **\$100,000**
 James R Zambarano+ from Newtown Savings Bank

242 PASTORS WALK..... **\$10,447**
 Natalia Martinez+ from USA Housing and Urban Devel

35 VILLAGE GREEN LN..... **\$500,000**
 Brian Hare+ from Allegheny Casualty Company

NO STREET GIVEN..... **\$50,000**
 Maracate Sassone-Mchugh+ from Connecticut Housing

NEW CANAAN

TOWN CLERK:CLAUDIA A WEBER

77 Main St, New Canaan, CT, 06840
 Phone:203-594-3070

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	49
Median Price	\$1,730,000	\$1,700,000

► **REAL ESTATE SALES**

BEECH RD **\$1,950,000**
 B: Katie R Metter & Christopher Metter
 S: Walter Varian & Patricia Varian
 Vol/Page: 1089/131, Date: 06/27/24, Warranty

8 EVERGREEN RD..... **\$1,425,000**
 B: Nicholas Connors & Lindsay Dewhirst
 S: John Raffaeli
 Vol/Page: 1089/220, Date: 06/28/24, Warranty
 Mtg: JPMorgan Chase Bank \$1,068,750
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$850,000 (04/21)

GREEN MEADOW LN **\$2,700,000**
 B: David Miller
 S: William J Pymm & Kathryn A Pymm
 Vol/Page: 1089/420, Date: 07/03/24, Warranty

64 HERITAGE HILL RD U:D **\$459,000**
 B: Richard Marino
 S: Kathleen M Grogan T 2 24 & Brian A Grogan
 Vol/Page: 1089/160, Date: 06/27/24, Trustee
 Mtg: Prosperity Home Mtg \$367,200
 Use: 2 Bdrm Condo

105 KIMBERLY PL..... **\$1,997,150**
 B: Marjorie M Percy
 S: Ramseur Suzanne T Est & T M Ramseur 3rd
 Vol/Page: 1089/187, Date: 06/28/24, Executor
 Use: 4 Bdrm Colonial, Lot: 13504sf
 Prior Sale: \$1,600,050 (05/06)

6 MAPLE ST U:6 **\$2,195,000**
 B: Michael Corwin & Christine Corwin
 S: Naveen R Bhora & Faizullah Y Bhora
 Vol/Page: 1089/422, Date: 07/03/24, Warranty
 Mtg: Rocket Mortgage LLC \$1,426,750
 Use: 3 Bdrm Condo
 Prior Sale: \$1,950,000 (03/22)

156 MARIOMI RD **\$1,755,000**
 B: Joseph Walsh & Mary Walsh
 S: Eric C Fill & Renee E Fill
 Vol/Page: 1089/360, Date: 07/02/24, Warranty
 Mtg: Bank of America NA \$1,404,000
 Use: 4 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$900,000 (08/02)

38 MEAD ST U:11 **\$1,325,000**
 B: Barbara A Mckay Rst RET 6 & John Mccay Rst Rit 6 20
 2
 S: Peter Cieszko & Jennifer Cieszko
 Vol/Page: 1089/470, Date: 07/03/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$785,000 (11/21)

549 OENOKE RDG..... **\$5,500,000**
 B: Jason Mcdougall
 S: David Goulden & Andrea Mcdonough
 Vol/Page: 1089/190, Date: 06/28/24, Warranty
 Mtg: Citizens Bank \$3,575,000
 Use: Residential-Multiple Bldgs, Lot: 96703sf
 Prior Sale: \$3,550,000 (02/20)

123 RICHMOND HILL RD U:21 **\$1,130,000**
 B: Matthew Doyle & Clarie Doyle
 S: Steven Slovik & Lynda A Slovik
 Vol/Page: 1089/257, Date: 07/01/24, Warranty
 Mtg: William Raveis Mtg Co \$904,000
 Use: 2 Bdrm Condo
 Prior Sale: \$775,000 (06/21)

583 SILVERMINE RD..... **\$3,400,000**
 B: W Brett Ingersoll & Jennifer P Ingersell
 S: David W Fleming 2nd & Devon Porter Fleming
 Vol/Page: 690/1078, Date: 06/25/04, Warranty
 Mtg: US Trust Co of NY \$2,720,000
 Use: 5 Bdrm Colonial, Lot: 103673sf
 Prior Sale: \$1,450,000 (04/99)

W CROSS RD **\$1,175,000**
 B: Piotr Poplawski & Halina Poplawski
 S: Neil Charran
 Vol/Page: 1089/289, Date: 07/01/24, Warranty

871 WEST RD **\$2,725,000**
 B: Elizabeth Naumes & Ryan Naumes
 S: Anthony P Cieszko Jr & Jennifer Cieszko
 Vol/Page: 1089/390, Date: 07/03/24, Warranty
 Mtg: US Bank NA \$2,180,000
 Use: Residential-Multiple Bldgs, Lot: 106722sf
 Prior Sale: \$1,512,500 (05/02)

► **MORTGAGES**

45 BEECH RD.....	\$1,560,000
Katie R Metter+ from Navy Federal Credit Union	
84 HEATHER DR.....	\$150,000
Stephen N Harris+ from Bank of America NA	
49 LAKEVIEW AVE U:R2.....	\$450,000
Tracey Ozendo+ from United Wholesale Mortgage	
162 LOGAN RD.....	\$640,300
Nicholas A Secara+ from Citizens Bank	
205 MAIN ST U:11.....	\$500,000
Andrew W Nelson+ from TD Bank NA	
1421 OENOKE RDG.....	\$75,000
Janet Davis+ from Ch Capital Lic	
784 SMITH RIDGE RD.....	\$434,700
Joseph Franco+ from Citizens Bank	
109 W CROSS RD.....	\$600,000
Piotr Poplawski+ from Cross Country Mortgage Inc	

NEW FAIRFIELD

TOWN CLERK:HOLLY Z. SMITH

4 Brush Hill Rd, New Fairfield, CT, 06812
Phone:203-312-5615

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	51
Median Price	\$485,000	\$512,500

► **REAL ESTATE SALES**

10 CANDLEWOOD KNOLLS RD.....	\$519,000
B: Sabena Dicamillo	
S: Chet Schneider & Michele Schneider	
Vol/Page: 581/1050, Date: 07/11/24, Warranty	
Use: 2 Bdrm Conventional, Lot: 12558sf	
Prior Sale: \$280,000 (12/19)	
9 CARRIAGE LN.....	\$680,000
B: Antonino Barone, Tr for Antonino Barone Lt	
S: Adriana M Sabino	
Vol/Page: 581/918, Date: 07/09/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 100188sf	
1 ELWELL RD.....	\$899,900
B: Przemyslaw Smolinski & Catherine D Lopez	
S: Neumann & White Hm Bldrs	
Vol/Page: 581/923, Date: 07/09/24, Warranty	
Mtg: Navy FCU \$899,900	
Use: Residential Open Land, Lot: 32234sf	
Prior Sale: \$190,000 (05/23)	
3 MULLER ST.....	\$461,000
B: Kyle Gulick & Ashley Matos	
S: Ellery J Stevenson	
Vol/Page: 581/1054, Date: 07/11/24, Warranty	
Mtg: NJ Lenders Corp \$423,100	
Use: 3 Bdrm Ranch, Lot: 21780sf	
Prior Sale: \$98,500 (06/12)	
4 PARADISE CT.....	\$600,000
B: Paolo Fabbri & Nicole Ruggeri	
S: Steven Brownstein & Laura H Cothren	
Vol/Page: 581/971, Date: 07/09/24, Warranty	
Mtg: Fabbri Living Trust \$542,631	
Use: 3 Bdrm Raised Ranch, Lot: 52272sf	
Prior Sale: \$442,900 (06/08)	

99 STATE ROUTE 37.....	\$410,000
B: Jennifer Alvarez	
S: Mark E Jancewicz	
Vol/Page: 581/955, Date: 07/09/24, Warranty	
Mtg: Newtown Savings Bank \$335,000	
Use: 3 Bdrm Conventional, Lot: 18731sf	
Prior Sale: \$200,000 (04/05)	
13 SUNSET DR.....	\$640,000
B: Myles V Mcfadden & Adriana M Mcfadden	
S: Joseph A Glick & Samantha Gilbert	
Vol/Page: 581/890, Date: 07/09/24, Warranty	
Mtg: Newtown Savings Bank \$454,000	
Use: 4 Bdrm Contemporary, Lot: 61855sf	
Prior Sale: \$470,000 (09/22)	
3 WINDMILL RD.....	\$500,000
B: Joseph A Glick & Samantha L Gilbert	
S: Gilbert Genevieve G Est & Genevieve G Harrison	
Vol/Page: 581/1028, Date: 07/11/24, Executor	
Mtg: Flagstar Bank FSB \$400,000	
Use: 3 Bdrm Cape Cod, Lot: 17424sf	
NO STREET GIVEN.....	\$550,000
B: Aldona Robb	
S: David W Disbrow Jr	
Vol/Page: 581/998, Date: 07/10/24, Warranty	

► **MORTGAGES**

9 CARLEON RD.....	\$50,000
Douglas D Wood+ from Webster Bank	
1 CLAREDAL AVE.....	\$100,000
Nanette T Aponte+ from Sikorsky Financial Credit U	
22 CORNELL RD.....	\$40,000
Joel Padilla+ from Newtown Savings Bank	
12 HILLVIEW DR W.....	\$103,000
Michael J Sudano+ from LoanDepot.Com LLC	
5 LAMONT RD.....	\$200,000
Alpine Lake LLC+ from Richard J Monastero T	
7 LAMONT RD.....	\$200,000
Alpine Lake LLC+ from Richard J Monastero T	
30 MUSKET RIDGE RD.....	\$50,000
Dawn C Tolentino+ from Discover Bank	
6 OVERBROOK DR.....	\$15,029
Wenona Y Williams+ from USA Housing and Urban Deve	
226 PINE HILL RD.....	\$50,000
John Chamoures+ from SoundView Federal Credit Unio	
12 ROCKY HILL RD.....	\$75,000
John Fede+ from Hudson Valley Credit Union	
NO STREET GIVEN.....	\$400,000
Aldona Robb+ from David W Disbrow Jr	

NEWTOWN

TOWN CLERK:DEBBIE AURELIA HALSTEAD

3 Primrose St, Newtown, CT, 06470
Phone:203-270-4210

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	89
Median Price	\$551,000	\$591,525

► **REAL ESTATE SALES**

14 FOX RUN LN S.....	\$470,000
B: Diana Surovy & Barkshie Bartlett	
S: Baker Diane M Est & Mark T Baker	
Vol/Page: 1222/416, Date: 07/09/24, Executor	
Mtg: Newtown Savings Bank \$376,000	
Use: 4 Bdrm Ranch, Lot: 45738sf	

78 HANOVER RD.....	\$515,000
B: Nathaniel L Leiby & Natalia A Szurawski	
S: Santiago Lopardo & Amaris Abad	
Vol/Page: 1222/390, Date: 07/09/24, Warranty	
Mtg: Total Mtg Svcs \$412,000	
Use: 3 Bdrm Raised Ranch, Lot: 93218sf	
Prior Sale: \$425,000 (10/21)	
5 HARVEST COMMON RD.....	\$1,179,000
B: Michael A Arroyo & Viral Arroyo	
S: Rebecca Rudolph	
Vol/Page: 1222/544, Date: 07/11/24, Warranty	
Mtg: Total Mtg Svcs \$943,200	
Use: 4 Bdrm Cape Cod, Lot: 135907sf	
Prior Sale: \$519,000 (09/16)	
3 KALE DAVIS RD.....	\$338,600
B: Hugo A Rojas & Elizabeth V Rojas	
S: Priscilla E Wismar & Gregory J Wismar	
Vol/Page: 1222/468, Date: 07/10/24, Warranty	
Mtg: Freedom Mortgage Corp \$338,600	
Use: 4 Bdrm Colonial, Lot: 48787sf	
Prior Sale: \$305,025 (12/15)	
58 MOUNT PLEASANT RD.....	\$565,000
B: Kyung S Lee	
S: William E Eder & Patricia M Eder	
Vol/Page: 1222/595, Date: 07/12/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 84071sf	
Prior Sale: \$355,000 (01/01)	
58 WALNUT TREE HILL RD.....	\$866,250
B: Xavier Gilstrap & Jennifer Fleet	
S: Mark Yomazzo	
Vol/Page: 1222/509, Date: 07/11/24, Warranty	
Mtg: Bank of America NA \$693,000	
Use: 4 Bdrm Colonial, Lot: 100624sf	
Prior Sale: \$437,300 (08/23)	
4 WEST ST.....	\$650,000
B: 4 West Street Newtown LLC	
S: Ian McMahon	
Vol/Page: 1222/375, Date: 07/08/24, Warranty	
Use: 2 Bdrm Colonial, Lot: 36155sf	
Prior Sale: \$215,000 (12/94)	
► FORECLOSURE DEEDS	
21 BUTTERFIELD RD.....	\$510,000
B: Raymond G Fuller & Theresa M Fuller	
S: Steven M Olivo & Us Bank Na	
Vol/Page: 1222/372, Date: 07/08/24, Committee	
Use: 3 Bdrm Ranch, Lot: 154202sf	
► MORTGAGES	
55 BEAR HILLS RD.....	\$154,660
Ann Cadin+ from United Wholesale Mortgage	
2 LEOPARD DR.....	\$50,000
Felicia Delgiudice+ from Liberty Bank	
9 LITTLE BROOK LN.....	\$502,500
Kevin W Barrett+ from East Coast Capital Corp	
9 LITTLE BROOK LN.....	\$502,500
Kevin W Barrett+ from USA Housing and Urban Develo	
51 MAIN ST.....	\$115,000
Bronwyn Schnitzler+ from Spring EQ LLC	
12 OLD HAWLEYVILLE RD.....	\$15,553
Valerie Hart+ from USA Housing and Urban Developme	
10 PEPPERIDGE RD.....	\$44,500
Thomas Guardado+ from Waterbury Teachers Federal C	
17 PLATTS HILL RD.....	\$500,000
Sumakshi Vali+ from Webster Bank	
72 RIVERSIDE RD.....	\$100,000
Danielle E Boccher+ from Ion Bank	

25 STURGES RD **\$120,500**
 Christopher Patton+ from Citizens Bank

30 VALLEY FIELD RD S..... **\$210,000**
 Cynthia B Penchina Lt+ from US Bank NA

NORWALK

TOWN CLERK: RICHARD A MCQUAID
 125 East Ave Rm102, Norwalk, CT, 06851
 Phone: 203-854-7747

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	151
Median Price	\$575,000	\$650,000

► **REAL ESTATE SALES**

50 AIKEN ST U:353..... **\$390,000**
 B: David L Hart
 S: Andres F Siefken & Maria A Betancourt
 Vol/Page: 9753/6, Date: 07/03/24, Warranty
 Mtg: A & D Mortgage LLC \$333,000
 Use: 1 Bdrm Condo
 Prior Sale: \$235,000 (06/13)

10 AUBURN ST **\$620,000**
 B: 10 & 12 Auburn LLC
 S: Mantlik Andrew J Est & Frank W Mantlik
 Vol/Page: 9754/1, Date: 07/08/24, Executor
 Use: 3 Bdrm Colonial, Lot: 13939sf

67 BARBARA DR **\$700,000**
 B: Laura A Orile
 S: Mark Powell
 Vol/Page: 9753/105, Date: 07/05/24, Warranty
 Mtg: Citibank Na \$650,750
 Use: 3 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$676,000 (02/22)

27 CLARMORE DR U:2A..... **\$217,000**
 B: Arceli Cortez
 S: Joseph M Taccone
 Vol/Page: 9754/121, Date: 07/09/24, Warranty
 Mtg: New American Funding \$210,490
 Use: 1 Bdrm Condo
 Prior Sale: \$165,900 (05/07)

10 COMMERCE ST **\$730,000**
 B: 10 Commerce Trg Cip LLC
 S: 10 Commerce Street LLC
 Vol/Page: 9754/283, Date: 07/10/24, Warranty
 Mtg: Savings Bk of Danbury \$1,000,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 3049sf
 Prior Sale: \$135,000 (03/00)

18 DR MARTIN LUTHER KING JR U:C3..... **\$195,000**
 B: Olga Bermudez & Mark A Bermudez
 S: Fernando A Zapata 3rd
 Vol/Page: 9753/81, Date: 07/05/24, Warranty
 Use: Condo

36 FERRIS AVE U:B4..... **\$630,000**
 B: Zachary Cohen & Joyce Correia
 S: Zuleyka Alleyne
 Vol/Page: 9753/276, Date: 07/08/24, Warranty
 Mtg: Paramount Res Mtg Gp \$567,000
 Use: 3 Bdrm Condo, Lot: 2178sf
 Prior Sale: \$400,000 (11/10)

6 KENSSETT RDG **\$1,100,000**
 B: Cameron Vigliotti & Annmarie Vigliotti
 S: Stephen J Pasierb & Wendy A Pasierb
 Vol/Page: 9755/49, Date: 07/11/24, Warranty
 Mtg: Kind Lending \$880,000
 Use: 4 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$720,000 (09/01)

27 LEDGEWOOD DR **\$530,000**
 B: Ariel Avila
 S: John J Cawley & Laurie Cawley
 Vol/Page: 9752/326, Date: 07/03/24, Warranty
 Mtg: Rupali Shah \$500,000
 Use: 4 Bdrm Colonial, Lot: 14375sf

45 MAPLE ST U:2H..... **\$185,000**
 B: Rogelio E Agustin & Diana V Harris
 S: Alexandra L Missett
 Vol/Page: 9754/247, Date: 07/10/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$205,000 (06/08)

3 MILL BROOK DR..... **\$880,000**
 B: Sean P Lenahan
 S: John Frank & Dawn Frank
 Vol/Page: 9755/99, Date: 07/11/24, Warranty
 Mtg: US Bank NA \$704,000
 Use: 4 Bdrm Ranch, Lot: 15682sf
 Prior Sale: \$320,000 (10/17)

5 NORVEL RD..... **\$550,000**
 B: Randall Lynch
 S: Mary A Aitoro
 Vol/Page: 9754/149, Date: 07/09/24, Warranty
 Mtg: Richard R Lynch \$550,000
 Use: 3 Bdrm Ranch, Lot: 6534sf
 Prior Sale: \$450,000 (09/21)

7 OLD ROCK CT **\$1,180,000**
 B: Kathryn Vaughan
 S: Justin H Glorieux
 Vol/Page: 9754/266, Date: 07/10/24, Warranty
 Mtg: LendSure Mtg \$1,003,000
 Use: 4 Bdrm Contemporary, Lot: 47480sf
 Prior Sale: \$665,000 (04/20)

69 OSBORNE AVE..... **\$455,000**
 B: Mark D Aarons & Aura M Canahui
 S: Salvatore Dilorio, Tr for Giuseppe Dilorio T
 Vol/Page: 9753/62, Date: 07/03/24, Trustee
 Use: Commercial Devlpble Land, Lot: 10019sf
 Prior Sale: \$125,000 (12/88)

11 PRINCES PINE RD **\$950,000**
 B: Michael S Greene & Monica S Murakami
 S: John J Bove
 Vol/Page: 9755/195, Date: 07/12/24, Warranty
 Mtg: JPMorgan Chase Bank \$150,000
 Use: 4 Bdrm Ranch, Lot: 25265sf
 Prior Sale: \$661,250 (07/15)

26 PROSPECT AVE U:1..... **\$375,000**
 B: Alain Joseph
 S: Barbara E Lecheck
 Vol/Page: 9752/307, Date: 07/03/24, Warranty
 Use: Condo

13 RANGE RD **\$903,000**
 B: Andrew Gruesser & Meridith Smith
 S: Buckley Margrethe Est & Jennifer B Reda
 Vol/Page: 9753/232, Date: 07/08/24, Executor
 Mtg: US Bank NA \$812,700
 Use: 4 Bdrm Ranch, Lot: 11326sf

7 SEIR HILL RD U:29..... **\$440,000**
 B: Sydney Fuhr & Jake Courtman
 S: Rudy D Torrijos 3rd & Erica Ranallo
 Vol/Page: 9754/17, Date: 07/08/24, Warranty
 Mtg: Movement Mtg LLC \$355,139
 Use: 2 Bdrm Condo
 Prior Sale: \$267,000 (10/17)

303 SILVERMINE AVE **\$600,000**
 B: Cynthia L Rusiccki & Thomas G Knadler
 S: Dearborn David R Est & Deborah B Greene
 Vol/Page: 9753/34, Date: 07/03/24, Executor
 Use: 2 Bdrm Ranch, Lot: 20909sf

245 SUNRISE HILL RD U:245..... **\$556,000**
 B: Nancy Hartshorne
 S: Wende F Foreman
 Vol/Page: 9754/177, Date: 07/09/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$380,000 (01/21)

29 VAN BUREN AVE U:J6..... **\$225,000**
 B: Riga 203 Re Invs LLC
 S: Andrew Pintek
 Vol/Page: 9754/251, Date: 07/10/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$125,500 (03/88)

118 WASHINGTON ST U:209 **\$220,000**
 B: Stephanie Vanhatten & Carlos Guzman
 S: Cara Little
 Vol/Page: 9755/128, Date: 07/11/24, Warranty
 Mtg: Cross Country Mtg Inc \$75,000
 Use: 1 Bdrm Condo
 Prior Sale: \$180,000 (10/23)

13 WILTON AVE U:2 **\$435,000**
 B: Victor M Munoz & Rosa R Ramos
 S: Ferron E Harris & Waneita R Harris
 Vol/Page: 9755/21, Date: 07/11/24, Warranty
 Mtg: Rocket Mortgage LLC \$350,000
 Use: 2 Bdrm Condo, Lot: 3485sf
 Prior Sale: \$130,000 (03/19)

68 WILTON AVE..... **\$1,740,000**
 B: Midejinoga LLC
 S: 68 Wilton Avenue LLC
 Vol/Page: 9755/73, Date: 07/11/24, Warranty
 Use: Apartment Building, Lot: 10890sf
 Prior Sale: \$257,000 (12/99)

75 WITCH LN **\$2,000,000**
 B: Alessandra V Laureda, Tr for Alessandra V Laureda Lt
 S: Rowayton Holdings LLC
 Vol/Page: 9755/236, Date: 07/12/24, Warranty
 Mtg: Union Savings Bank \$900,000
 Use: 6 Bdrm Colonial, Lot: 16988sf

NO STREET GIVEN..... **\$270,000**
 B: Andrea P Schwartz & Matthew Schwartz
 S: Shawna Macnamara
 Vol/Page: 9752/305, Date: 07/03/24, Warranty

► **MORTGAGES**

36 5TH ST **\$584,990**
 36 Fifth Street Prop LLC+ from Nations Direct Mort

50 AIKEN ST U:353..... **\$333,000**
 David L Hart+ from A & D Mortgage LLC

14 ALLEN RD **\$50,000**
 Susan H Conley+ from Rocket Mortgage

2 ANCHOR LN **\$200,000**
 Kathleen A Garrett+ from Third Federal Saving & Lo

67 BARBARA DR **\$650,750**
 Laura A Orile+ from Citibank Na

12 BROOKHILL LN **\$161,000**
 Roxana M Labrosciano+ from M&T Bank NA

36 EMERSON ST..... **\$306,765**
 Kristin Monaco+ from Rocket Mortgage

86 FIELD ST **\$150,000**
 Katarina Bridova+ from Third Federal Saving & Loan

1113 FOXBORO DR U:1113..... **\$50,000**
 Noemi Santiago+ from Bank of America NA

6 GRUMMAN CT	\$610,500
Damiano Sforza+ from Mutual of Omaha Mortgage	
27 LEDGEWOOD DR	\$500,000
10 PINK CLOUD CT	\$627,600
Brandon A Keiser+ from Rocket Mortgage	
27 PURDY RD E	\$53,000
Alexandra Cassudakis+ from Newrez LLC	
5 RIDGE FARMS RD	\$86,200
James M Killingsworth RET+ from Citibank Na	
7 SEIR HILL RD U:43	\$126,163
Emmanuel Segarra-Otero+ from USA Housing and Urban	
50 SHOREFRONT PARK	\$1,100,000
Thomas Beusse+ from Wells Fargo Bank NA	
12 TEAKETTLE PL	\$100,000
Kawawa K Hall+ from Citibank Na	
12 THEODORE LN	\$288,400
Scott Harris+ from Hudson Valley Credit Union	

REDDING

TOWN CLERK:MICHELE R. GRANDE

100 Hill Rd, Redding, CT, 06896
Phone:203-938-2377

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	30
Median Price	\$771,450	\$797,650

► REAL ESTATE SALES

9 BROOKSIDE RD U:B1	\$399,000
B: Music On The Hill Inc	
S: Avore Properties LLC	
Vol/Page: 448/309, Date: 07/11/24, Warranty	
Use: Office Condo Unit	
Prior Sale: \$585,000 (10/06)	
68 GOODRIDGE RD	\$1,100,000
B: Glenn Meyers & Ilana Meyers	
S: Kimberly A Yonkers & Charles Yonkers	
Vol/Page: 448/290, Date: 07/10/24, Warranty	
Mtg: Cross Country Mtg Inc \$650,000	
Use: Mixed Use-Res Dwell & OpenSp, Lot: 260489sf	
Prior Sale: \$235,000 (09/99)	
672 REDDING RD	\$640,000
B: Aida Turturro	
S: Christopher M Melfa & Kathryn P Carhart	
Vol/Page: 448/273, Date: 07/09/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 98010sf	
Prior Sale: \$393,000 (09/15)	

► MORTGAGES

67 GLEN RD	\$115,639
Damon Gergar+ from New American Funding	
11 HOWES LN	\$230,000
George Avidon+ from Citizens Bank	

RIDGEFIELD

TOWN CLERK:WENDY GANNON LIONETTI

400 Main St, Ridgefield, CT, 06877
Phone:203-431-2783

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	63
Median Price	\$897,500	\$900,000

► REAL ESTATE SALES

74 BOBBYS CT	\$829,000
B: Amy Collins	
S: Ruben D Kearney	
Vol/Page: 1168/716, Date: 07/11/24, Warranty	
Mtg: Fairway Ind Mtg \$663,200	
Use: 4 Bdrm Split Level, Lot: 49658sf	
Prior Sale: \$819,000 (05/24)	
46 CASEY LN	\$960,944
B: Michael Page & Meghan Page	
S: Peter J Aasen & Anna V Robinson	
Vol/Page: 1168/590, Date: 07/09/24, Warranty	
Mtg: Contour Mtg Corp \$672,660	
Use: 4 Bdrm Cape Cod, Lot: 43560sf	
Prior Sale: \$600,000 (01/20)	
74 POWDERHORN DR	\$1,100,000
B: Benjamin Brisson & Elizabeth Brisson	
S: The Gapaje T	
Vol/Page: 1168/562, Date: 07/09/24, Warranty	
Mtg: American Airlines FCU \$880,000	
Use: 4 Bdrm Colonial, Lot: 45302sf	
Prior Sale: \$975,000 (09/22)	
120 PROSPECT RDG	\$2,575,000
B: Robert T Nelson & Andrea V Nelson	
S: Austin J Cox & Jane Horwitz	
Vol/Page: 1168/522, Date: 07/09/24, Warranty	
Mtg: Citizens Bank \$2,060,000	
Use: Residential-Multiple Bldgs, Lot: 43560sf	
Prior Sale: \$2,225,000 (07/21)	
15 YANKEE HILL RD	\$1,218,000
B: Philip D Benincasa & Silvia Benincasa	
S: David B Walant, Tr for Walant Lt	
Vol/Page: 1168/738, Date: 07/12/24, Trustee	
Mtg: Citizens Bank \$974,400	
Use: 4 Bdrm Colonial, Lot: 130680sf	
Prior Sale: \$379,000 (12/92)	

► MORTGAGES

14 CLEARVIEW DR	\$120,000
Jeffrey W Londona+ from Discover Bank	
5 KENDRA CT	\$425,000
James Forte+ from Nations Direct Mortgage LLC	
155 LIMESTONE RD	\$200,000
Joshua A Weinshank+ from Union Savings Bank	
72 MIMOSA CIR	\$522,019
Camille M Fremed+ from JP Morgan Chase Bank	
261 NORTH ST	\$550,000
Begell LLC+ from Warshaw Capital LLC	
20 S SHORE DR	\$200,000
Chris Ferrara+ from Bethpage Federal Credit Union	
32 SCOTT RIDGE RD	\$90,000
Kathleen A Zap+ from Union Savings Bank	

SHELTON

TOWN CLERK:MARGARET R. DOMOROD

54 Hill St, Shelton, CT, 06484
Phone:203-924-1555

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	103
Median Price	\$434,000	\$510,000

► REAL ESTATE SALES

15 BRIDGEPORT AVE	\$3,000,000
B: Crown Point Assoc	
S: Lovisa W Hill, Tr for Lyman L Wells T	
Vol/Page: 4236/1048, Date: 07/10/24, Warranty	
Use: 4 Bdrm Old Style, Lot: 6098sf	
Prior Sale: \$132,000 (10/03)	
145 CANAL ST U:513	\$311,000
B: Daniel Barnes	
S: Jason Pellegrino	
Vol/Page: 4236/654, Date: 07/08/24, Warranty	
Mtg: T2 Financial LLC \$248,800	
Use: 2 Bdrm Condo	
Prior Sale: \$250,000 (12/22)	
10 CAYER CIR	\$599,900
B: Lisa M Lebda Russo	
S: Martin E Coughlin, Tr for Martin E Coughlin RET	
Vol/Page: 4236/1010, Date: 07/10/24, Trustee	
Mtg: Total Mtg Svcs \$360,000	
Use: 4 Bdrm Raised Ranch, Lot: 40511sf	
6 COUNTRY WALK U:6	\$395,000
B: Olga lastrubchak & Oleksandr lastrubchak	
S: William Tsoi	
Vol/Page: 4236/973, Date: 07/10/24, Warranty	
Mtg: Suma Fcu \$308,000	
Use: 2 Bdrm Condo	
Prior Sale: \$295,000 (08/07)	
17 DANA AVE	\$395,000
B: Kevin Casey & Brenda Labela	
S: Daniel Puckey & Amber Puckey	
Vol/Page: 4236/704, Date: 07/08/24, Warranty	
Mtg: Province Mtg Assoc \$345,000	
Use: 2 Bdrm Ranch, Lot: 6970sf	
162 GROVE ST	\$440,000
B: Nouhad C Musallam & Simon Y Musallam	
S: Mary Krysiuk & Anne M Krysiuk	
Vol/Page: 4236/1001, Date: 07/10/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 15246sf	
Prior Sale: \$257,000 (04/19)	
33 HUNTINGTON HTS U:33	\$402,500
B: Rachel Diccico	
S: Luke Kirejczyk	
Vol/Page: 4236/935, Date: 07/10/24, Warranty	
Mtg: Raymond Diccico \$255,474	
Use: 3 Bdrm Condo	
Prior Sale: \$297,500 (08/06)	
15 KATHLEEN RD	\$615,000
B: Antonio Coglitore	
S: Americo Masone & Liana Masone	
Vol/Page: 4236/1138, Date: 07/11/24, Warranty	
Mtg: LoanDepot.Com \$329,000	
Use: 4 Bdrm Raised Ranch, Lot: 43560sf	
Prior Sale: \$404,900 (08/04)	
94 LEAVENWORTH RD	\$265,000
B: Ae&e Remodeling Construct	
S: E D J Holdings LLC	
Vol/Page: 4236/955, Date: 07/10/24, Warranty	
Mtg: Bluedog Capital Partn \$290,000	
Use: 3 Bdrm Ranch, Lot: 103673sf	
48 LONG HILL CROSS RD	\$500,000
B: Crown Point Assoc	
S: Royal B Wells & Thomas H Wells	
Vol/Page: 4236/1033, Date: 07/10/24, Warranty	
Mtg: Thomas H Wells \$500,000	
Use: 3 Bdrm Cape Cod, Lot: 79715sf	
Prior Sale: \$280,000 (04/14)	

548 MOHAVE CIR U:548..... \$575,000
 B: Ralph Finelli & Danielle Finelli
 S: Gary Benzel & Martha Benzel
 Vol/Page: 4236/699, Date: 07/08/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$289,900 (05/97)

101-103 OAK AVE..... \$480,000
 B: Yi M Ren
 S: Guitao Chen
 Vol/Page: 4236/766, Date: 07/09/24, Warranty
 Mtg: Metro City Bank \$240,000
 Use: 3-Family Mlti-Unt Bldg, Lot: 47925f
 Prior Sale: \$150,000 (11/14)

3 SCOTCH PINE DR..... \$969,000
 B: Francis E Renwick, Tr for Francis Edward Renwick RE
 S: Blakeman Construction LLC
 Vol/Page: 4236/1258, Date: 07/12/24, Warranty
 Mtg: The Loan Store Inc \$726,750
 Use: Residential Developable Land, Lot: 23087sf

14 SHELVIEW DR..... \$485,000
 B: Brendan P Carey
 S: Donald F Wilson & Margaret M Wilson
 Vol/Page: 4236/880, Date: 07/09/24, Warranty
 Mtg: Guaranteed Rate Inc \$447,500
 Use: 4 Bdrm Colonial, Lot: 20473sf

22 THOMPSON ST..... \$400,000
 B: Christopher Ross
 S: Lorene Canales
 Vol/Page: 4236/821, Date: 07/09/24, Warranty
 Mtg: Guaranteed Rate Inc \$333,000
 Use: 3 Bdrm Raised Ranch, Lot: 41382sf
 Prior Sale: \$260,000 (09/17)

226 WALNUT TREE HILL RD..... \$510,000
 B: Robert K Wisdom & Cathy Y Li
 S: Janet Jennings & Randy Jennings Sr
 Vol/Page: 4236/795, Date: 07/09/24, Warranty
 Mtg: Filo Mortgage LLC \$408,000
 Use: 3 Bdrm Ranch, Lot: 33977sf
 Prior Sale: \$278,000 (04/17)

37 WEBSTER DR..... \$350,000
 B: Jennifer Mcnamara & Craig Mcnamara
 S: Carl Sicinski & Dorothy Sicinski
 Vol/Page: 4236/1222, Date: 07/11/24, Warranty
 Mtg: Envoy Mtg LTD \$339,500
 Use: 3 Bdrm Raised Ranch, Lot: 45738sf

► MORTGAGES

40 APPLEWOOD DR..... \$100,000
 Brian E Larson+ from Bank of America NA

305 ASPETUCK TRL U:305..... \$150,000
 James D Moore+ from Manufacturers and Traders Trus

46 BEACON HILL TER..... \$586,607
 Philip Coolberth+ from Rocket Mortgage

10 CAYER CIR..... \$50,000
 Lisa M Lebda Russo+ from Connecticut Housing Finan

17 DANA AVE..... \$50,000
 Kevin Casey+ from Connecticut Housing Finance Auth

39 DARTMOUTH DR..... \$50,000
 Thomas S Mcdonald+ from Manufacturers and Traders

360 E VILLAGE RD..... \$200,000
 Michael A Twigg Sr+ from Manufacturers and Traders

33 EDGEWOOD AVE..... \$35,000
 Marie R Shabazz+ from GE Employees Credit Union

32 GOLDEN HILL LN..... \$125,000
 Deborah L Boudreau+ from Manufacturers and Traders

26 HAWTHORNE AVE..... \$30,000
 Sharon L Grady+ from LoanDepot.Com LLC

21 MONTGOMERY ST..... \$40,750
 Tricia Marini+ from Figure Lending LLC

42 OLIVER TER..... \$514,000
 42 Oliver Terrace LLC+ from Community Investment C

12 PAMBAR RD..... \$50,000
 Hector Mejia+ from Nationstar Mortgage

9 RODIA RIDGE RD..... \$25,000
 Stephen Hackett Jr+ from Sikorsky Financial Credit

14 SHELVIEW DR..... \$50,000
 Brendan P Carey+ from Connecticut Housing Finance

7 SOREL DR..... \$85,000
 Brian D Hansen+ from Sikorsky Financial Credit Uni

7 WOPOWOG TRL..... \$45,000
 Sean Boylan+ from Rocket Mortgage

SHERMAN

TOWN CLERK:CAROL L HAVENS

PO Box 39, Sherman, CT, 06784
 Phone:203-354-5281

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	19
Median Price	\$613,500	\$635,000

► MORTGAGES

4 SEARS DR..... \$134,100
 Adam M Plimpton+ from Citizens Bank

STAMFORD

TOWN CLERK:LYDA RUIJTER

888 Washington Blvd, Stamford, CT, 06904
 Phone:203-977-4054

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	189
Median Price	\$750,000	\$840,000

► REAL ESTATE SALES

BENEDICT CIR..... \$380,000
 B: Alex J Uy & Amy S Uy
 S: Chengfeng Chen
 Vol/Page: 13357/131, Date: 07/08/24, Warranty

51 BRANDYWINE RD..... \$880,000
 B: Geoffrey Middleton & Emily Middleton
 S: Herbert A Bregman
 Vol/Page: 13358/163, Date: 07/10/24, Warranty
 Mtg: Savings Bk of Danbury \$748,000
 Use: 4 Bdrm Colonial, Lot: 14810sf

1 BROAD ST U:20B..... \$535,000
 B: Craig Frankenberg
 S: Paul A Leuthold
 Vol/Page: 13357/146, Date: 07/08/24, Warranty
 Mtg: JPMorgan Chase Bank \$360,000
 Use: 1 Bdrm Condo

105 CLAY HILL RD..... \$950,000
 B: Anshuman Chandrachud & Sohani Sirdeshmukh
 S: Gary S Bologna & Roberta A Bologna
 Vol/Page: 13358/183, Date: 07/10/24, Warranty
 Mtg: US Bank NA \$500,000
 Use: 4 Bdrm Colonial, Lot: 27443sf
 Prior Sale: \$740,500 (11/05)

143 DOGWOOD LN..... \$1,100,000
 B: Keelin Weiss
 S: James F Pappas, Tr for James F Pappas RET
 Vol/Page: 13359/218, Date: 07/12/24, Trustee
 Use: 3 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$375,000 (04/97)

55 DUNN AVE..... \$365,000
 B: Sabrina Wlodarski & Raymond Mancini Sr
 S: Thomas C Moulketis
 Vol/Page: 10623/229, Date: 12/28/12, Warranty
 Lot: 3 Bdrm Colonial, Lot: 7405sf

850 E MAIN ST U:524..... \$490,000
 B: Yije Yang & Tenzin Deckyi
 S: Wen Li
 Vol/Page: 13357/336, Date: 07/09/24, Warranty
 Mtg: Savings Bk of Danbury \$371,200
 Use: 2 Bdrm Condo

850 E MAIN ST U:528..... \$465,000
 B: Yiu Y Lam
 S: Gloria Greenwood & Andrew Greenwood
 Vol/Page: 13359/170, Date: 07/12/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$400,000 (01/22)

80 EAST LN..... \$1,369,000
 B: Allison Ungar & Daniel Friedman
 S: Heidi I Bernstein & Evan R Bernstein
 Vol/Page: 13359/53, Date: 07/11/24, Warranty
 Mtg: Bank of America NA \$800,000
 Use: 5 Bdrm Colonial, Lot: 27007sf
 Prior Sale: \$875,000 (06/11)

170 FAIRFIELD AVE..... \$1,000,000
 B: Jean B Charles & Marie D Charles
 S: Arthur H Lauture
 Vol/Page: 13358/316, Date: 07/11/24, Warranty
 Mtg: Champions Funding Llc \$600,000
 Use: Apartment Building, Lot: 6970sf

25 FOREST ST U:15G..... \$840,000
 B: Fine Tellini House T
 S: Sasirekha Ramesh & Ramesh Srinivasan
 Vol/Page: 13359/211, Date: 07/12/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$585,000 (08/10)

39 GLENBROOK RD U:3N..... \$5,700
 B: Marina Neary & Julian Petrovskiy
 S: Julian Petrovskiy
 Vol/Page: 13358/89, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$106,000 (04/99)

127 GREYROCK PL U:913..... \$370,000
 B: 127 Greyrock Pl LLC
 S: Maria R Seaman
 Vol/Page: 13358/18, Date: 07/09/24,
 Use: 1 Bdrm Condo
 Prior Sale: \$255,800 (02/05)

287 HAMILTON AVE U:3E..... \$375,000
 B: Mayra Gomez & Miriam Nieves
 S: Rene R Ricaurte
 Vol/Page: 13359/187, Date: 07/12/24, Warranty
 Mtg: Cross Country Mtg Inc \$200,000
 Use: 2 Bdrm Condo
 Prior Sale: \$340,000 (12/23)

123 HARBOR DR U:205..... \$680,000
 B: Kevin J Kelly
 S: Sheila Goldman
 Vol/Page: 13359/175, Date: 07/12/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$565,000 (06/05)

123 HARBOR DR U:8..... **\$680,000**
 B: Kevin J Kelly
 S: Sheila Goldman
 Vol/Page: 13359/175, Date: 07/12/24, Warranty
 Use: Condo

36 HIGHVIEW AVE U:3..... **\$540,000**
 B: Christopher Sax & Briana Belluscio
 S: Daniel Ruzow & Jessica Ruzow
 Vol/Page: 13357/98, Date: 07/08/24, Warranty
 Mtg: Savings Bk of Danbury \$432,000
 Use: 3 Bdrm Condo
 Prior Sale: \$399,999 (08/21)

5 HOWES AVE..... **\$889,000**
 B: Allegra E Mcbane
 S: Kathleen C Gibson & Donald E Gibson
 Vol/Page: 13357/133, Date: 07/08/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 13068sf
 Prior Sale: \$665,000 (08/21)

40 HOYT ST U:B7..... **\$171,000**
 B: 40 Hoyt St LLC
 S: Paul A Rivera, Tr for Paul A & Leticia Riva RET
 Vol/Page: 13358/231, Date: 07/10/24, Trustee
 Use: Condo
 Prior Sale: \$38,000 (01/94)

271 HUNTING RIDGE RD..... **\$1,850,000**
 B: Camille Maruccia & Paul M Lee
 S: Mauro Fidaleo
 Vol/Page: 13358/26, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$766,000
 Use: 5 Bdrm Colonial, Lot: 141570sf
 Prior Sale: \$625,000 (12/14)

130 LENOX AVE U:24..... **\$240,000**
 B: Brandenhoff LLC
 S: Ob&b Realty LLC
 Vol/Page: 13357/303, Date: 07/09/24, Warranty
 Use: Industrial Condominium
 Prior Sale: \$440,000 (06/12)

58 MARYANNE LN..... **\$290,000**
 B: Alfred E Perillo & Mildred J Perillo
 S: Stefanie A Kuczo
 Vol/Page: 5204/332, Date: 02/16/99, Warranty
 Mtg: First County Bank \$300,000
 Use: 2 Bdrm Ranch, Lot: 13068sf

44 N STAMFORD RD..... **\$563,000**
 B: Sinthia E Palma & Luis A Lopez
 S: Thessa S Canlas
 Vol/Page: 13358/271, Date: 07/11/24, Warranty
 Mtg: United Wholesale Mtg \$450,400
 Use: 3 Bdrm Ranch, Lot: 19602sf
 Prior Sale: \$469,000 (07/10)

1704 NEWFIELD AVE..... **\$1,350,000**
 B: Luisa M Cristofano & Generoso Cristofano
 S: Day P Rosenberg
 Vol/Page: 13357/306, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$300,000
 Use: 5 Bdrm Colonial, Lot: 77972sf
 Prior Sale: \$610,000 (10/15)

27 NORTHILL ST U:5M..... **\$240,000**
 B: Jason A Bria
 S: Dominick D Bria & Dawn M Bria
 Vol/Page: 13358/121, Date: 07/10/24, Warranty
 Mtg: US Bank NA \$160,000
 Use: 1 Bdrm Condo
 Prior Sale: \$185,000 (01/23)

53 SEASIDE AVE U:9..... **\$530,000**
 B: Brian Toedtmann & Izabela Horzempa
 S: Anna M Randazzo
 Vol/Page: 13358/294, Date: 07/11/24, Warranty
 Mtg: Cross Country Mtg Inc \$477,000
 Use: 3 Bdrm Condo
 Prior Sale: \$450,000 (10/07)

47 SHAG BARK RD..... **\$1,073,000**
 B: Karen Fradera & Derek Hudson
 S: Judy A Nelthropp
 Vol/Page: 13358/180, Date: 07/10/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 53143sf

54 W HILL LN..... **\$1,700,000**
 B: David Momtahreni
 S: Sisto Martello & Toniann Martello
 Vol/Page: 13358/209, Date: 07/10/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$385,000 (08/98)

► MORTGAGES

10 BELL ST..... **\$500,000**
 Young Mens Christian Assn+ from Michael R Jemiolo

129 CANFIELD DR..... **\$240,000**
 Lydia Saravis+ from Quorum Federal Credit Union

36 CARRIAGE DR S..... **\$65,000**
 John Griswold+ from LoanDepot.Com LLC

2 CHESTER ST..... **\$217,000**
 George J Powell+ from Amerisave Mortgage Corporati

232 COURTLAND AVE..... **\$520,000**
 Nathaly Flores+ from Guaranteed Rate Inc

406 COURTLAND AVE U:C..... **\$200,000**
 Anthony Collins+ from Citizens Bank

35 COW PATH DR..... **\$246,400**
 Michael D Bicknell+ from Lower LLC

102 CRYSTAL ST..... **\$100,000**
 Darion Vilajeti+ from Suma Fcu

39 DON BOB RD..... **\$330,000**
 Pavel Zelikman+ from Rocket Mortgage

37 EDGEWOOD AVE..... **\$110,000**
 Sean D Boeger+ from Spring EQ LLC

688 HIGH RIDGE RD..... **\$150,000**
 Marisa R Donch+ from Webster Bank

3 HIGHLINE TRL S..... **\$200,000**
 Adam B Stein+ from Bank of America NA

82 HIRSCH RD..... **\$66,000**
 David N Feldman+ from Affinity Federal Credit Unio

102 HIRSCH RD..... **\$90,000**
 Ana J Marte+ from Discover Bank

18 OLD LOGGING RD..... **\$210,000**
 Mark Samuel+ from Citizens Bank

145 OLD NORTH STAMFORD RD..... **\$269,000**
 Adam E Schenk+ from Citizens Bank

93 RIDGEWOOD AVE..... **\$157,000**
 Antonio Ferrajina+ from Pitney Bowes Federal Credi

100 SEA BEACH DR..... **\$1,000,000**
 David Schwartz+ from Citizens Bank

276 SOUTHFIELD AVE..... **\$1,581,000**
 Bradley Holenstein+ from Citizens Bank

478 W HILL RD..... **\$164,993**
 Bruce Ray+ from Rocket Mortgage

105 WOODMERE RD..... **\$100,000**
 Barbara Paulding+ from Manufacturers and Traders T

STRATFORD

TOWN CLERK:SUSAN M PAWLUK
 2725 Main St, RM106, Stratford, CT, 06615
 Phone:203-385-4020

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	152
Median Price	\$370,000	\$409,950

► REAL ESTATE SALES

28 ACADEMY HILL TER..... **\$745,000**
 B: Desert Haybales RET
 S: Destiny Homes Ct LLC
 Vol/Page: 4860/310, Date: 06/07/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 10019sf

135 ASH ST..... **\$585,000**
 B: Valerie Henigson, Tr for Valerie Henigson Lt
 S: William R Halliday & Corinne K Halliday
 Vol/Page: 4868/155, Date: 07/08/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 7841sf
 Prior Sale: \$290,000 (02/19)

BREAKERS LN..... **\$20,000**
 B: Breakers Sniffens Land T
 S: Joseph Kowalsky
 Vol/Page: 4868/319, Date: 07/09/24, Warranty

214 BREAKERS LN U:214..... **\$435,000**
 B: Diane Lazar
 S: Sarah Krikorian
 Vol/Page: 4869/16, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$250,000 (07/20)

2849 BROADBRIDGE AVE..... **\$622,500**
 B: Shanae Keys & Maurice D Ervin
 S: Romano Bro Bldrs LLC
 Vol/Page: 4860/173, Date: 06/05/24, Warranty
 Mtg: Warshaw Capital \$591,375
 Use: 3 Bdrm Colonial, Lot: 13939sf

2873 BROADBRIDGE AVE..... **\$610,000**
 B: Noel Zilevu & Abra Zilevu
 S: Romano Bro Bldrs LLC
 Vol/Page: 4847/13, Date: 04/08/24, Warranty
 Mtg: Cliffco Inc \$589,641
 Use: 3 Bdrm Colonial, Lot: 10019sf

111 CHELSEA ST..... **\$465,000**
 B: Edgar Ramirez
 S: Leonidas A Rodriguez
 Vol/Page: 4869/24, Date: 07/09/24, Warranty
 Mtg: First World Mortgage \$456,577
 Use: 2-Family Family Flat, Lot: 5227sf
 Prior Sale: \$120,000 (03/01)

830 E BROADWAY..... **\$180,000**
 B: Rosimeri D Goncalves & Alcir A Brandao
 S: Diamantino A Rodrigues & Maria J Rodrigues
 Vol/Page: 4869/273, Date: 07/11/24, Quit Claim
 Use: 2 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$180,000 (07/13)

70 MOREHOUSE AVE..... **\$250,000**
 B: Melissa Metzger
 S: Meyernick Frank J Est & Robert Meyernick
 Vol/Page: 4869/60, Date: 07/09/24, Executor
 Mtg: M&T Bank NA \$240,000
 Use: 3 Bdrm Ranch, Lot: 12197sf

10 NEMERGUT DR..... \$437,000
 B: Shelly M Anderson & Kyamani Anderson
 S: Christian Horch & Lisa S Horch
 Vol/Page: 4868/232, Date: 07/08/24, Warranty
 Mtg: Total Mtg Svcs \$429,084
 Use: 3 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$170,000 (08/00)

355 ROCKLAND AVE..... \$500,000
 B: Justin J Devellis & Samantha M Ruskay
 S: Gem Realty Prop LLC
 Vol/Page: 4869/159, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$485,000
 Use: 3 Bdrm Ranch, Lot: 8276sf
 Prior Sale: \$270,000 (02/24)

66 SHORELINE DR U:66..... \$575,000
 B: Neil Velasquez Jr & Judith Velasquez
 S: Paul J Murphy & Shari Murphy
 Vol/Page: 4869/57, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$241,010 (02/15)

155 SHORT BEACH RD U:308..... \$192,000
 B: Chadd Sullo & Slade Reisner
 S: Thomas M Catropa
 Vol/Page: 4869/316, Date: 07/12/24, Warranty
 Mtg: Leader Bank NA \$144,000
 Use: 1 Bdrm Condo
 Prior Sale: \$77,000 (08/03)

85 STRECKFUS RD..... \$650,000
 B: Joseph W Taylor & Roseline S Taylor
 S: Romano Bro Bldrs LLC
 Vol/Page: 4835/5, Date: 02/08/24, Warranty
 Mtg: Meadowbrook Fncl Mtg \$638,226
 Use: 3 Bdrm Colonial, Lot: 7405sf
 Prior Sale: \$40,000 (12/99)

160 SUN RIDGE LN..... \$465,000
 B: Magdalena Diaz & Mark W Leigh
 S: Usdanoff Michael Est & Francis D Hodges
 Vol/Page: 4869/228, Date: 07/11/24, Conservator
 Mtg: JPMorgan Chase Bank \$265,000
 Use: 3 Bdrm Ranch, Lot: 21344sf
 Prior Sale: \$225,000 (03/01)

70 SUNSET AVE..... \$166,500
 B: Fan Real Estate LLC
 S: Southport Re Hldg LLC
 Vol/Page: 4812/272, Date: 10/26/23, Warranty
 Use: Industrial Devlpble Land, Lot: 23087sf

NO STREET GIVEN..... \$68,000
 B: Aaliyah Corriette
 S: Warren Joan Est & Donald J Warren
 Vol/Page: 4869/276, Date: 07/11/24, Executor

► **FORECLOSURE DEEDS**

382 FRANKLIN AVE..... \$285,000
 B: Yusaf Soliman
 S: Nicholas J Fecci & Jpmorgan Chase Bank Na
 Vol/Page: 4868/262, Date: 07/08/24, Committee
 Use: 4 Bdrm Cape Cod, Lot: 14375sf
 Prior Sale: \$151,000 (10/00)

235 HENRY AVE U:11Q..... \$124,000
 B: Salvatore F Spadaccino
 S: Daisy B Freeman & Brighthouse Life Ins Co
 Vol/Page: 4869/269, Date: 07/11/24, Committee
 Use: 1 Bdrm Condo

► **MORTGAGES**

28 ACADEMY HILL TER..... \$741,750
 Desert Haybales 2024 RET+ from Homestead Funding C

2849 BROADBRIDGE AVE..... \$400,000
 Romano Brothers Bldrs LLC+ from Dlr Loans Llc

400 BURRITT AVE..... \$200,000
 Tam T Nguyen+ from AmWest Funding Corp.

120 CANAAN RD..... \$45,500
 Jennifer Rhoden+ from Healthcare Financial Federal

111 CHELSEA ST..... \$25,000
 Edgar Ramirez+ from Connecticut Housing Finance Au

246 DELAWARE DR..... \$250,000
 Cerza Dasilva+ from First Choice Cap Llc

211 FERRY BLVD..... \$2,040,560
 WE Development LLC+ from Savings Bank of Danbury

382 FRANKLIN AVE..... \$250,500
 Knights Capital LLC+ from Jcd2 Llc

45 FRASH ST..... \$525,000
 Erik Manley+ from Angel Oak Mortgage Solutions

50-60 HICKEY ST..... \$510,000
 Rasheda A Clarke+ from Homebridge Financial Servic

55 HITCHING POST LN..... \$146,300
 Kevin W Tote+ from M&T Bank NA

214 LAWLOR TER..... \$123,000
 John E Robotti+ from Sound Federal Credit Union

110 LINES PL..... \$273,750
 Marcos J Lantigua+ from Silver Hill Funding

4531 MAIN ST..... \$170,000
 Maris F Bogan+ from Sikorsky Financial Credit Unio

160 NICHOLS AVE..... \$28,635
 Victor Logan+ from Nexera Holding Llc

50 ORANGE ST..... \$22,500
 Martin M Santos+ from American Surety Co

375 OVERLAND DR..... \$100,000
 Sara R Bey+ from Sikorsky Financial Credit Union I

43 SHORELINE DR U:43..... \$46,000
 Ralph A Lewis 3rd+ from Anthony Prezioso

89 WIEBE AVE..... \$55,000
 Nana-Yaw Asamoah+ from Upstart Mortgage Llc

115 WIGWAM LN..... \$225,000
 Tammy L Tobin+ from M&T Bank NA

76 YARWOOD ST..... \$69,054
 Alfredo S Dumalsen+ from TD Bank NA

TRUMBULL

TOWN CLERK:MARY MARKHAM
 5866 Main St, Trumbull, CT, 06611
 Phone:203-452-5037

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	110
Median Price	\$515,000	\$562,500

► **REAL ESTATE SALES**

59 ASPEN LN..... \$1,200,000
 B: Michael J Shruhan & Nicole M Shruhan
 S: Arthur Golnik & Katherine Golnik
 Vol/Page: 1930/259, Date: 07/12/24, Warranty
 Mtg: Total Mtg Svcs \$700,000
 Use: 4 Bdrm Colonial, Lot: 39204sf
 Prior Sale: \$835,000 (04/21)

4 BURTON AVE..... \$500,000
 B: John P Salcedo & Luisa M Ortega
 S: Edouard Israel & Zeldia Israel
 Vol/Page: 1930/122, Date: 07/10/24, Warranty
 Mtg: Cardinal Fncl Co LP \$475,000
 Use: 4 Bdrm Cape Cod, Lot: 13504sf
 Prior Sale: \$184,900 (02/16)

20 CHAPEL HILL DR..... \$660,000
 B: Ann C Dyke
 S: Theresa M Cristo
 Vol/Page: 1930/3, Date: 07/09/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 43560sf

30 MANOR DR..... \$590,000
 B: Shiva Rezvan & Aram Hosseinpour
 S: Ernesto Medina & Berenice Medina
 Vol/Page: 1929/953, Date: 07/08/24, Warranty
 Mtg: JPMorgan Chase Bank \$480,000
 Use: 3 Bdrm Ranch, Lot: 27878sf
 Prior Sale: \$342,000 (07/15)

47 MARINER CIR..... \$615,000
 B: Juan P Paredes & Esdra L Aguilar
 S: Maureen P Gangi
 Vol/Page: 1930/42, Date: 07/09/24, Warranty
 Mtg: Guaranteed Rate Inc \$553,500
 Use: 3 Bdrm Split Level, Lot: 45738sf
 Prior Sale: \$250,000 (06/92)

1300 OLD TOWN RD..... \$307,500
 B: 1300 Old Town Road LLC
 S: Eric Story
 Vol/Page: 1930/149, Date: 07/10/24, Warranty
 Mtg: Hhr Design Architectu \$130,000
 Use: 2-Family Cape Cod, Lot: 40075sf
 Prior Sale: \$79,000 (06/21)

48 PINE ST..... \$649,900
 B: Chandroutie Seemangal & Bhumesah Rahiman
 S: Joseph L Littier & Patricia A Littier
 Vol/Page: 1929/1002, Date: 07/09/24, Warranty
 Mtg: Meadowbrook Fncl Mtg \$595,145
 Use: 3 Bdrm Split Level, Lot: 14375sf
 Prior Sale: \$315,000 (07/00)

34 RANGELY DR..... \$670,000
 B: Michelle Frayne & Christopher Frayne
 S: Mac And Sam Dev LLC
 Vol/Page: 1929/937, Date: 07/08/24, Warranty
 Mtg: Fairfield County Bank \$536,000
 Use: 3 Bdrm Ranch, Lot: 17424sf
 Prior Sale: \$455,000 (02/24)

2 REMPSEN ST..... \$505,000
 B: Danielle Kriemelmeyer & Christian Rohde
 S: Gregory Scinto
 Vol/Page: 1930/227, Date: 07/12/24, Warranty
 Mtg: Wells Fargo Bank \$454,500
 Use: 3 Bdrm Ranch, Lot: 12197sf

19 WILMOT AVE..... \$450,000
 B: Matthew Rowan
 S: Bologna Frank Est & Joyce Carter
 Vol/Page: 1930/1, Date: 07/09/24, Executor
 Use: 3 Bdrm Cape Cod, Lot: 8712sf

► **MORTGAGES**

95 ASPEN LN..... \$166,800
 David Voccola+ from Third Federal Saving & Loan As

256 BOOTH HILL RD..... \$50,000
 Julia L Mcnamee+ from Spring EQ LLC

214 EDISON RD..... \$200,000
 Jeffrey C Seymour+ from M&T Bank NA

27 EVELYN ST..... \$477,500
 Marcos A Perez-Ibarra+ from Total Mortgage Service

18 FROST HILL RD..... \$35,000
 Robert L Meyers Jr+ from Discover Bank

103 INWOOD RD..... \$60,000
 Dawn M Dicocco+ from M&T Bank NA

31 LANTERN HILL RD..... \$71,000
 Maryellen Stine+ from Sikorsky Financial Credit Un

- 63 LEONARD PL** **\$22,223**
Casey Dohme+ from USA Housing and Urban Developmen
- 44 LORMA AVE.**..... **\$45,000**
Edlira Gjonbalaj+ from Sikorsky Financial Credit U
- 5259 MADISON AVE.**..... **\$35,000**
Jason Vanwormer+ from Amerisave Mortgage Corporati
- 13 PAULINA PL.**..... **\$75,000**
Michael H Pateracki+ from Sikorsky Financial Credi
- 58 RANDALL DR.**..... **\$80,000**
Richard J Ruff+ from Sikorsky Financial Credit Uni
- 53 SPINNING WHEEL RD** **\$78,000**
Jeanne K Aloia+ from Connex Credit Union
- 271 STROBEL RD** **\$75,000**
Carl D Meacham 4th+ from Sikorsky Financial Credit

WESTON

TOWN CLERK: DONNA M. ANASTASIA
PO Box 1007, Weston, CT, 06883
Phone: 203-222-2616

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	35
Median Price	\$926,251	\$1,210,000

► REAL ESTATE SALES

- 6 ASPETUCK GLN**..... **\$1,775,000**
B: Andrew Arlo & Marie Arlo
S: Carousel Dev Inc
Vol/Page: 349/293, Date: 06/06/03, Warranty
Use: 5 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$495,000 (07/00)
- 24 OAKWOOD DR**..... **\$1,775,000**
B: Day Rosenberg & Lauren Rosenberg
S: Mark J Crowley & Eileen A Crowley
Vol/Page: 674/80, Date: 07/12/24, Warranty
Mtg: Bank of America NA \$600,000
Use: 5 Bdrm Colonial, Lot: 111949sf
Prior Sale: \$2,000,000 (06/07)
- 10 PINEFIELD LN**..... **\$1,550,000**
B: Simona Levin
S: Allan Grossmann
Vol/Page: 674/48, Date: 07/11/24, Warranty
Mtg: Wells Fargo Bank \$1,240,000
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$983,000 (04/18)
- 37 SLUMBER CORS**..... **\$1,300,000**
B: Lois Falkenstein
S: Kimberly Wendell & Mark A Wendell
Vol/Page: 674/75, Date: 07/11/24, Warranty
Use: 2 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$612,500 (10/18)
- 114 TREADWELL LN** **\$180,000**
B: Dwem Farms LLC
S: Patricia D Wrynn
Vol/Page: 674/16, Date: 07/08/24, Warranty
Use: Land-Vacant & Open, Lot: 273557sf
Prior Sale: \$302,000 (07/03)
- MORTGAGES**
- 15 OLD EASTON TPKE** **\$50,000**
Charles E Mattison+ from Bethpage Federal Credit U

WESTPORT

TOWN CLERK: JEFFREY M DUNKERTON
110 Myrtle Ave, Rm 105, Westport, CT, 06880
Phone: 203-341-1110

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	84
Median Price	\$1,635,000	\$1,846,135

► REAL ESTATE SALES

- 15 BEACHSIDE CMN** **\$4,050,000**
B: Chad Tredway
S: Rustan C Eklund & Morgan S Eklund
Vol/Page: 4340/624, Date: 07/08/24, Warranty
Use: 7 Bdrm CustomDesign, Lot: 95832sf
Prior Sale: \$4,200,000 (08/22)
- 11 CACCAMO LN**..... **\$2,841,000**
B: Ravi K Thakur & Nora Farley
S: Sharon J Brockwell
Vol/Page: 4340/697, Date: 07/10/24, Warranty
Mtg: US Bank NA \$1,500,000
Use: 4 Bdrm Colonial, Lot: 23522sf
Prior Sale: \$1,000,000 (10/13)
- 11 CLOVER LN**..... **\$1,150,000**
B: Bozena Gorski
S: Robert P Andersen
Vol/Page: 4340/634, Date: 07/08/24, Warranty
Use: 4 Bdrm Colonial, Lot: 43996sf
- 4 COMPO HILL AVE**..... **\$2,575,000**
B: Charles L Stafford
S: Xiaqing Xu, Tr for Xiaqing Xu T
Vol/Page: 4340/729, Date: 07/10/24, Trustee
Use: 3 Bdrm Colonial, Lot: 4792sf
Prior Sale: \$2,200,000 (11/22)
- 222 COMPO RD S**..... **\$2,360,000**
B: Al W King 3rd
S: Ahmet Altılar & Esra Altılar
Vol/Page: 4340/768, Date: 07/11/24, Warranty
Use: 4 Bdrm Contemporary, Lot: 45738sf
Prior Sale: \$1,090,000 (02/18)
- 113 NORTH AVE** **\$2,600,000**
B: Cameron Crosby & Megan Crosby
S: Simon Hallgarten & Robbyn Footlick
Vol/Page: 4340/638, Date: 07/09/24, Warranty
Mtg: Clearedge Lending Llc \$2,080,000
Use: Residential-Multiple Bldgs, Lot: 44431sf
Prior Sale: \$1,225,000 (05/20)
- 2 NORTHSIDE LN**..... **\$1,675,000**
B: Joseph Desantis 2nd & Nicole Desantis
S: Eileen K Baldwin & Geoffrey Baldwin
Vol/Page: 4340/593, Date: 07/05/24, Warranty
Mtg: T2 Financial LLC \$1,340,000
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$1,029,500 (04/14)
- 14 TREADWELL AVE**..... **\$1,525,000**
B: Nate Collins & Lili Bordan
S: Jeff S Ehrenkranz & Brianna D Ehrenkranz
Vol/Page: 4340/801, Date: 07/12/24, Warranty
Mtg: Go Rascal Inc \$750,000
Use: 3 Bdrm Antique, Lot: 15682sf
Prior Sale: \$1,020,000 (07/08)
- MORTGAGES**
- 7 CYPRESS POND RD** **\$230,000**
Mary E Rose+ from Waterbury Teachers Federal Credi
- 179 IMPERIAL AVE**..... **\$200,000**
Justin Carmichael+ from Sound Federal Credit Union

- 37 MAPLE LN**..... **\$400,000**
Steven J Rudinger+ from Webster Bank
- 2 NORTHSIDE LN**..... **\$1,340,000**
Joseph Desantis 2nd+ from T2 Financial LLC
- 32 TURKEY HILL RD S**..... **\$2,210,000**
Patrick Mcdonald+ from US Bank NA
- 60 WILTON RD U:2B**..... **\$1,942,500**
60 Wilton 2b LLC+ from Verus Res Loanco Llc

WILTON

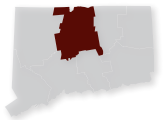
TOWN CLERK: LORI A. KABACK
238 Danbury Rd, Wilton, CT, 06897
Phone: 203-563-0106

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	61
Median Price	\$1,050,000	\$1,062,500

► REAL ESTATE SALES

- 7 HUCKLEBERRY HILL RD** **\$2,500,000**
B: David W Doo & Amanda L Dinsmore
S: Gcf 2022 Irt & Deutsche Bk T Co Of Delaw
Vol/Page: 2571/821, Date: 07/12/24, Trustee
Mtg: Citizens Bank \$2,000,000
Use: 5 Bdrm Colonial, Lot: 194713sf
Prior Sale: \$2,000 (03/22)
- 352 NEWTOWN TPKE**..... **\$1,063,090**
B: Brian M Casey & Catherine M Casey
S: Diane F Martucci
Vol/Page: 2571/786, Date: 07/11/24, Warranty
Mtg: LoanDepot.Com \$752,913
Use: 4 Bdrm Colonial, Lot: 106722sf
- 67 RYDERS LN**..... **\$2,038,500**
B: Bree George & Grant George
S: William Picoli & Patricia B Picoli
Vol/Page: 2571/890, Date: 07/12/24, Warranty
Use: 4 Bdrm Colonial, Lot: 85378sf
Prior Sale: \$885,000 (07/00)
- 33 WILTON ACRES**..... **\$1,761,000**
B: Brandon Pinderhughes & Amy Pinderhughes
S: Allison Dunn
Vol/Page: 2571/853, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$1,408,800
Use: 4 Bdrm Colonial, Lot: 67082sf
Prior Sale: \$887,500 (03/00)
- 20 WILTON HUNT RD U:20**..... **\$1,075,000**
B: Richard Diamond & Susan Reynolds
S: Arlene M Bregman & Ronald P Burakoff
Vol/Page: 2571/770, Date: 07/09/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$590,000 (07/20)
- MORTGAGES**
- 12 BRANDON CIR**..... **\$750,000**
Jennifer White+ from Bank of America NA
- 175 CANNON RD** **\$222,000**
Heather Heaney+ from Citizens Bank
- 88 CEDAR RD** **\$156,135**
Marina Mclaughlin+ from Figure Lending LCC
- 200 DEER RUN RD**..... **\$330,000**
Brendan Burba+ from Bernard F Curry 3rd
- 86 OLD HWY** **\$500,000**
Gregory P Fellows+ from M&T Bank NA
- 372 RIDGFIELD RD**..... **\$95,000**
Ann M Moayed+ from Rocket Mortgage



HARTFORD COUNTY

AVON

TOWN CLERK: NICK HOGAN

60 W Main St, Avon, CT, 06001
Phone: 860-409-4311

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	48
Median Price	\$500,000	\$644,950

► REAL ESTATE SALES

150 CRAIGEMORE CIR \$680,000

B: Malissa Tibbling & Ryan M Tibbling
S: Alexander Smith & Laura Smith
Vol/Page: 795/94, Date: 07/11/24, Warranty
Mtg: Homestead Fund Corp \$544,000
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: \$501,000 (08/21)

4 DOVE CIR U:4 \$315,200

B: Rayma Hughes
S: Christopher D Hoffman
Vol/Page: 795/65, Date: 07/11/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$173,000 (05/21)

12 GREAT MEADOW LN U:32D \$290,000

B: Nicholas Augustino
S: Ten Beach Street LLC
Vol/Page: 795/70, Date: 07/11/24, Warranty
Mtg: William Raveis Mtg Co \$183,150
Use: Condo

82 JACKSON ST \$887,102

B: Alyssa Fackler & Blake Fackler
S: Honeyman Builders LLC
Vol/Page: 792/937, Date: 04/26/24, Warranty
Mtg: Movement Mtg LLC \$637,102
Use: 4 Bdrm Colonial, Lot: 84942sf

43 LORD DAVIS LN \$1,450,000

B: Aarti Ivanic & Rastislav Ivanic
S: Robert D Friedhoff & Sharon A Friedhoff
Vol/Page: 794/1169, Date: 07/08/24, Warranty
Mtg: US Bank NA \$1,050,000
Use: 5 Bdrm Contemporary, Lot: 222592sf
Prior Sale: \$700,000 (08/98)

10 RIVER VW U:10 \$292,300

B: Jun Yi
S: Qiao Wang
Vol/Page: 794/1228, Date: 07/09/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$180,000 (10/10)

12 VERVILLE RD \$179,000

B: Dornelas Hm Improvement L
S: Dubiel Marjorie H Est & Paul E Potanka
Vol/Page: 793/875, Date: 05/21/24, Executor
Use: Residential Developable Land, Lot: 37462sf

4 WILDFLOWER TER U:4 \$600,000

B: Brock Putnam 2nd & Marina Putnam
S: Caitlin Gardner, Tr for Matthews T
Vol/Page: 794/1225, Date: 07/09/24, Trustee
Use: 3 Bdrm Condo
Prior Sale: \$327,000 (09/18)

► MORTGAGES

208 ARCH RD \$325,600

Susan E Stansfield+ from Mutual of Omaha Mortgage

150 CRAIGEMORE CIR \$544,000

Malissa Tibbling+ from Homestead Funding Corp

174 CRAIGEMORE CIR \$350,000

John P Alves+ from Liberty Bank

80 E MAIN ST \$8,400,000

Avon Ct Realty LLC+ from PeoplesBank (Holyoke MA)

80 E MAIN ST \$10,800,000

Avon Ct Realty LLC+ from Alliance Energy LLC

12 GRANT DR \$63,194

Daniel Phillips+ from Liberty Bank

12 GREAT MEADOW LN U:32D \$50,000

Nicholas Augustino+ from Connecticut Housing Finan

48 HENLEY WAY \$500,000

Joel W Messing+ from Webster Bank

12 NORTHINGTON DR \$300,000

Mark Hoadley+ from Citizens Bank

87 OLD FARMS RD \$322,500

Lak House Holdings LLC+ from Loan Store Inc

86 PAPER CHASE TRL \$110,000

Joel Gibson+ from M&T Bank NA

9 SUNNYRIDGE RD \$621,860

Jonathan Reis+ from Fairway Independent Mortgage

60 TOLLGATE LN \$42,712

Catherine Neugold+ from Figure Lending LCC

52 VERVILLE RD \$11,875

Travis E Martinez+ from USA Housing and Urban Deve

BERLIN

TOWN CLERK: KATE WALL

240 Kensington Rd, Berlin, CT, 06037
Phone: 860-828-7036

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	51
Median Price	\$349,900	\$380,000

► REAL ESTATE SALES

654 LOWER LN \$375,000

B: Melissa A Miller
S: David R Pelletier
Vol/Page: 826/782, Date: 07/10/24, Warranty
Mtg: Newrez LLC \$370,000
Use: 2 Bdrm Ranch, Lot: 24394sf

233 NEWTON ST \$365,000

B: Youssef Errouchdi & Fatima Akouaou
S: Nicola Disalvo
Vol/Page: 826/812, Date: 07/10/24, Warranty
Mtg: 2004-0000134 Llc \$255,000
Use: 3 Bdrm Raised Ranch, Lot: 11761sf

8 WOODLAND LN \$715,000

B: Akudo I Anago
S: Gary R Sutcliffe & Lori A Sutcliffe
Vol/Page: 826/742, Date: 07/09/24, Warranty
Mtg: JPMorgan Chase Bank \$560,000
Use: 3 Bdrm Contemporary, Lot: 46609sf
Prior Sale: \$533,000 (08/17)

117 YORK RD \$365,000

B: Nicole Batista
S: Grace M Wennberg & Susan W Yantz
Vol/Page: 826/880, Date: 07/11/24, Warranty
Mtg: Amerant Mortgage \$292,000
Use: 3 Bdrm Cape Cod, Lot: 12197sf

► MORTGAGES

97 BECKER AVE \$240,000

Penina & Co LLC+ from Kiavi Funding Incorporated

669 NORTON RD \$225,000

Scott Nadeau+ from United Business & Industrial FC

179 PATTERSON WAY \$25,000

John F Giove+ from Achieve Financial Credit Union

937 SPRUCE BROOK RD \$210,000

Joseph D Tomasso+ from United Wholesale Mortgage

117 YORK RD \$37,500

Nicole Batista+ from Connecticut Housing Finance A

BLOOMFIELD

TOWN CLERK: MARGUERITE PHILLIPS

800 Bloomfield Ave, Bloomfield, CT, 06002
Phone: 860-769-3507

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	63
Median Price	\$302,000	\$310,000

► REAL ESTATE SALES

18 BURNWOOD DR \$369,000

B: Michaela E Morin
S: Harms William F Est & David W Harms
Vol/Page: 2224/222, Date: 07/08/24, Executor
Mtg: Total Mtg Svcs \$350,550
Use: 3 Bdrm Raised Ranch, Lot: 30056sf

30 HOSKINS RD \$419,900

B: Bryan C Townsend
S: Robert J Fortin
Vol/Page: 2224/163, Date: 07/08/24, Warranty
Mtg: Fairway Ind Mtg \$419,900
Use: 4 Bdrm Cape Cod, Lot: 79279sf
Prior Sale: \$187,900 (07/00)

40 PROSPECT ST \$401,000

B: Ruby Morant
S: Robert N Hedman & Joan B Hedman
Vol/Page: 2224/257, Date: 07/09/24, Warranty
Mtg: Kind Lending \$375,250
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: \$154,000 (08/89)

82 TUNXIS AVE \$254,000

B: William R Moskaluk 3rd
S: Golas Donna M Est & William R Moskaluk 3rd
Vol/Page: 2224/199, Date: 07/08/24, Executor
Mtg: Wells Fargo Bank \$228,600
Use: 4 Bdrm Bngl/Cottage, Lot: 33541sf

► MORTGAGES

29 DANIEL BLVD \$4,498

Wendy Hawley+ from USA Housing and Urban Developme

16 JUNIPER RD \$252,340

Barbara V Vita+ from Mutual of Omaha Mortgage

54 LEDYARD AVE **\$291,000**
Samantha Howard+ from Rocket Mortgage

83 WADE AVE **\$7,142**
Michell N Waterman+ from USA Housing and Urban Dev

BRISTOL

TOWN CLERK:ERICA CABIYA
111 N Main St, Bristol, CT, 06010
Phone:860-584-6200

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	184	177
Median Price	\$265,000	\$299,000

► **REAL ESTATE SALES**

206 CANDLEWOOD DR **\$390,000**
B: Corinne E Diaz
S: Thomas J Babowicz Jr & Lynn R Babowicz
Vol/Page: 2289/114, Date: 07/08/24, Warranty
Use: 3 Bdrm Raised Ranch, Lot: 16988sf
Prior Sale: \$170,000 (08/88)

188 CASTLE RD **\$403,000**
B: Chelsey Locatell
S: Maria A Cassella
Vol/Page: 2289/628, Date: 07/12/24, Warranty
Mtg: Eleven Mtg \$322,400
Use: 3 Bdrm Colonial, Lot: 16988sf
Prior Sale: \$160,000 (08/93)

14 E MAIN ST **\$875,000**
B: 12-20 E Main Rity LLC
S: Ok Homes LLC & Perfect Homes LLC
Vol/Page: 2289/476, Date: 07/11/24, Warranty
Mtg: NBT Bank NA \$612,000
Use: Mixed Use-Prim Comm & Other, Lot: 32134sf
Prior Sale: \$691,000 (10/18)

84 EASTWOOD RD **\$441,000**
B: Eliza M Latko
S: Jason Kasparian & Justine Kasparian
Vol/Page: 2289/190, Date: 07/09/24, Warranty
Mtg: Prosperity Home Mtg \$368,000
Use: 4 Bdrm Colonial, Lot: 37026sf
Prior Sale: \$315,000 (03/21)

422 EMMETT ST U:G **\$145,000**
B: Olivia Bourgoin
S: Owencroft LLC
Vol/Page: 2289/573, Date: 07/12/24, Warranty
Mtg: Norcom Mortgage \$135,000
Use: 1 Bdrm Condo
Prior Sale: \$89,000 (11/22)

217 FREDERICK ST **\$390,000**
B: Mamedoff Prop LLC
S: Frederick St Prop LLC
Vol/Page: 2289/446, Date: 07/11/24, Warranty
Use: Apartment Bldg - 4-8 Units, Lot: 8712sf
Prior Sale: \$225,000 (03/23)

96 GINO DR **\$513,650**
B: Omar Torres-Lima
S: Trademark Acquisitions LL
Vol/Page: 2289/356, Date: 07/10/24, Warranty
Mtg: Total Mtg Svcs \$330,473
Use: 4 Bdrm Colonial, Lot: 55757sf

121 HARMONY RD **\$407,500**
B: Linnette Stark & Eric M Stark
S: Patrick J Collin & Cecelia A Collin
Vol/Page: 2289/98, Date: 07/08/24, Warranty
Mtg: Mtg Markets CUSO LLC \$230,000
Use: 3 Bdrm Raised Ranch, Lot: 15246sf

895 MATTHEWS ST U:39 **\$200,000**
B: Stacy L Asklar
S: John A Yuschak
Vol/Page: 2289/415, Date: 07/10/24, Warranty
Mtg: Thomaston Svgs Bk \$170,000
Use: 2 Bdrm Condo

33 MEDFORD ST **\$395,000**
B: Carmen E Vega-De Leon & Walter G Villanueva De Le
S: Witold Przydzial & Barbara Przydzial
Vol/Page: 2289/258, Date: 07/09/24, Warranty
Mtg: New American Funding \$316,000
Use: 3 Bdrm Raised Ranch, Lot: 12632sf
Prior Sale: \$155,000 (01/90)

52 MOHAWK RD **\$295,000**
B: David T Mariani & Kimberly M Mariani
S: Schbat Lp
Vol/Page: 2289/449, Date: 07/11/24, Warranty
Mtg: Plaza Home Mtg \$236,000
Use: Fraternity/Sorority, Lot: 31363sf
Prior Sale: \$105,000 (11/98)

271 MORRIS AVE **\$461,000**
B: Slawomir Plewa & Katarzyna Plewa
S: Charles Johndro
Vol/Page: 2289/218, Date: 07/09/24, Warranty
Mtg: Pennymac Loan Service \$446,758
Use: 3 Bdrm Ranch, Lot: 21344sf
Prior Sale: \$205,000 (10/12)

81 OAKRIDGE RD **\$510,000**
B: Victoria F Jones & Clifton Jones
S: Mary R Mcallister & Donald J Mcallister
Vol/Page: 2289/235, Date: 07/09/24, Warranty
Use: 4 Bdrm Colonial, Lot: 44867sf

105 OLD WOLCOTT RD **\$1,150,000**
B: Naf Cash LLC
S: Laura Rutledge & Joshua Rutledge
Vol/Page: 2289/214, Date: 07/09/24, Warranty
Use: 2 Bdrm Conventional, Lot: 666468sf
Prior Sale: \$1,100,000 (09/22)

9 PETERS CT **\$250,000**
B: R&S Investments & Solutio
S: Lisa Clark & Mitchel Clark
Vol/Page: 2289/556, Date: 07/12/24, Warranty
Mtg: David Albano \$247,500
Use: 3-Family Family Flat, Lot: 3485sf
Prior Sale: \$167,000 (11/18)

28 REILLY PL **\$355,000**
B: Abdelrahman Ghoneim & Shafi Rasheed
S: Mohammad N Hoque
Vol/Page: 2289/598, Date: 07/12/24, Warranty
Mtg: Rocket Mortgage LLC \$266,250
Use: 2-Family Miti-Unt Blg, Lot: 11761sf
Prior Sale: \$282,000 (04/22)

121 TIFFANY LN **\$400,000**
B: Nicholas Burrus & Shelby Washburn
S: James M Rogan & Debra L Rogan
Vol/Page: 2289/140, Date: 07/08/24, Warranty
Use: 3 Bdrm Contemporary, Lot: 26136sf
Prior Sale: \$159,154 (12/93)

644 VILLAGE ST **\$589,000**
B: Cale W Kaminsky & Gabriella T Johnson
S: Maria Esposito & Andrea Esposito
Vol/Page: 2289/275, Date: 07/09/24, Warranty
Mtg: JPMorgan Chase Bank \$549,000
Use: 4 Bdrm Colonial, Lot: 20909sf

85 WITCHES ROCK RD **\$260,000**
B: Ralph Perillo & Anna M Perillo
S: Henry A Russell
Vol/Page: 2289/119, Date: 07/08/24, Warranty
Use: 2 Bdrm Ranch, Lot: 100188sf

196 WOODLAND ST **\$420,000**
B: Woodland Suites LLC
S: Autism Sparkles LLC
Vol/Page: 2289/372, Date: 07/10/24, Warranty
Mtg: NBT Bank NA \$315,000
Use: Commercial Building, Lot: 15246sf
Prior Sale: \$495,000 (03/23)

► **MORTGAGES**

159 ALLENTOWN RD **\$25,000**
Denise Raducha+ from Achieve Financial Credit Unio

EASTWOOD RD **\$25,000**
Eliza M Latko+ from Connecticut Housing Finance Au

422 EMMETT ST U:G **\$17,000**
Olivia Bourgoin+ from Connecticut Housing Finance

168 GREENE ST **\$225,000**
Jgg Rentals LLC+ from Commercial Lender LLC

45 HAWTHORNE ST U:14 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:15 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:16 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:17 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:18 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:3 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

45 HAWTHORNE ST U:5 **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

85 LOCUST ST **\$227,500**
Jambi Rity LLC+ from Thomaston Savings Bank

8 LOVERS LN **\$85,000**
James L Pompei+ from Rocket Mortgage

150 MAIN ST **\$590,000**
Damato Rity LLC+ from Thomaston Savings Bank

160 MAIN ST **\$590,000**
Damato Rity LLC+ from Thomaston Savings Bank

895 MATTHEWS ST U:39 **\$25,000**
Stacy L Asklar+ from Connecticut Housing Finance A

82 NUTMEG RD **\$160,000**
Rochelle Gaddy+ from Liberty Bank

45 OLD WOLCOTT RD **\$180,000**
Crown Estates LLC+ from Thomaston Savings Bank

288 PINE ST **\$4,282,000**
Mpt Investments LLC+ from Lument Real Estate

39 PRINCE ST **\$115,000**
Miles P Jennings Jr+ from Bank of America NA

159 ROUND HILL RD **\$12,194**
Gene L Curtis Jr+ from USA Housing and Urban Devel

23 RUNGE AVE **\$264,550**
Melvin Davis+ from Mr Cooper

43 SAND HILL RD **\$76,642**
Alexander Wislocki+ from Guaranteed Rate Affinity

32 SONSTROM RD **\$70,000**
Richard Blais+ from Thomaston Savings Bank

240 SONSTROM RD **\$100,000**
Joseph J Greco+ from Rocket Mortgage

121 TIFFANY LN **\$392,755**
Nicholas Burrus+ from Fairway Independent Mortgage

138 VERA RD **\$5,284**
Nicholas Gionfriddo+ from USA Housing and Urban De

176 WASHINGTON ST **\$188,237**
Justine Spadea+ from New American Funding

323 WILLIS ST **\$129,900**
Emanuel Ortiz+ from Thomaston Savings Bank

WOLCOTT ST L:44 **\$180,000**
Crown Estates LLC+ from Thomaston Savings Bank

WOLCOTT ST L:44-1 **\$180,000**
 Crown Estates LLC+ from Thomaston Savings Bank

WOLCOTT ST L:44-2 **\$180,000**
 Crown Estates LLC+ from Thomaston Savings Bank

BURLINGTON

TOWN CLERK:MARY-JANE UGALDE
 200 Spielman Hwy, Burlington, CT, 06013
 Phone:860-673-2108

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	23
Median Price	\$440,000	\$540,000

► REAL ESTATE SALES

20 ANGELAS WAY **\$950,000**
 B: Christopher Devino & Rebecca Devino
 S: David E Schmidt & Valerie J Schmidt
 Vol/Page: 395/35, Date: 07/12/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 223463sf
 Prior Sale: \$458,000 (03/18)

74 DEER RUN **\$635,000**
 B: Jonathan K Hoadley & Aline L Hoadley
 S: Michael J Caperino & Christa B Caperino
 Vol/Page: 395/2, Date: 07/08/24, Warranty
 Use: 4 Bdrm Contemporary, Lot: 62291sf

► MORTGAGES

195 PUNCH BROOK RD **\$85,000**
 Daniel Silverio+ from Torrington Savings Bank

62 WOOD CREEK RD **\$76,407**
 Melissa Ditommaso+ from Figure Lending LCC

CANTON

TOWN CLERK:TRACY MORROCCO
 4 Market St, Canton, CT, 06019
 Phone:860-693-7870

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	23
Median Price	\$350,000	\$475,000

► REAL ESTATE SALES

101 RIVER RD **\$400,000**
 B: River Road Wellness LLC
 S: Riverside Wellness LLC
 Vol/Page: 483/370, Date: 07/11/24, Warranty
 Mtg: Northwest CommunityBk \$300,000
 Use: Commercial Building, Lot: 40946sf
 Prior Sale: \$283,000 (08/19)

254 WRIGHT RD **\$330,106**
 B: Jj Rear LLC
 S: Brown William W Est & Jeffrey S Rivard
 Vol/Page: 483/325, Date: 07/09/24, Fiduciary
 Use: 3 Bdrm Contemporary, Lot: 435600sf

► MORTGAGES

636 CHERRY BROOK RD **\$500,000**
 Hedy L Barton+ from M&T Bank NA

15 PHEASANT HILL RD **\$500,000**
 Andrew Charron+ from M&T Bank NA

129 WEST RD **\$46,000**
 John A Akerlind+ from United Wholesale Mortgage

EAST GRANBY

TOWN CLERK:CHRISTINE T. GALLAGHER
 9 Center St, East Granby, CT, 06026
 Phone:860-653-6528

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	25
Median Price	\$296,000	\$410,000

► REAL ESTATE SALES

8 COPPERGATE RD **\$545,000**
 B: Nicholas Bonadies
 S: David P Olson & Tara F Olson
 Vol/Page: 242/38, Date: 07/12/24, Warranty
 Mtg: Prosperity Home Mtg \$285,000
 Use: 4 Bdrm Colonial, Lot: 264845sf
 Prior Sale: \$258,000 (08/93)

206 HARTFORD AVE **\$450,000**
 B: Stefany Bushey & Alyson Bushey
 S: Joseph J Sangiovanni Jr
 Vol/Page: 242/9, Date: 07/10/24, Warranty
 Mtg: Union Home Mortgage \$345,000
 Use: 3 Bdrm Contemporary, Lot: 37240sf
 Prior Sale: \$149,000 (07/00)

► MORTGAGES

7 PENNYWHISTLE RD **\$58,700**
 Kristin Alexander+ from Rocket Mortgage

165 S MAIN ST **\$10,695**
 David T Rundle+ from USA Housing and Urban Develop

EAST HARTFORD

TOWN CLERK:KELLY BILODEAU
 740 Main St, East Hartford, CT, 06118
 Phone:860-291-7235

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	130
Median Price	\$243,750	\$267,500

► REAL ESTATE SALES

89 BEDFORD AVE **\$80,000**
 B: 34 Hawthorne LLC
 S: Ciccaglione Joan E Est & Bryan F Parkhurst
 Vol/Page: 4246/372, Date: 07/09/24, Executor
 Mtg: Pinnacle Fncl Svc LLC \$157,000
 Use: 3 Bdrm Cape Cod, Lot: 6534sf

62 BLISS ST **\$189,000**
 B: And Management LLC
 S: Gordon A Anderson
 Vol/Page: 4246/357, Date: 07/09/24, Warranty
 Use: 3 Bdrm Bngl/Cottage, Lot: 7841sf
 Prior Sale: \$189,000 (12/22)

49 EDGEWOOD ST **\$315,000**
 B: Georgette T Huie
 S: Blue Stone Dev LLC
 Vol/Page: 4246/620, Date: 07/12/24, Warranty
 Mtg: Mortgage Research Ctr \$315,000
 Use: 4 Bdrm Cape Cod, Lot: 10454sf
 Prior Sale: \$152,000 (09/23)

112 FOREST ST **\$350,000**
 B: Devon Luther
 S: Steven Gavidia & Elizabeth Gavidia
 Vol/Page: 4246/417, Date: 07/10/24, Warranty
 Mtg: First World Mortgage \$313,709
 Use: 3 Bdrm Cape Cod, Lot: 14375sf
 Prior Sale: \$240,000 (03/21)

463 HILLS ST **\$37,000**
 B: Flippingfancy Homes LLC
 S: Lw Realty LLC
 Vol/Page: 4246/441, Date: 07/10/24, Warranty
 Use: Mixed Use-Prim Res & Comm, Lot: 520106sf
 Prior Sale: \$400,000 (07/21)

3 MILLBROOK DR **\$240,000**
 B: Jeanne Duffy & Nicolas H Baldenko
 S: Glenn E Willard
 Vol/Page: 4246/556, Date: 07/11/24, Warranty
 Mtg: Members Mtg Co Inc \$180,000
 Use: 2 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$76,000 (02/15)

768 OAK ST **\$340,000**
 B: Beatriz Sanchez & Danilo Sanchez
 S: Pace Home Buyers LLC
 Vol/Page: 4246/341, Date: 07/09/24, Warranty
 Mtg: First World Mortgage \$323,000
 Use: 3 Bdrm Ranch, Lot: 66211sf
 Prior Sale: \$260,000 (04/24)

29 PEZZENTE LN **\$375,000**
 B: Hope Edwards
 S: Marsha Hartlieb
 Vol/Page: 4246/650, Date: 07/12/24, Warranty
 Mtg: Wells Fargo Bank \$300,000
 Use: 3 Bdrm Ranch, Lot: 15682sf
 Prior Sale: \$225,000 (06/11)

404 PROSPECT ST **\$205,000**
 B: George Agnelli
 S: East Hartford Ct Lodge No
 Vol/Page: 4246/481, Date: 07/10/24, Warranty
 Use: Commercial Building, Lot: 22651sf

129-131 TOLLAND ST **\$370,000**
 B: Willie Ferrell 4th
 S: Thao M Van
 Vol/Page: 4246/447, Date: 07/10/24, Warranty
 Mtg: Movement Mtg LLC \$351,500
 Use: 2-Family Duplex, Lot: 6098sf
 Prior Sale: \$153,500 (01/13)

► MORTGAGES

55 BIRCHWOOD RD **\$218,900**
 Yahaira Feliciano+ from First World Mortgage

136 BRITT RD **\$37,000**
 Karen L Flynn+ from Nutmeg State Financial Credit

20 CENTER ST **\$603,750**
 Express Ct Hm Buyers LLC+ from Loan Funder LLC

68 FARNHAM DR **\$130,240**
 Xuan Dellaghelfa+ from LoanDepot.Com LLC

112 FOREST ST **\$50,000**
 Devon Luther+ from Connecticut Housing Finance Aut

210 GOODWIN ST **\$40,000**
 Luis R Guerra+ from Connecticut State Employees Fe

45-47 GREAT HILL RD **\$18,385**
 Marisela Quinones+ from USA Housing and Urban Deve

72 GREENLAWN ST **\$30,000**
 Jennifer Garcia+ from Finex CU

60 LAFAYETTE ST **\$47,145,000**
 Goodwin University Inc+ from State Of Ct Health An

211 RIVERSIDE DR **\$47,145,000**
 Goodwin University Inc+ from State Of Ct Health An

3 SHERMAN AVE **\$603,750**
 Express Ct Hm Buyers LLC+ from Loan Funder LLC

81 WENTWORTH DR **\$13,542**
 Andre Shirley+ from USA Housing and Urban Developm

EAST WINDSOR

TOWN CLERK: AMY R. LAM

11 Rye St, East Windsor, CT, 06088
Phone: 860-292-8255

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	22
Median Price	\$322,500	\$312,000

► REAL ESTATE SALES

9 DEAN AVE..... \$220,000

B: Shaifur Rahman
S: Sec Of Hsng & Urban Dev
Vol/Page: 460/105, Date: 07/08/24, Warranty
Mtg: Resicentral LLC \$176,000
Use: 4 Bdrm Conventional, Lot: 8712sf
Prior Sale: \$213,400 (12/23)

145 MELROSE RD \$499,900

B: Jason Thomas
S: Kristine E Couture
Vol/Page: 460/147, Date: 07/10/24, Warranty
Mtg: First World Mortgage \$346,259
Use: 3 Bdrm Cape Cod, Lot: 79715sf
Prior Sale: \$170,000 (01/97)

54 NORTON RD..... \$480,000

B: Sarah Romano
S: Brian J Donnelly & Damiana M Donnelly
Vol/Page: 460/174, Date: 07/10/24, Warranty
Mtg: Radius Financial Grp \$463,980
Use: 4 Bdrm Colonial, Lot: 84942sf
Prior Sale: \$157,750 (01/94)

5 RIVERVIEW DR U:D \$289,900

B: Horace Hayes
S: Zhanna Hrytskevich
Vol/Page: 460/166, Date: 07/10/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$109,000 (01/20)

► MORTGAGES

37 GRAHAM RD..... \$256,410

Francine R Lowell+ from LoanDepot.Com LLC

14 OMELIA RD..... \$30,300

Jeffrey S Watkins+ from Seasons Federal Credit Uni

14 SAXTON LN..... \$120,000

Matthew S Kessler+ from Webster Bank

ENFIELD

TOWN CLERK: SHEILA M BAILEY

820 Enfield St, Enfield, CT, 06082
Phone: 860-253-6440

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	169
Median Price	\$252,000	\$285,000

► REAL ESTATE SALES

33 ALDEN AVE..... \$350,000

B: Esteban A Vallejo & Francisco A Vallejo
S: Matthew A Duncan
Vol/Page: 2909/194, Date: 07/09/24, Warranty
Mtg: Mtg Equity Partners \$343,660
Use: 2-Family Conventional, Lot: 11761sf
Prior Sale: \$182,000 (11/18)

190 BRAINARD RD..... \$178,224

B: Hedgerow Properties LLC
S: Kathleen M Conley & Kenneth H Conley
Vol/Page: 2909/437, Date: 07/11/24, Warranty
Mtg: Re Capital Lic \$260,000
Use: 3 Bdrm Contemporary, Lot: 17860sf

9 BRENTWOOD DR..... \$369,900

B: Paul J Pasquarelli 3rd & Riley J Poppel
S: Croteau Robert E Est & Brian Croteau
Vol/Page: 2909/295, Date: 07/10/24, Executor
Mtg: Members Mtg Co Inc \$295,920
Use: 4 Bdrm Colonial, Lot: 20909sf
Prior Sale: \$134,000 (09/87)

34 DALE RD..... \$340,000

B: Kathleen R King
S: Vivian Pabon & Eddie Lopez
Vol/Page: 2909/576, Date: 07/12/24, Warranty
Mtg: TD Bank NA \$80,000
Use: 4 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$219,000 (03/18)

42 HARTFORD AVE..... \$300,000

B: Magali Valenzuela
S: The Hud
Vol/Page: 2909/510, Date: 07/12/24, Warranty
Mtg: LendSure Mtg \$255,000
Use: 2-Family Family Flat, Lot: 6534sf
Prior Sale: \$215,000 (06/10)

24 HAYNES ST..... \$310,000

B: Katherine Kusta & Jacob Watts
S: Lisa A Petry
Vol/Page: 2909/115, Date: 07/08/24, Warranty
Mtg: Fairway Ind Mtg \$294,496
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: \$169,900 (05/07)

1640 KING ST..... \$341,000

B: Julia A Moore
S: Albert T Erwin Jr & Cynthia J Erwin
Vol/Page: 2909/215, Date: 07/09/24, Warranty
Mtg: Fairway Ind Mtg \$191,000
Use: 2 Bdrm Colonial, Lot: 74052sf
Prior Sale: \$157,500 (01/03)

11 MOON ST..... \$317,000

B: Alan W Smith Jr
S: Pannipa Vanderhyde & Joseph Vanderhyde
Vol/Page: 2909/532, Date: 07/12/24, Warranty
Mtg: First World Mortgage \$307,490
Use: 4 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$192,000 (02/21)

21 OLDFIELD FARMS U:21 \$327,500

B: Mark Cramer & Susan Cramer
S: Mary J Catania
Vol/Page: 2909/378, Date: 07/11/24, Warranty
Mtg: Fairway Ind Mtg \$294,746
Use: 2 Bdrm Condo
Prior Sale: \$109,900 (02/95)

75 OLIVER RD..... \$28,500

B: Heron Homes LLC
S: Enfield Town Of
Vol/Page: 2909/62, Date: 07/08/24, Warranty
Use: County/Municipality Property, Lot: 126333sf
Prior Sale: \$270,000 (10/16)

27 PLAINFIELD ST..... \$392,500

B: Anthony San Luis & Nichole M Dolgos
S: Robert C Cenate
Vol/Page: 2909/30, Date: 07/08/24, Warranty
Mtg: Torrington Svgs Bk \$314,000
Use: 3 Bdrm Raised Ranch, Lot: 12632sf

18 PLEASANT RD..... \$375,000

B: Alfredo Alicea & Minerva Alicea
S: Eda L Valentin & Gregorio Valentin
Vol/Page: 2909/414, Date: 07/11/24, Warranty
Mtg: United Wholesale Mtg \$281,250
Use: 3 Bdrm Ranch, Lot: 119799sf
Prior Sale: \$245,000 (11/21)

144 POST OFFICE RD..... \$360,000

B: Nathaniel W Farnsworth & Sarah A Farnsworth
S: Gail E Haze & Leonard J Haze
Vol/Page: 2909/134, Date: 07/08/24, Warranty
Mtg: Guaranteed Rate Affin \$349,200
Use: 3 Bdrm Cape Cod, Lot: 22216sf
Prior Sale: \$178,000 (05/15)

21 RAFFIA RD..... \$140,000

B: Frank Cerrito
S: Waterman Gloria T Est & Terry Mclaughlin
Vol/Page: 2909/166, Date: 07/09/24, Fiduciary
Mtg: Rocket Mortgage LLC \$112,000
Use: 3 Bdrm Cape Cod, Lot: 20038sf

► MORTGAGES

38 ALDEN AVE..... \$160,000

60 Windsor Street LLC+ from Windsor Federal Bank

6 COOK AVE..... \$120,000

Joseph A Czamecki+ from Liberty Bank

1 DONNA ST \$130,857

Sara Schilling+ from Angel Oak Mortgage Solutions

662 ENFIELD ST \$218,000

Principal Prop Mgmt LLC+ from Bay Colony Developme

32 JONDOT DR \$7,610

Kristian E Godard+ from USA Housing and Urban Deve

17 LINDA LN..... \$8,211

Allyn Stagnaro+ from USA Housing and Urban Develop

29 MONROE RD..... \$30,000

Allyson Pequita+ from Tobacco Valley Teachers Fed

11 MOON ST \$18,750

Alan W Smith Jr+ from Connecticut Housing Finance

28 NANCY DR..... \$195,000

Denise Mills+ from PNC Bank

39 NORTH ST..... \$75,000

David Montalvo+ from BankESB

19 PUTNAM DR \$188,200

Matthew B Birdsey+ from Massmutual Federal Credit

12 STEPHEN DR \$15,261

Patrick Kana+ from USA Housing and Urban Developme

36 WHEELER DR..... \$80,000

Samantha Andrews-Ascioti+ from Freedom Credit Unio

32 WILLARD DR \$10,000

David Caraballo Jr+ from Pioneer Valley Credit Uni

24 WINDHAM RD..... \$100,000

William R Downs Jr+ from Webster Bank

60-64 WINDSOR ST \$160,000

60 Windsor Street LLC+ from Windsor Federal Bank

FARMINGTON

TOWN CLERK: MAUREEN FRINK
1 Monteith Dr, Farmington, CT, 06085
Phone: 860-675-2380

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	55
Median Price	\$430,250	\$542,500

► REAL ESTATE SALES

64 BIRCH ST **\$280,000**

B: Homes And Wishes LLC
S: Delores Mccarthy & Elijah Mccarthy
Vol/Page: 1275/301, Date: 07/11/24, Warranty
Mtg: Kiavi Funding Inc \$274,200
Use: 3 Bdrm Raised Ranch, Lot: 6098sf

43 BRIAR HL **\$725,000**

B: Wladyslaw Nowak & Katarzyna Nowak
S: Ralph T Riccio & Machele M Riccio
Vol/Page: 1275/132, Date: 07/08/24, Warranty
Mtg: Fairway Ind Mtg \$475,000
Use: 4 Bdrm Contemporary, Lot: 21780sf
Prior Sale: \$496,250 (12/15)

12 GREAT MEADOW LN U:12 **\$290,000**

B: Nicholas Augustino
S: Ten Beach Street LLC
Vol/Page: 1275/269, Date: 07/11/24, Warranty
Mtg: William Raveis Mtg Co \$183,150
Use: 2 Bdrm Condo
Prior Sale: \$77,000 (11/98)

4 GREEN WOODS LN **\$587,000**

B: Hemant Waghele & Hetal Waghele
S: Vitas Jalinskas & Laura Jalinskas
Vol/Page: 1275/165, Date: 07/08/24, Warranty
Mtg: Movement Mtg LLC \$361,000
Use: 3 Bdrm Contemporary, Lot: 13939sf
Prior Sale: \$360,000 (07/19)

4 HILLTOP RD **\$730,000**

B: Marcus W Mcphee & Robin Mcphee
S: Arthur O Phinney, Tr for Arthur O Phinney T
Vol/Page: 1275/375, Date: 07/11/24, Trustee
Use: 5 Bdrm Ranch, Lot: 80150sf

122 MAIN ST **\$915,000**

B: James F Mccaffrey
S: Bank Of America Na
Vol/Page: 1275/382, Date: 07/11/24, Warranty
Use: 3 Bdrm Old Style, Lot: 14810sf
Prior Sale: \$370,000 (12/96)

22 VINE HILL RD **\$880,000**

B: Mark Hochenberg & Nerissa Hochenberg
S: Gateway Palms LLC
Vol/Page: 1275/248, Date: 07/11/24, Warranty
Mtg: Merck EFCU \$560,000
Use: 3 Bdrm Ranch, Lot: 178596sf
Prior Sale: \$225,000 (10/23)

108 WOODPOND RD **\$802,000**

B: Kevin Staveley & Julie Staveley
S: Edward J Mckenna & Jane B Mckenna
Vol/Page: 1275/401, Date: 07/12/24, Warranty
Use: 2 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$250,000 (12/95)

► MORTGAGES

14 FAIRVIEW DR **\$7,365**

Violeta Marino+ from USA Housing and Urban Develop

12 GREAT MEADOW LN U:12 **\$50,000**

Nicholas Augustino+ from Connecticut Housing Finan

6 INDIAN HILL RD **\$452,000**

Vijay A Dora+ from TD Bank NA

5 REDSTONE WAY U:5 **\$200,000**

Vineela Ganapa+ from Third Federal Saving & Loan A

111 RIVER RD **\$50,000**

Tara Brickner+ from Achieve Financial Credit Union

30 TUNXIS VLG U:30 **\$40,000**

Alfred Blancato+ from Thomaston Savings Bank

GLASTONBURY

TOWN CLERK: MICHELLE KRAMPITZ

2155 Main St, Glastonbury, CT, 06033
Phone: 860-652-7616

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	93
Median Price	\$450,000	\$537,000

► REAL ESTATE SALES

331 CHESTNUT HILL RD **\$600,000**

B: Jennifer Driscoll
S: Seth Emerson
Vol/Page: 3813/1165, Date: 07/09/24, Warranty
Mtg: Tomo Mortgage Llc \$570,000
Use: 4 Bdrm, Lot: 94525sf
Prior Sale: \$310,000 (08/13)

2740 HEBRON AVE **\$380,000**

B: Casey Vatter & Rachel Vatter
S: Timothy Obrien
Vol/Page: 3813/1195, Date: 07/10/24, Warranty
Mtg: Westfield Bank \$361,000
Use: 4 Bdrm, Lot: 78408sf
Prior Sale: \$289,000 (06/16)

47 LEIGH GATE RD **\$1,200,000**

B: Elizabeth C Gil & Adam Stasiw
S: Karen E Coxon & Christopher J Coxon
Vol/Page: 3814/179, Date: 07/12/24, Warranty
Mtg: Andres V Gil \$1,206,000
Use: 4 Bdrm Cape Cod, Lot: 28750sf
Prior Sale: \$700,000 (08/07)

29 MOUNTAIN RD **\$387,000**

B: Derek C Farrell & Kate A Farrell
S: Maru L Prentice & Phyllis Dunn
Vol/Page: 3814/38, Date: 07/10/24, Executor
Mtg: Rocket Mortgage LLC \$300,000
Use: 4 Bdrm, Lot: 49223sf

67 NATCHAUG DR **\$599,900**

B: Elise Droste & Matthew L Myers
S: Courtney Flannery & Allen Tweedie
Vol/Page: 3813/1141, Date: 07/09/24, Warranty
Mtg: Rocket Mortgage LLC \$359,900
Use: 3 Bdrm Raised Ranch, Lot: 59677sf
Prior Sale: \$370,000 (01/21)

921 NEIPSIC RD **\$700,000**

B: Timothy Obrien & Frances Obrien
S: Susan T Sposito
Vol/Page: 3814/3, Date: 07/10/24, Warranty
Mtg: Movement Mtg LLC \$595,000
Use: 5 Bdrm Colonial, Lot: 52708sf
Prior Sale: \$33,000 (07/06)

64 OXBOW DR U:C2 **\$185,000**

B: Leslie Bates
S: Fiona P Watts
Vol/Page: 3813/1121, Date: 07/09/24, Warranty
Mtg: Thomaston Svgs Bk \$175,000
Use: 1 Bdrm Condo
Prior Sale: \$88,500 (06/16)

96 S MILL DR U:96 **\$400,000**

B: Yu Ji
S: Matthew Hrica & Bethany Hrica
Vol/Page: 3814/64, Date: 07/10/24, Warranty
Mtg: Movement Mtg LLC \$300,000
Use: 2 Bdrm Condo
Prior Sale: \$259,000 (08/18)

33 SHELburne Way **\$1,081,000**

B: Yaling Li & Ximing Gao
S: Colin Y Zhao & Xingxing Zhang
Vol/Page: 3814/168, Date: 07/12/24, Warranty
Use: 4 Bdrm Colonial, Lot: 47480sf
Prior Sale: \$650,000 (12/15)

14 WHITNEY LN U:14 **\$280,000**

B: Maura K Shiring
S: Wendy Anderson
Vol/Page: 3814/136, Date: 07/11/24, Warranty
Mtg: USAA Federal SB \$245,000
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (06/16)

► MORTGAGES

168 BELLE WOODS DR **\$100,000**

Allison M Michaels+ from TD Bank NA

93 BUCKINGHAM DR **\$200,000**

Ellen L Shanley+ from Bank of America NA

241 COUNTRY LN **\$157,000**

Howard Jacas+ from All In Fcu

52 CRESTDALE RD **\$68,000**

Casey C Odo+ from TD Bank NA

50 DEAN DR **\$220,000**

Susan P Barbanel+ from Finex CU

79 DUG RD **\$250,000**

Elizabeth A Cormier-May+ from Torrington Savings B

95 GRISWOLD ST **\$4,500,000**

Main St Group LLC+ from Worth Avenue Cap Llc

131 GRISWOLD ST **\$4,500,000**

Main St Group LLC+ from Worth Avenue Cap Llc

38 HUBBARD ST **\$50,000**

LAC Group LLC+ from Assoc Construction Co

2938 MAIN ST **\$4,500,000**

Main St Group LLC+ from Worth Avenue Cap Llc

923 NEIPSIC RD **\$595,000**

Timothy Obrien+ from Movement Mortgage LLC

201 TRINITY AVE **\$90,000**

Sheryl Combs+ from Achieve Financial Credit Union

GRANBY

TOWN CLERK: SCOTT A NOLAN

15 N Granby Rd, Granby, CT, 06035
Phone: 860-844-5310

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	39
Median Price	\$389,500	\$400,000

► REAL ESTATE SALES

7 CEDAR DR **\$519,000**

B: Pekah Sullivan & Kevin E Sullivan Jr
S: Jennifer A Solano
Vol/Page: 465/1078, Date: 07/09/24, Warranty
Mtg: Total Mtg Svcs \$467,100
Use: 4 Bdrm Colonial, Lot: 53143sf
Prior Sale: \$200,000 (03/14)

18 KELLY LN..... \$425,000
 B: Stephen E Davis & Bockhee Kim
 S: David Button
 Vol/Page: 465/1095, Date: 07/09/24, Warranty
 Use: 5 Bdrm Cape Cod, Lot: 58370sf
 Prior Sale: \$212,000 (07/17)

► **MORTGAGES**

10-R BLACK OAK DR \$175,001
 Jonathan R Whitcomb+ from Pennymac Loan Services L

94 GRANVILLE RD \$35,000
 Danny J Macaulay+ from Liberty Bank

23 SAKRISON RD \$65,000
 Christie J Alleano+ from Rocket Mortgage

5 ZIMMER RD \$70,000
 Alan L Hoyt+ from Finex CU

HARTFORD

TOWN CLERK:NOEL MCGREGOR JR
 550 Main St, Flr 1, Ste 104, Hartford, CT, 06106
 Phone:860-757-9752

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	77
Median Price	\$210,000	\$250,889

► **REAL ESTATE SALES**

121-123 BABCOCK ST \$400,000
 B: Babcock LLC
 S: Ryan R Ladd
 Vol/Page: 8278/259, Date: 07/11/24, Warranty
 Mtg: Scf Ln Hldgs Llc \$300,000

168-170 BARKER ST \$270,000
 B: 168 Barker St LLC
 S: Angel Claudio
 Vol/Page: 8279/325, Date: 07/12/24, Warranty
 Use: 2-Family Two Family, Lot: 7697sf
 Prior Sale: \$249,900 (01/07)

19 BATES ST \$265,500
 B: Giang Vo
 S: Rajpaul Singh & Mohani Singh
 Vol/Page: 8277/193, Date: 07/08/24, Warranty
 Mtg: Total Mtg Svcs \$260,690
 Use: 2 Bdrm Split Level, Lot: 7980sf
 Prior Sale: \$141,000 (07/04)

79 COOLIDGE ST \$250,000
 B: Leticia Ortiz & Pedro E Condor-Salazar
 S: Jadeng Inv Prop LLC
 Vol/Page: 8277/349, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$200,000
 Use: 2 Bdrm Ranch, Lot: 7000sf
 Prior Sale: \$116,000 (11/23)

11 DEAN ST U:11 \$108,000
 B: Jania R Carrion
 S: Carson J Dunn
 Vol/Page: 8279/294, Date: 07/12/24, Warranty
 Mtg: LoanDepot.Com \$104,760
 Use: 2 Bdrm Condo
 Prior Sale: \$59,250 (06/20)

77 EVERGREEN AVE U:C7 \$75,000
 B: Enl LLC
 S: Evergreen Condo LLC
 Vol/Page: 8277/308, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$44,000 (04/05)

55 LINCOLN ST \$11,710
 B: Southside Institutions Nb
 S: Hartford Land Bank Inc
 Vol/Page: 8278/231, Date: 07/11/24, Warranty
 Use: Other Exempt, Lot: 6277sf
 Prior Sale: \$75,000 (01/94)

262-264 LINNMOORE ST \$400,000
 B: Joel Martinez & Nayeli M Javier-Cruz
 S: Matthew Murdock
 Vol/Page: 8278/54, Date: 07/09/24, Warranty
 Mtg: First World Mortgage \$380,000
 Use: 2-Family Two Family, Lot: 7749sf
 Prior Sale: \$240,000 (08/19)

99 N BEACON ST \$492,000
 B: Valerie A Wozniak
 S: F B Forand & Sandra B Wood
 Vol/Page: 8279/87, Date: 07/12/24, Warranty
 Mtg: Liberty Bk \$310,000
 Use: 5 Bdrm Colonial, Lot: 7388sf
 Prior Sale: \$212,000 (07/00)

641-643 NEW BRITAIN AVE \$300,000
 B: 641 Real Estate LLC
 S: Shou F Lam & Mei F Lamli
 Vol/Page: 8279/53, Date: 07/12/24, Warranty
 Mtg: Shou Fu Lam \$200,000
 Use: Restaurant/Bar, Lot: 7100sf

165-167 ROOSEVELT ST \$700,000
 B: 167 Roosevelt Street LLC
 S: Hartford Assoc Ct LLC
 Vol/Page: 8278/144, Date: 07/10/24, Warranty
 Mtg: Webster Bank \$487,500
 Use: Apartment Building, Lot: 5227sf
 Prior Sale: \$371,000 (12/22)

72-74 STERLING ST \$375,000
 B: Chibuzo Iheuwa
 S: Donovan Mckogg
 Vol/Page: 8279/264, Date: 07/12/24, Warranty
 Mtg: Clifcco Inc \$281,250
 Use: 3-Family Mlti-Unt Blg, Lot: 6020sf
 Prior Sale: \$245,000 (01/22)

228-230 VINE ST \$350,000
 B: Randy Mcleod & Shaun-Taye Mcleod
 S: Randy Mcleod
 Vol/Page: 8277/297, Date: 07/08/24, Quit Claim
 Use: 2-Family Two Family, Lot: 7549sf
 Prior Sale: \$350,000 (07/20)

31 WOODLAND ST U:8F \$130,000
 B: William A Cianfaglione
 S: Blain Susan A Est & Mary J Blain-Andrews
 Vol/Page: 8278/106, Date: 07/10/24, Executor
 Mtg: Alicia Strakie \$126,687
 Use: 1 Bdrm Condo
 Prior Sale: \$105,000 (03/22)

► **MORTGAGES**

70-72 ADAMS ST \$16,119
 Glasgow Locke+ from USA Housing and Urban Developm

503 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

506 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

506 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

506-512 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

506-512 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

520 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

520 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

520 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

520 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

522 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

522-530 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

522-530 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

522-530 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

525 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

525 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

525 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

525 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

529 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

529 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

529 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

529 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

532 ANN UCCELLO ST \$1,122,612
 Gateway Partners LLC+ from Hartford, City of

532-534 ANN UCCELLO ST \$4,100,000
 Gateway Partnership LLC+ from Cap Region Dev Auth

532-534 ANN UCCELLO ST \$3,800,000
 Gateway Partnership LLC+ from Liberty Bank

532-534 ANN UCCELLO ST \$6,300,000
 Gateway Partnership LLC+ from Hartford, City of

92-94 ARLINGTON ST \$220,000
 Edward M Ramirez+ from Paramount Residential Mortg

60-62 BABCOCK ST \$405,000
 Joseph Rangasammy+ from Dade Realty Co LLC

168 BAKER ST \$220,500
 168 Baker St LLC+ from RCN Capital LLC

119 BEDFORD ST \$4,000,000
 Bedford Gdns Redev+ from Department Of Housing

119-137 BEDFORD ST \$16,010
 Bedford Gdns Redev+ from Connecticut Housing Finan

119-137 BEDFORD ST \$1,000,000
 Bedford Gdns Redev+ from Cap Region Dev Auth

119-137 BEDFORD ST \$3,384,300
 Bedford Gdns Redev+ from Blue Hub Loan Fund

120 BEDFORD ST \$4,000,000
 Bedford Gdns Redev+ from Department Of Housing

131-133 BEDFORD ST \$3,384,300
 Bedford Gdns Redev+ from Blue Hub Loan Fund

24 BOND ST \$262,000
 Da Silva Tile & Marble+ from Equity Based Cap Lic

131-133 BROOK ST \$1,000,000
 Bedford Gdns Redev+ from Cap Region Dev Auth

131-133 BROOK ST \$16,010
 Bedford Gdns Redev+ from Connecticut Housing Finan

154 COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

154 COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

154 COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

154 COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156 COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:A3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:B3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

156-A COLLINS ST U:C3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

158 COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160 COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:A3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:B3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

160-A COLLINS ST U:C3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

11 DEAN ST U:11 \$4,320
 Jania R Carrion+ from Connecticut Housing Finance

129 ELIZABETH ST \$50,000
 Aleyda G Armstrong+ from Cencap Federal Credit Uni

18 ENFIELD ST \$350,000
 18 Enfield Street LLC+ from Dbtf Enfield Llc

21 EVERGREEN AVE U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A4 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A5 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A6 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A7 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:A8 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B10 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B11 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B12 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B13 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B14 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B15 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B16 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:B9 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C17 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C18 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C19 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C20 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C21 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C22 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C23 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

21 EVERGREEN AVE U:C24 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

286 FARMINGTON AVE \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

320 FARMINGTON AVE \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

334-344 FARMINGTON AVE \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

332 FREEMAN ST \$45,000
 Amilcar Hernandez+ from Rocket Mortgage

9-17 GILLETTE ST \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

20-22 GILLETTE ST \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

24-26 GILLETTE ST \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

25-27 GILLETTE ST \$6,000,000
 Lsg 286 Farmington LLC+ from Arion Fund LLC

101 GIRARD AVE \$50,000
 Suzann Beckett+ from Wellness Federal Credit Union

47-49 KENNETH ST \$425,000
 Guillermo A Araujo+ from Global Funding Group

243 LAUREL ST U:A1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:A2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:A3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:A4 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:A5 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:A6 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B4 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B5 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:B6 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C1 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C2 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C3 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C4 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C5 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

243 LAUREL ST U:C6 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:101 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:102 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:103 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:104 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:105 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:106 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:201 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:202 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:203 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:204 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:205 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:206 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:301 \$9,500,000
 Tov Towers LLC+ from EMG Transfer Agent LLC

252 LAUREL ST U:302	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
252 LAUREL ST U:303	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
252 LAUREL ST U:304	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
252 LAUREL ST U:305	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
252 LAUREL ST U:306	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:A3	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:A4	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B3	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B4	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B5	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:B6	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C3	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C4	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C5	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
255 LAUREL ST U:C6	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
262-264 LINNMOORE ST	\$15,000
Joel W Martinez-Lugo+ from Connecticut Housing Fin	
1355 MAIN ST	\$1,122,612
Gateway Partners LLC+ from Hartford, City of	
1355-1357 MAIN ST	\$6,300,000
Gateway Partnership LLC+ from Hartford, City of	
1355-1357 MAIN ST	\$4,100,000
Gateway Partnership LLC+ from Cap Region Dev Auth	
1355-1357 MAIN ST	\$3,800,000
Gateway Partnership LLC+ from Liberty Bank	
1359 MAIN ST	\$1,122,612
Gateway Partners LLC+ from Hartford, City of	
1359-1363 MAIN ST	\$6,300,000
Gateway Partnership LLC+ from Hartford, City of	
1359-1363 MAIN ST	\$4,100,000
Gateway Partnership LLC+ from Cap Region Dev Auth	
1359-1363 MAIN ST	\$3,800,000
Gateway Partnership LLC+ from Liberty Bank	
10 PUTNAM ST	\$600,000
Southside Institutions Nb+ from Lpri Qozb I Lic	
20-22 PUTNAM ST	\$600,000
Southside Institutions Nb+ from Lpri Qozb I Lic	
117 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
117 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
117 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	

117 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
117 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
117 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
119 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
123 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
125 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
131 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
135 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
141 S MARSHALL ST U:A1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
141 S MARSHALL ST U:A2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	

141 S MARSHALL ST U:B1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
141 S MARSHALL ST U:B2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
141 S MARSHALL ST U:C1	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
141 S MARSHALL ST U:C2	\$9,500,000
Tov Towers LLC+ from EMG Transfer Agent LLC	
15 SHULTAS PL	\$170,000
Cardinal Rity Invest LLC+ from Capital Realty Llc	
25 SILVER LN	\$405,000
Joseph Rangasammy+ from Dade Realty Co LLC	
122-124 SOUTH ST	\$425,000
Guillermo A Araujo+ from Global Funding Group	
296-298 SOUTH ST	\$250,000
Latanya Kennedy+ from United Business & Industrial	
40 VARMOR DR	\$262,000
Da Silva Tile & Marble+ from Equity Based Cap Llc	
37-39 W RAYMOND ST	\$125,000
Jesse Conde+ from PeoplesBank (Holyoke MA)	
41 WILSON ST	\$175,000
Seth D Paine+ from Cross Country Mortgage Inc	
55 WILSON ST	\$170,000
Cardinal Rity Invest LLC+ from Capital Realty Llc	

MANCHESTER

TOWN CLERK:DR. MARIA W. CRUZ

41 Center St, Manchester, CT, 06040
Phone:860-647-3037

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	142
Median Price	\$279,000	\$300,000

► REAL ESTATE SALES

36 BETTE DR	\$410,000
B: Alex C Carrasquillo & Veronica Martinez	
S: Victor A Vincze & Laura L Vincze	
Vol/Page: 4741/709, Date: 07/09/24, Warranty	
Mtg: Primary Residentl Mtg \$387,845	
Use: 4 Bdrm Raised Ranch, Lot: 35284sf	
Prior Sale: \$147,800 (08/95)	
334 CENTER ST	\$208,000
B: Dermont Lane Partners LLC	
S: Action Hmbuyers Intl Inc	
Vol/Page: 4741/917, Date: 07/10/24, Warranty	
Mtg: Commercial Lender LLC \$227,100	
Use: 2-Family Family Flat, Lot: 10454sf	
Prior Sale: \$82,000 (08/02)	
30 ELDRIDGE ST	\$210,000
B: Jennifer L Cordero	
S: Frankie Resto & Lori J Resto	
Vol/Page: 4741/727, Date: 07/09/24, Warranty	
Mtg: Movement Mtg LLC \$195,000	
Use: 3 Bdrm Conventional, Lot: 4356sf	
Prior Sale: \$78,000 (10/01)	
279 HILLIARD ST	\$230,000
B: Edwin Diaz	
S: Eli E Hernandez & Felicia R Hernandez	
Vol/Page: 4741/758, Date: 07/09/24, Warranty	
Mtg: First World Mortgage \$215,500	
Use: 2 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$182,000 (08/21)	

38 INDIAN DR **\$315,000**
 B: Linda Jackson
 S: Tracy L Flatern & Amanda J Flatern
 Vol/Page: 4741/890, Date: 07/10/24, Warranty
 Mtg: Movement Mtg LLC \$252,000
 Use: 2 Bdrm Cape Cod, Lot: 61855sf
 Prior Sale: \$275,000 (12/21)

180 MAIN ST **\$202,000**
 B: Bell Point LLC
 S: Tully Properties LLC
 Vol/Page: 4741/1027, Date: 07/11/24, Warranty
 Mtg: Loan Funder LLC \$235,350
 Use: Commercial Building, Lot: 12197sf

186 MIDDLE TPKE W **\$445,000**
 B: Raydeana LLC
 S: Easton Properties LLC
 Vol/Page: 4741/867, Date: 07/10/24, Warranty
 Mtg: Key Bank NA \$270,000
 Use: Commercial Building, Lot: 8276sf
 Prior Sale: \$266,500 (12/18)

8 OAK FOREST DR U:1 **\$252,000**
 B: Germaine Reid
 S: Camilla Bosse
 Vol/Page: 4741/1096, Date: 07/12/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$132,000 (06/89)

93 SCARBOROUGH RD **\$340,000**
 B: Aaron A Santos & Alyssa Stewart
 S: Maryann Perez & Eric M Santos
 Vol/Page: 4741/638, Date: 07/08/24, Warranty
 Mtg: CMG Mortgage Inc \$333,841
 Use: 3 Bdrm Colonial, Lot: 8712sf
 Prior Sale: \$189,000 (08/15)

86 SCHOOL ST **\$450,000**
 B: Mark Reale
 S: Yean Fernandez
 Vol/Page: 4741/808, Date: 07/09/24, Warranty
 Mtg: Prosperity Home Mtg \$408,500
 Use: 2-Family Duplex, Lot: 10454sf
 Prior Sale: \$324,900 (04/19)

20 TREVOR CT **\$45,000**
 B: Thomas A Mirante
 S: Edward T Moore
 Vol/Page: 4741/1056, Date: 07/11/24, Warranty
 Use: Residential Open Land, Lot: 71003sf
 Prior Sale: \$85,000 (10/07)

► **MORTGAGES**

30 ELDRIDGE ST **\$25,000**
 Jennifer L Cordero+ from Connecticut Housing Finan

50 EMILY LN **\$265,000**
 Abigail E Bellock+ from Dime Bank

67 HEMLOCK ST **\$70,000**
 Kadian K Dennis+ from TD Bank NA

27 HIGHWOOD DR **\$394,790**
 Monica Quinones+ from Allied Mortgage Group

66 HILLCREST RD **\$225,000**
 Michael E Pohl+ from Pinnacle Mortgage Corporation

279 HILLIARD ST **\$25,000**
 Edwin Diaz+ from Connecticut Housing Finance Autho

20 LEXI DR **\$440,000**
 Jeffrey L Long+ from LoanDepot.Com LLC

41 LEXINGTON DR **\$70,000**
 Karen M Southwick+ from Webster Bank

33 LINNMORE DR **\$8,610**
 Rafael A Cruz 3rd+ from USA Housing and Urban Deve

150 OAK ST **\$360,000**
 Manchester Oak LLC+ from David H Weeks

86 SCHOOL ST **\$18,750**
 Mark Reale+ from USA Housing and Urban Development

105 TREBBE DR **\$300,030**
 James D Arnold Jr+ from Lakeview Loan Servicing LL

MARLBOROUGH

TOWN CLERK:LAUREN GRIFFIN
 26 N Main st, Marlborough, CT, 06447
 Phone:860-295-6206

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	17
Median Price	\$364,000	\$378,000

► **MORTGAGES**

6 HEMLOCK DR **\$100,000**
 Darrell Stevens+ from Citizens Bank

80 HIGH MDWS **\$150,000**
 Susan Stolfi+ from Rocket Mortgage

26 HIGH MEADOW RD **\$88,341**
 Stephan Berry+ from Guaranteed Rate Inc

NEW BRITAIN

TOWN CLERK:MARK H. BERNACKI
 27 West Main St, New Britain, CT, 06051
 Phone:860-826-3344

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	118
Median Price	\$232,000	\$263,500

► **REAL ESTATE SALES**

66 1ST ST **\$220,000**
 B: Daniel Drachuk & Aleksandr Drachuk
 S: Gary M Peterson
 Vol/Page: 2189/397, Date: 07/12/24, Warranty
 Use: 1 Bdrm Cape Cod, Lot: 6534sf

8 ALBANY AVE **\$420,000**
 B: Yissel Carmona
 S: Talisha J Colon & Madeline Colon
 Vol/Page: 2189/303, Date: 07/12/24, Warranty
 Use: 2-Family Two Family, Lot: 5663sf
 Prior Sale: \$183,000 (02/18)

280 CIANCI RD **\$320,000**
 B: Michael L Albert & Sean E Buttner
 S: Dornelas Hm Improvement
 Vol/Page: 2189/306, Date: 07/12/24, Warranty
 Mtg: Pennymac Loan Service \$280,000
 Use: 5 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$221,000 (03/24)

CUPERTINO CONDO U:45C **\$230,000**
 B: Jessica Ghaly & Ebram Ibrahim
 S: Sophia E Whipple
 Vol/Page: 2189/401, Date: 07/12/24, Warranty
 Use: Condo

47 FAIRMOUNT ST **\$305,000**
 B: Delsie Angelicola
 S: Joanna C Repaci
 Vol/Page: 2189/202, Date: 07/09/24, Warranty
 Mtg: Plaza Home Mtg \$244,000
 Use: 4 Bdrm Cape Cod, Lot: 6098sf
 Prior Sale: \$84,000 (10/92)

9 GROVE HILL ST **\$192,500**
 B: St George Orthodox Chrch
 S: Patricia K Bordiere
 Vol/Page: 2189/268, Date: 07/11/24, Warranty
 Use: Commercial Building, Lot: 24394sf
 Prior Sale: \$60,000 (07/87)

230 HART ST **\$345,000**
 B: Scott Garosshen
 S: Fermiano Enterprises LLC
 Vol/Page: 2189/41, Date: 07/09/24, Warranty
 Mtg: Sage Home Loans Corp \$276,000
 Use: 2 Bdrm Colonial, Lot: 4792sf
 Prior Sale: \$160,000 (03/23)

54 HELEN DR **\$300,000**
 B: Nicolas P Lamonica
 S: Yellow Holdings LLC
 Vol/Page: 2189/57, Date: 07/09/24, Warranty
 Mtg: William Raveis Mtg Co \$285,000
 Use: 3 Bdrm Cape Cod, Lot: 7841sf
 Prior Sale: \$155,600 (12/23)

116 KENYON CIR **\$275,000**
 B: Dabney L Mockalis & Edward G Hydock
 S: Sweta Patel
 Vol/Page: 2189/421, Date: 07/12/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$160,000 (04/24)

116 MCCLINTOCK ST **\$299,000**
 B: Randall Morales & Alexa Miani
 S: Luis D Cavazos
 Vol/Page: 2189/74, Date: 07/09/24, Warranty
 Mtg: Movement Mtg LLC \$284,050
 Use: 4 Bdrm Dutch Conlon, Lot: 7841sf
 Prior Sale: \$215,000 (01/21)

60 MILL ST **\$202,000**
 B: G&g Auto Sales & Svc LLC
 S: Samojedny Frances S Est & David F Weber
 Vol/Page: 2189/373, Date: 07/12/24, Executor
 Use: 4 Bdrm Dutch Conlon, Lot: 28750sf

1447 STANLEY ST **\$245,000**
 B: Adil Meskinou
 S: Robert W Hart
 Vol/Page: 2189/280, Date: 07/11/24, Warranty
 Mtg: Northpoint Mortgage \$230,300
 Use: 3 Bdrm Conventional, Lot: 9148sf
 Prior Sale: \$43,000 (03/95)

2438 STANLEY ST **\$345,000**
 B: Monita Minea
 S: Gena E Zotter
 Vol/Page: 2189/97, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$320,100
 Use: 3 Bdrm Raised Ranch, Lot: 10019sf
 Prior Sale: \$155,000 (10/08)

25 STERLING ST **\$260,000**
 B: Gerald R Pacheco
 S: Louise Moretti
 Vol/Page: 2189/380, Date: 07/12/24, Warranty
 Mtg: Cross Country Mtg Inc \$247,000
 Use: 3 Bdrm Cape Cod, Lot: 6970sf

40 VARMOR DR **\$230,000**
 B: Da Silva Tile & Marble LL
 S: Steven M Alvarez & Melanie J Alvarez
 Vol/Page: 2189/134, Date: 07/09/24, Warranty
 Mtg: Equity Based Cap Lic \$262,000
 Use: 2 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$212,000 (03/06)

► **MORTGAGES**

266 ARCH ST **\$65,000**
 266 Arch Street LLC+ from Flip It Funding LLC

45 ATLANTIC ST U:C **\$223,100**
 Jessica Ghaly+ from Fairway Independent Mortgage

121 BLODGETT ROY DR **\$100,000**
 Danielle S Pare+ from Webster Bank

83 CABOT ST **\$23,178**
 Jorge O Romero-Saltos+ from USA Housing and Urban

14 EASTWICK RD **\$9,685**
 Jose I Garcia-Hernandez+ from USA Housing and Urba

112 EMILY DR **\$13,347**
 Sebastian Skwarek+ from USA Housing and Urban Deve

131 FRANCIS ST **\$8,370**
 Alyssa Ramirez+ from USA Housing and Urban Develop

131 FRANCIS ST **\$8,370**
 Alyssa Ramirez+ from USA Housing and Urban Develop

169 GREENWOOD ST **\$311,250**
 Joseph J Straka+ from FE Funding RAI LLC

46 HUTCHINSON ST **\$5,050**
 Maryann A Wiszniak+ from Linda Magnano

179 JUBILEE ST **\$328,700**
 Yvonne Ntakirutimana+ from M&T Bank NA

179 JUBILEE ST **\$328,700**
 Yvonne Ntakirutimana+ from M&T Bank NA

242 MAIN ST U:205 **\$162,000**
 Arber Properties LLC+ from Thomaston Savings Bank

737 OSGOOD AVE **\$4,890**
 Darwin M Ashby+ from USA Housing and Urban Develop

40 SENECA ST **\$8,913**
 Royan O Leitch Sr+ from USA Housing and Urban Deve

STANLEY ST **\$25,000**
 Adil Meskinou+ from Connecticut Housing Finance Au

2438 STANLEY ST **\$9,900**
 Monita Minea+ from United Wholesale Mortgage

315 W MAIN ST **\$125,000**
 St George Greek Orthodox+ from NBT Bank NA

NEWINGTON

TOWN CLERK: JAMES E KRUPIENSKI
 200 Garfield St, Newington, CT, 06111
 Phone: 860-665-8545

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	96
Median Price	\$300,000	\$337,500

► REAL ESTATE SALES

6 ALLSTON RD **\$475,000**
 B: Anup Ojha & Maria Ojha
 S: Chaudhary Asad & Fozia Bhati
 Vol/Page: 2405/54, Date: 07/08/24, Warranty
 Mtg: American Eagle FCU \$446,500
 Use: 3 Bdrm Raised Ranch, Lot: 23522sf
 Prior Sale: \$350,000 (09/21)

75 BROOK ST **\$370,000**
 B: Timothy R Fitch & Karley M Fitch
 S: Charles Berry & Jeanne Berry
 Vol/Page: 2405/111, Date: 07/09/24, Warranty
 Mtg: Bmo Bank Na \$370,000
 Use: 3 Bdrm Ranch, Lot: 13939sf
 Prior Sale: \$212,000 (07/20)

134 CEDAR RIDGE RD **\$220,999**
 B: Walter D Garcia
 S: Maureen M Ennever
 Vol/Page: 2405/473, Date: 07/12/24, Warranty
 Mtg: Global Funding Grp \$218,000
 Use: 3 Bdrm Cape Cod, Lot: 7405sf
 Prior Sale: \$110,000 (08/94)

633 CHURCHILL DR U:633 **\$275,000**
 B: Lyubov Paterko & Igor Paterko
 S: Stephanie Oday & Nathaniel Oday
 Vol/Page: 2405/377, Date: 07/11/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$207,900 (08/07)

103 E ROBBINS AVE **\$355,000**
 B: Edward Magnano
 S: Michael Campbell
 Vol/Page: 2405/387, Date: 07/12/24, Warranty
 Mtg: Movement Mtg LLC \$348,570
 Use: 3 Bdrm Dutch Colonial, Lot: 10019sf
 Prior Sale: \$215,000 (09/23)

30 ELMWOOD CT **\$975,000**
 B: Lincoln Realty LLC
 S: Civitillo Properties LLC
 Vol/Page: 2405/407, Date: 07/12/24, Warranty
 Use: Industrial Warehouse, Lot: 79279sf
 Prior Sale: \$650,000 (01/08)

36 FOREST DR **\$480,000**
 B: Carolyn Anderson
 S: Matthew R Kowalsky & Carolyn Kowalsky
 Vol/Page: 2405/136, Date: 07/09/24, Warranty
 Use: 4 Bdrm Split Level, Lot: 13504sf
 Prior Sale: \$266,000 (09/12)

245 MAIN ST **\$285,000**
 B: Ingrid V Mendoza & Diandra L Haskins
 S: Momentous Horizons LLC
 Vol/Page: 2405/450, Date: 07/12/24, Warranty
 Mtg: Total Mtg Svcs \$253,357
 Use: 3 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$131,000 (05/11)

45 MORELAND AVE **\$318,000**
 B: James Rivera & Katurah S Muhammad
 S: George D Flores
 Vol/Page: 2405/248, Date: 07/09/24, Warranty
 Mtg: Norwich Commercial Grp \$308,460
 Use: 3 Bdrm Conventional, Lot: 12197sf
 Prior Sale: \$204,500 (11/19)

346 NEW BRITAIN AVE **\$286,000**
 B: Vanessa Alejos
 S: Margaret J Hjemmann & Lael Dozier
 Vol/Page: 2405/139, Date: 07/09/24, Warranty
 Mtg: Liberty Bk \$236,000
 Use: 4 Bdrm Cape Cod, Lot: 21780sf
 Prior Sale: \$210,000 (06/17)

293 OLD FARM DR **\$410,000**
 B: Alexandria Horton & Aaron Horton
 S: Deborah S Ravis
 Vol/Page: 2405/433, Date: 07/12/24, Warranty
 Mtg: Fairway Ind Mtg \$397,700
 Use: 3 Bdrm Split Level, Lot: 11326sf
 Prior Sale: \$125,800 (10/92)

58 OLD MUSKET DR **\$350,000**
 B: Amanda H Capo & Abdjel J Capo
 S: Roberto S Scata
 Vol/Page: 2405/276, Date: 07/09/24, Warranty
 Mtg: Norwich Commercial Grp \$280,000
 Use: 3 Bdrm Ranch, Lot: 12197sf
 Prior Sale: \$206,500 (07/12)

85 PECKHAM FARM DR **\$859,419**
 B: Anup Mahajan & Purnima Mahajan
 S: Aa Denorfia Bldg & Dev LL
 Vol/Page: 2405/411, Date: 07/12/24, Warranty
 Mtg: United Wholesale Mtg \$659,419
 Use: 5 Bdrm Colonial, Lot: 24394sf

27 SUNRISE CIR U:27 **\$265,000**
 B: Kate Begin
 S: Ronald M Begin & Lisa M Begin
 Vol/Page: 2405/172, Date: 07/09/24, Warranty
 Mtg: Liberty Bk \$173,000
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (05/24)

► MORTGAGES

27 HEMLOCK ST **\$40,000**
 Chinh Quach+ from United Business & Industrial FCU

43 IVY LN **\$75,000**
 Jeffrey W Williams+ from Citizens Bank

79 LANTERN HL **\$385,296**
 Cassandra A Massano+ from Homebridge Financial Ser

245 MAIN ST **\$46,900**
 Ingrid V Mendoza+ from Connecticut Housing Finance

697 MAIN ST **\$53,852**
 Joseph Gionfriddo 3rd+ from Figure Lending LLC

45 MORELAND AVE **\$12,589**
 Katurah S Muhammad+ from Connecticut Housing Finan

125 MOYLAN CT U:125 **\$43,113**
 Yen Lemire+ from Amerisave Mortgage Corporation

346 NEW BRITAIN AVE **\$50,000**
 Vanessa Alejos+ from Connecticut Housing Finance A

58 OLD MUSKET DR **\$50,000**
 Amanda H Capo+ from Connecticut Housing Finance Au

31 STAFFORD AVE **\$35,000**
 Lisa Lavery+ from Achieve Financial Credit Union

111 STAGE COACH LN **\$25,000**
 Sneha Thomas+ from Torrington Savings Bank

27 SUNRISE CIR U:27 **\$50,000**
 Kate Begin+ from Connecticut Housing Finance Autho

PLAINVILLE

TOWN CLERK: CINDY ARENA
 1 Central Sq, Plainville, CT, 06062
 Phone: 860-793-0221

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	47
Median Price	\$250,000	\$280,000

► REAL ESTATE SALES

30 DIAMOND AVE U:18 **\$220,000**
 B: Christy L Sidavong
 S: Richard H Daly & Dolores D Daly
 Vol/Page: 673/815, Date: 07/08/24, Warranty
 Mtg: First World Mortgage \$188,000
 Use: 2 Bdrm Condo
 Prior Sale: \$103,000 (05/15)

427 FARMINGTON AVE **\$675,000**
 B: 427 Farmington Ave LLC
 S: 3 Squared LLC
 Vol/Page: 673/867, Date: 07/10/24, Warranty
 Use: Restaurant/Bar, Lot: 50094sf
 Prior Sale: \$190,000 (04/97)

126 HOLLYBERRY LN **\$362,000**
 B: Horacio Pena
 S: Ellen C Gonzalez
 Vol/Page: 673/754, Date: 07/08/24, Warranty
 Mtg: Norwich Commercial Grp \$342,452
 Use: 2 Bdrm Raised Ranch, Lot: 14810sf
 Prior Sale: \$129,000 (06/95)

125 LEDGE RD **\$545,000**
 B: Danielle Fazzino
 S: Monica Croce
 Vol/Page: 673/943, Date: 07/11/24, Warranty
 Use: 3 Bdrm Raised Ranch, Lot: 83200sf
 Prior Sale: \$470,000 (05/22)

29 LOOMIS AVE **\$305,000**
 B: Rubi A Gonzalez & Haleck G Gonzalez
 S: Michael A Mucci Jr & Cristine S Mucci
 Vol/Page: 673/946, Date: 07/11/24, Warranty
 Mtg: Bank of America NA \$295,850
 Use: 2 Bdrm Cape Cod, Lot: 12632sf
 Prior Sale: \$285,000 (08/23)

22 PINNACLE RD **\$445,000**
 B: Vasyli Hryvnyak & Natalia Hryvnyak
 S: Phyllis Joyce
 Vol/Page: 673/792, Date: 07/08/24, Warranty
 Mtg: Liberty Bk \$325,000
 Use: 3 Bdrm Colonial, Lot: 15682sf

► MORTGAGES

- 30 DIAMOND AVE U:18..... \$25,000
Christy L Sidavong+ from Connecticut Housing Finan
- 30 HAYDEN AVE \$271,836
Kalart Associates LLC+ from Thomaston Savings Bank
- 76 HIGGINS AVE \$57,200
Shaun M Stlawrence+ from Liberty Bank
- 126 HOLLYBERRY LN..... \$25,000
Horacio Pena+ from Connecticut Housing Finance Aut
- 20 HULTENIUS ST..... \$271,836
Kalart Associates LLC+ from Thomaston Savings Bank
- 30 HULTENIUS ST..... \$271,836
Kalart Associates LLC+ from Thomaston Savings Bank
- 43 LENA AVE \$50,000
Jonathan Branciforte+ from Liberty Bank
- 42 TWINING ST..... \$50,000
Katharine M Hesse+ from Discover Bank
- 215 WESTWOOD AVE..... \$26,398
Khalil Adhane+ from Figure Lending LCC

ROCKY HILL

TOWN CLERK:SANDRA MERRILL WIELEBA
761 Old Main St, Rocky Hill, CT, 06067
Phone:860-258-2705

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	\$357,500	\$380,000

► REAL ESTATE SALES

- 7 ALEXANDRA LN U:7..... \$500,000
B: William M Demers & Maura C Demers
S: Jeana L Earn, Tr for Earn Children T
Vol/Page: 761/598, Date: 07/12/24, Trustee
Use: 2 Bdrm Condo
Prior Sale: \$269,308 (10/17)
- 100 ELM RIDGE DR..... \$400,000
B: Mohsin Kamal & Nazia A Syed
S: Wayne R Woolley & Rachel L Woolley
Vol/Page: 761/509, Date: 07/08/24, Warranty
Mtg: 2004-0000356 Llc \$380,000
Use: 3 Bdrm Raised Ranch, Lot: 32234sf
Prior Sale: \$238,000 (04/12)
- 3324 MAIN ST \$675,000
B: Michael G Porricelli
S: Katherine D Palaski & David R Palaski
Vol/Page: 761/601, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$300,162
Use: 5 Bdrm Cape Cod, Lot: 43996sf
Prior Sale: \$130,000 (08/05)
- 3 WESTBROOK RD \$430,000
B: William W Enzor & Sherri J Enzor
S: Laura G Defrino
Vol/Page: 761/568, Date: 07/10/24, Warranty
Mtg: United Wholesale Mtg \$322,500
Use: 3 Bdrm Ranch, Lot: 20038sf

► MORTGAGES

- 716 FRANCE ST..... \$100,000
Nisha Alwadiya+ from State Police Credit Union
- 3295 MAIN ST \$306,267
John A Fusco+ from Rocket Mortgage
- 138 SPENO RDG \$90,000
George Rostkowski+ from Connecticut State Employee
- 83 TERRY LN \$85,700
Kelly Miranda+ from Connecticut State Employees Fe
- 63 WYNDING BROOK DR \$50,000
Michael T Shea+ from Connecticut State Employees F

SIMSBURY

TOWN CLERK:TRISH MUNROE
933 Hopmeadow St, Simsbury, CT, 06070
Phone:860-658-3243

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	73
Median Price	\$460,000	\$490,000

► REAL ESTATE SALES

- 302 BUSHY HILL RD..... \$65,000
B: Cardwell Homes LLC
S: Barbara E Ouellette
Vol/Page: 1024/950, Date: 07/09/24, Warranty
Mtg: Northwest CommunityBk \$348,750
Use: Residential Developable Land, Lot: 48787sf
- 196 FARMS VILLAGE RD \$450,000
B: Brian Fiore & Meagen Fiore
S: Eric Gottmann
Vol/Page: 1024/967, Date: 07/09/24, Warranty
Mtg: CT Housing Fin Auth \$15,000
Use: 4 Bdrm Raised Ranch, Lot: 59677sf
Prior Sale: \$280,000 (06/04)
- 13 FOX DEN RD \$596,750
B: Samuel B Orvis & Katharyn E Orvis
S: Jeffrey M Balboni, Tr for Dayid C Balboni RET
Vol/Page: 1024/902, Date: 07/09/24, Trustee
Mtg: Guaranteed Rate Affin \$215,000
Use: 4 Bdrm Colonial, Lot: 43560sf
- 10 GLEN HOLLOW LN..... \$555,560
B: Martin D Stenkilde & Emma E Murray
S: Margaret Atkinson
Vol/Page: 1024/990, Date: 07/09/24, Warranty
Mtg: Ally Bank \$275,560
Use: 3 Bdrm Colonial, Lot: 40511sf
Prior Sale: \$317,500 (08/11)
- 28 HENDRICKS LN..... \$585,000
B: Shruti Singh & Vinieet Singh
S: Nikil Katturi & Aishwarya Selvam
Vol/Page: 1024/867, Date: 07/08/24, Warranty
Mtg: Chelsea Groton Bank \$468,000
Use: 3 Bdrm Colonial, Lot: 5663sf
Prior Sale: \$440,664 (11/20)
- 4 MCLEAN ST \$851,500
B: Keith Moore & Kathleen Moore
S: Joshua Livingston & Melanie Livingston
Vol/Page: 1024/1114, Date: 07/11/24, Warranty
Use: 4 Bdrm Colonial, Lot: 14810sf
Prior Sale: \$563,393 (06/10)
- 8 MILL POND LN U:C..... \$600,000
B: Katlyn Duncan & Jeffrey D Duncan
S: Brian K Smith & Lluvia J Smith
Vol/Page: 1024/1091, Date: 07/11/24, Warranty
Mtg: Prosperity Home Mtg \$350,000
Use: 3 Bdrm Condo
Prior Sale: \$465,000 (08/21)
- 29 BELDENWOOD RD..... \$460,000
Matthew Brawley+ from Norcom Mortgage
- 186 FARMS VILLAGE RD \$441,849
Brian Fiore+ from Prosperity Home Mortgage LLC
- 50 FOX DEN RD \$100,000
Warren C Katz+ from Bank of America NA
- 23 JOSHUA DR \$141,600
David Cohen+ from Bethpage Federal Credit Union
- 12 SHADY LN..... \$105,140
Christopher Burkett Jr+ from Figure Lending LCC

► MORTGAGES

- 9 SIDNEY WAY U:9..... \$475,000
Brian W George+ from Rocket Mortgage
- 10 SIDNEY WAY U:10..... \$580,000
Christopher J Pastor+ from Key Bank N.A.

SOUTH WINDSOR

TOWN CLERK:BONNIE L. ARMSTRONG
1540 Sullivan Ave, South Windsor, CT, 06074
Phone:860-644-2511

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	58
Median Price	\$349,713	\$425,450

► REAL ESTATE SALES

- 1051 FOSTER ST \$310,000
B: Joseph G Bradstreet & Jessica A Bradstreet
S: Sladyk Carlene C Est & Karen A Sladyk
Vol/Page: 3059/332, Date: 07/11/24, Executor
- 115 JACQUES LN..... \$465,000
B: Sandra N Jones & Herbert A Jones Jr
S: James Halloran, Tr for R And A RET
Vol/Page: 3059/134, Date: 07/09/24, Trustee
Use: 2 Bdrm Ranch, Lot: 22216sf
- 47 MORGAN FARMS DR \$494,000
B: Vinesh Neelakantan & Rekha Vinesh
S: Jeffrey D Hughes & Paula K Hughes
Vol/Page: 3059/158, Date: 07/09/24, Warranty
Mtg: Prosperity Home Mtg \$454,000
Use: 3 Bdrm Raised Ranch, Lot: 17860sf
Prior Sale: \$190,000 (12/89)
- 84 PHEASANT WAY..... \$690,000
B: Roshan R Ramamoorthy & Ramya Vasudevan
S: Christopher R Brown & Alysia L Brown
Vol/Page: 3059/54, Date: 07/09/24, Warranty
Mtg: Fairway Ind Mtg \$390,000
Use: 4 Bdrm Contemporary, Lot: 37026sf
Prior Sale: \$410,000 (04/18)
- 492 PLEASANT VALLEY RD..... \$253,500
B: Gabriella Correa
S: Steven Greb
Vol/Page: 3059/73, Date: 07/09/24, Warranty
Mtg: Liberty Bk \$113,000
Use: 4 Bdrm Antique, Lot: 18731sf
Prior Sale: \$75,000 (12/16)
- 12 PORTER GRN..... \$450,000
B: Sudheer K Darisha & Vasavi Gudooru
S: Ganesan Annamalai & Alamelu Sundaram
Vol/Page: 3059/261, Date: 07/11/24, Warranty
Mtg: Charter Oak Fed Cr Un \$330,000
- 109 SUMMER HILL DR U:109..... \$290,000
B: Lili Lu
S: Eric Bertone & Darcie Bertone
Vol/Page: 3059/138, Date: 07/09/24, Warranty
Mtg: Magnolia Bank Inc \$232,000
Use: 2 Bdrm Condo
Prior Sale: \$162,000 (11/21)
- 215 BENEDICT DR..... \$354,852
Rakeshreddy Guggilla+ from Lakeview Loan Servicing
- 240 ELLINGTON RD \$13,000,000
Nbpiv Ellington LLC+ from Rga Reinsurance Co
- 5 JOHN FITCH BLVD..... \$10,800,000
South Windsor Gas Station+ from Alliance Energy LL
- 219 OAK ST \$100,000
Robyn Gostomski+ from Pennymac Loan Services LLC

► MORTGAGES

178 PALMER DR..... \$45,000
 Susan E Strange+ from Charter Oak Federal Credit U
PLEASANT VALLEY RD \$50,000
 Gabriella Correa+ from Connecticut Housing Finance
PLEASANT VALLEY RD \$50,000
 Litf Up Homeownership+ from Liberty Bank
593 RYE ST..... \$70,000
 Deborah A Ocasio+ from United Wholesale Mortgage
593 RYE ST..... \$70,000
 Deborah A Ocasio+ from United Wholesale Mortgage
US ROUTE 5 \$8,400,000
 S Windsor Realty LLC+ from Peoples Bank

SOUTHINGTON

TOWN CLERK:KATHY LARKIN
 75 Main St, Southington, CT, 06489
 Phone:860-276-6211

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	91
Median Price	\$336,500	\$360,000

► REAL ESTATE SALES

39 AUTUMN DR..... \$385,000
 B: Bassam Obeid & Khaola Obeid
 S: John S Keller
 Vol/Page: 1609/249, Date: 07/10/24, Warranty
 Use: 3 Bdrm Split Level, Lot: 20038sf
30 BELROSE AVE..... \$275,000
 B: Michael P Nanfito
 S: Fleur De Lis Realty LLC
 Vol/Page: 1609/527, Date: 07/12/24, Warranty
 Mtg: First Federal Bank \$220,000
 Use: 3 Bdrm Cape Cod, Lot: 9583sf
 Prior Sale: \$160,000 (08/04)
13 DARLING ST U:M..... \$100,000
 B: Eni Kaprelli & Gresalda Sata
 S: Lorenc Pergjoni
 Vol/Page: 1609/140, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$105,000 (10/22)
107 DORAL LN..... \$770,000
 B: Christopher V Stolk & Clevette V Stolk
 S: Greta R Dzieciaszek & Robert E Dzieciaszek
 Vol/Page: 1609/167, Date: 07/09/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 56628sf
 Prior Sale: \$505,000 (06/20)
42 EVAN RD \$367,000
 B: Miriam Paredes
 S: David J Hunt & Thomas S Hunt
 Vol/Page: 1609/446, Date: 07/12/24, Warranty
 Mtg: HomeXpress Mtg \$256,900
 Use: 3 Bdrm Raised Ranch, Lot: 30492sf
3 HICKORY HL U:3..... \$225,000
 B: Diane Collin & Luc J Collin
 S: Ryan T Gilgallon & Carleen Zembko
 Vol/Page: 1609/94, Date: 07/08/24, Warranty
 Mtg: Guild Mortgage Co \$60,000
 Use: 2 Bdrm Condo
 Prior Sale: \$107,000 (07/13)
21 JEFFREY LN..... \$315,000
 B: Mary A Lescynski
 S: Elopoldo Fuente
 Vol/Page: 1609/212, Date: 07/10/24, Warranty
 Mtg: Plaza Home Mtg \$350,477
 Use: 3 Bdrm Ranch, Lot: 7405sf
 Prior Sale: \$229,080 (10/05)

140 LOPER ST \$252,500
 B: Adam Jarmoszko & Bernarda Jarmoszko
 S: Gannon David C Est & Deirdre A Cop
 Vol/Page: 1609/409, Date: 07/12/24, Executor
97 MAPLEWOOD RD \$450,000
 B: Zachery B Belanger
 S: Brian Pelletier
 Vol/Page: 1609/365, Date: 07/11/24, Warranty
 Mtg: Movement Mtg LLC \$400,000
 Use: 3 Bdrm Ranch, Lot: 20038sf
 Prior Sale: \$279,000 (12/03)
1783 MERIDEN WATERBURY TPKE U:C:3..... \$155,000
 B: Ris Real Estate LLC
 S: G&s Partnership LLC
 Vol/Page: 1609/318, Date: 07/11/24, Warranty
 Mtg: Thomaston Svgs Bk \$116,250
 Use: Retail Condo
 Prior Sale: \$122,250 (08/08)
1748 MOUNT VERNON RD..... \$370,000
 B: Timothy J Amenta
 S: Joan Slason
 Vol/Page: 1609/506, Date: 07/12/24, Warranty
 Mtg: M&T Bank NA \$277,000
 Use: 3 Bdrm Ranch, Lot: 20473sf
 Prior Sale: \$286,000 (10/06)
210 REDSTONE ST \$310,000
 B: Michael Burek 2nd
 S: Paul E Bystrak
 Vol/Page: 1609/481, Date: 07/12/24, Warranty
 Mtg: Rocket Mortgage LLC \$215,000
 Use: 3 Bdrm Ranch, Lot: 55757sf
93 SUN VALLEY DR..... \$351,000
 B: Thomas Infante
 S: Paul M Inserra
 Vol/Page: 1609/281, Date: 07/11/24, Warranty
 Mtg: Total Mtg Svcs \$280,800
 Use: 3 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$225,000 (10/08)
299 THISTLE LN \$517,000
 B: Kathleen F Huckins
 S: Jeffrey A Logan & Noreen N Logan
 Vol/Page: 1609/421, Date: 07/12/24, Warranty
 Mtg: NFM Inc \$300,000
 Use: 3 Bdrm Split Level, Lot: 32234sf
 Prior Sale: \$165,000 (05/90)
97 THUNDERBIRD DR \$495,000
 B: Stephanie Giovenelli & Anthony Giovenelli
 S: Christopher J Mele & Lindsey E Mele
 Vol/Page: 1609/236, Date: 07/10/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 27007sf
 Prior Sale: \$304,500 (02/14)
48 WILLOW CREEK LN..... \$639,900
 B: Gurpreet Singh & Shveta Singh
 S: Aa Denorfia Bldg & Dev LL
 Vol/Page: 1609/121, Date: 07/09/24, Warranty
 Mtg: Charter Oak Fed Cr Un \$575,910
 Use: 4 Bdrm Colonial, Lot: 14375sf
240 WOXN SPRING RD \$370,000
 B: Stephanie Piselli & Damon Piselli
 S: Melissa Olson
 Vol/Page: 1609/344, Date: 07/11/24, Warranty
 Mtg: Total Mtg Svcs \$333,000
 Use: 3 Bdrm Raised Ranch, Lot: 27443sf
 Prior Sale: \$255,000 (09/17)
► MORTGAGES
15 CARTER LN U:15..... \$212,000
 Candacy A Caesar-Heywood+ from Primary Residential

11 CENTER PL \$53,925
 Mark Florian+ from Liberty Bank
35 EDEN AVE U:2..... \$234,000
 Jared Percyz+ from Total Mortgage Services
175 FARMSTEAD RD..... \$100,000
 Martin G Morrissey+ from Webster Bank
8 HAMILTON AVE \$200,000
 Tara D Gumprecht+ from Webster Bank
10 HIGHWOOD AVE \$40,000
 Maria R Perez+ from Waterbury Teachers Federal Cre
229 MALCEIN DR \$111,000
 Benjamin P Caswell+ from Discover Bank
97 MAPLEWOOD RD \$50,000
 Zachery B Belanger+ from Connecticut Housing Finan
690 OLD TURNPIKE RD..... \$50,000
 Robert L Mettica+ from Nationstar Mortgage
130 ROSEANNA RD \$230,000
 Anthony M Small+ from Webster Bank
310 SHUTTLE MEADOW RD..... \$30,000
 David D Desell Jr+ from Webster Bank
26 VILLAGE RD U:26..... \$35,000
 Michelle Carrah+ from Spring EQ LLC
97 WELCH RD..... \$50,001
 Allen C Gagnon+ from Newrez LLC
96 WERKING ST..... \$150,000
 Betsy M Sarris+ from Waterbury Teachers Federal C

SUFFIELD

TOWN CLERK:KATHLEEN C DUNAI
 83 Mountain Rd, Suffield, CT, 06078
 Phone:860-668-3880

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	45
Median Price	\$445,000	\$485,000

► REAL ESTATE SALES

1552 HILL ST \$750,000
 B: Nathan D Lynch & Jessica L Lynch
 S: Lucas Sheehan & Michelle Sheehan
 Vol/Page: 588/960, Date: 07/08/24, Warranty
 Mtg: Greatr Springfield CU \$592,000
 Use: 3 Bdrm Ranch, Lot: 53143sf
 Prior Sale: \$80,000 (06/15)
1129 MOUNTAIN RD \$580,000
 B: Julia Raggo & Conner Raggo
 S: Jon P Kores & Kathleen C Kores
 Vol/Page: 588/996, Date: 07/10/24, Warranty
 Mtg: First Alliance Home \$493,000
 Use: 4 Bdrm Colonial, Lot: 218671sf
 Prior Sale: \$250,000 (07/99)
83 STONEGATE LN \$75,000
 B: Peter J Daub, Tr for Peter J Daub T
 S: Katharina Daub
 Vol/Page: 588/1055, Date: 07/12/24, Warranty
 Use: Residential Developable Land, Lot: 29621sf
 Prior Sale: \$75,000 (07/24)
83 STONEGATE LN \$75,000
 B: Peter J Daub, Tr for Peter J Daub T
 S: Anna Daub
 Vol/Page: 588/1053, Date: 07/12/24, Warranty
 Use: Residential Developable Land, Lot: 29621sf
 Prior Sale: \$225,000 (07/22)

► FORECLOSURE DEEDS

215 N GRAND ST **\$180,000**
 B: Gregory Heineman
 S: Henry Zukowski & Peoplesbank
 Vol/Page: 588/1013, Date: 07/10/24, Committee
 Use: 2 Bdrm Ranch, Lot: 17424sf
 Prior Sale: \$150,000 (11/03)

► MORTGAGES

1300 EAST ST S **\$3,048,000**
 Kevin And Kolby Assoc LLC+ from New Valley Bank &
3925 PHELPS RD **\$35,000**
 Nathan K Prusi+ from Webster Bank
13 STRATTON FARMS RD **\$400,000**
 MJ Homes LLC+ from James W Fiore
15 STRATTON FARMS RD **\$400,000**
 MJ Homes LLC+ from James W Fiore
883 THRALL AVE **\$45,000**
 Loretta M Todd-Washburn+ from Rocket Mortgage

WEST HARTFORD

TOWN CLERK: LEON DAVIDOFF
 50 S Main St, Rm 313, West Hartford, CT, 06117
 Phone: 860-561-7430

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	203	196
Median Price	\$400,000	\$475,000

► REAL ESTATE SALES

7 ARLEN WAY **\$920,000**
 B: Joseph Shapiro & Erica Shapiro
 S: Ryan Key & Ashley Key
 Vol/Page: 5320/226, Date: 07/10/24, Warranty
 Mtg: Cross Country Mtg Inc \$600,000
 Use: 5 Bdrm Colonial, Lot: 31363sf
 Prior Sale: \$462,500 (12/18)
6 AVONDALE RD **\$465,000**
 B: Alex Preneta & Madison Perriolat
 S: John H Travers, Tr for Travers Suzanne S Est
 Vol/Page: 5319/1214, Date: 07/09/24, Executor
 Mtg: Mtg Equity Partners \$372,000
 Use: 3 Bdrm Cape Cod, Lot: 17860sf
71 BERKSHIRE RD **\$250,515**
 B: Mark Olesnevich
 S: Ryan Olesnevich
 Vol/Page: 5319/1231, Date: 07/09/24, Warranty
 Mtg: Prosperity Home Mtg \$237,989
 Use: 3 Bdrm Ranch, Lot: 11326sf
 Prior Sale: \$209,000 (04/12)
43 BRAINARD RD **\$450,000**
 B: Cameron J Backus & Tierney K Backus
 S: Howard Goldfischer
 Vol/Page: 5319/1193, Date: 07/09/24, Warranty
 Mtg: Mortgage Research Ctr \$440,000
 Use: 3 Bdrm Colonial, Lot: 12632sf
 Prior Sale: \$295,000 (07/15)
115 CLIFFMORE RD **\$694,000**
 B: Richard T Dor
 S: Rosalind S Katz, Tr for Rosalind S Katz T
 Vol/Page: 5319/1108, Date: 07/08/24, Trustee
 Mtg: Guaranteed Rate Affin \$555,200
 Use: 5 Bdrm Contemporary, Lot: 27878sf
 Prior Sale: \$324,500 (05/94)

50 FAIRVIEW ST **\$500,000**
 B: Urmee Saha
 S: Clotilde Allen
 Vol/Page: 5319/1156, Date: 07/09/24, Warranty
 Mtg: Fairway Ind Mtg \$642,644
 Use: 2-Family Family Flat, Lot: 12632sf
27 GLENWOOD RD **\$379,500**
 B: Roberta S Harvest & Larry R Carr
 S: Susan T Kelly
 Vol/Page: 5320/372, Date: 07/12/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 16553sf
27 GLENWOOD RD **\$379,500**
 B: Roberta S Harvest & Larry R Carr
 S: Philip F Kelly T & Philip F Kelly Jr
 Vol/Page: 5320/375, Date: 07/12/24, Trustee
 Use: 3 Bdrm Ranch, Lot: 16553sf
 Prior Sale: \$379,500 (07/24)
67 HARTWELL RD **\$565,000**
 B: Sajeel D Ajgaonkar
 S: Jamie L Mccarthy
 Vol/Page: 5320/173, Date: 07/10/24, Warranty
 Mtg: Movement Mtg LLC \$536,750
 Use: 3 Bdrm Colonial, Lot: 12632sf
 Prior Sale: \$608,888 (10/23)
51 LEMAY ST **\$549,000**
 B: Zhengzheng Xi
 S: Deborah L Fuller & Brian D Gaudette
 Vol/Page: 5319/1190, Date: 07/09/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 10890sf
 Prior Sale: \$325,000 (04/20)
90 NEWPORT AVE **\$740,000**
 B: Stephen Shaw & Cynthia Shaw
 S: Shapter Maureen C Est & Lauryn M Shapter
 Vol/Page: 5320/153, Date: 07/10/24, Executor
 Mtg: Fairway Ind Mtg \$540,000
 Use: 5 Bdrm Tudor, Lot: 10019sf
53 PIONEER DR **\$700,000**
 B: Robert Leake & Jane Leake
 S: Joyce F Arnold
 Vol/Page: 5320/289, Date: 07/11/24, Warranty
 Mtg: William Raveis Mtg Co \$400,000
 Use: 3 Bdrm Colonial, Lot: 16988sf
 Prior Sale: \$253,500 (10/99)
791 PROSPECT AVE U:B5 **\$327,000**
 B: Denise Wilbur
 S: David B Peters, Tr for Ellen A Blemberg T
 Vol/Page: 5320/24, Date: 07/09/24, Trustee
 Use: Condo
791 PROSPECT AVE U:C4 **\$340,000**
 B: Marilyn Reynolds
 S: Alicia Starkie
 Vol/Page: 5320/67, Date: 07/09/24, Warranty
 Use: Condo
28 RACE BROOK RD **\$330,000**
 B: Karen Cabrera & Lourdes Cabrera
 S: Justin Gilberti & Kathryn S Gilberti
 Vol/Page: 5320/476, Date: 07/12/24, Warranty
 Mtg: United Wholesale Mtg \$320,100
 Use: 3 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$182,000 (09/13)
44 RANDAL AVE **\$400,000**
 B: Nilsa Rivera
 S: Caleb R Hodgkins
 Vol/Page: 5320/454, Date: 07/12/24, Warranty
 Mtg: Cross Country Mtg Inc \$320,000
 Use: 2 Bdrm Ranch, Lot: 9148sf
 Prior Sale: \$310,000 (06/22)

155 RIDGEWOOD RD **\$660,000**
 B: Garrison J Starrett & Shawna Starrett
 S: Ridgewood Road LLC
 Vol/Page: 5320/70, Date: 07/09/24, Warranty
 Mtg: Movement Mtg LLC \$627,000
 Use: 3 Bdrm Colonial, Lot: 13939sf
 Prior Sale: \$150,000 (02/22)
34 SKONET RD **\$425,000**
 B: Corey Vann & Allison Vann
 S: Ann Hodgson, Tr for Ann Hodgson T
 Vol/Page: 5320/210, Date: 07/10/24, Trustee
 Mtg: Total Mtg Svcs \$403,750
 Use: 2 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$255,000 (09/14)
72 STONER DR **\$1,250,000**
 B: Pratik S Patel & Sharda Mukunda
 S: Robert L Hynecsek
 Vol/Page: 5320/339, Date: 07/11/24, Warranty
 Mtg: TD Bank NA \$1,062,500
 Use: 4 Bdrm Colonial, Lot: 19602sf
 Prior Sale: \$870,000 (04/17)
46 TIMBERWOOD RD U:46 **\$476,000**
 B: Rosemary Miles
 S: Peter P Salata & Grace M Salata
 Vol/Page: 5319/1187, Date: 07/09/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$375,000 (07/05)
129 VERA ST **\$350,000**
 B: Geecee LLC
 S: Rebecca R Schartz
 Vol/Page: 5320/472, Date: 07/12/24, Warranty
 Use: 2 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$275,000 (05/21)
10 WOODRIDGE CIR **\$1,250,000**
 B: Stephen Reale & Mary Buss
 S: Matthew Stinson & Jennifer L Stinson
 Vol/Page: 5320/27, Date: 07/09/24, Warranty
 Mtg: US Bank NA \$400,000
 Use: 4 Bdrm Colonial, Lot: 13068sf
3 WYNDWOOD RD **\$428,888**
 B: Oakmont Properties LLC
 S: Silvie Fluckiger
 Vol/Page: 5320/117, Date: 07/10/24, Warranty
 Mtg: Suncrestfl Lic \$475,000
 Use: 3 Bdrm Colonial, Lot: 11761sf
 Prior Sale: \$283,000 (10/14)
 ► MORTGAGES
102 BALLARD DR **\$142,200**
 Bernard Lungaho+ from Webster Bank
59 BEVERLY RD **\$150,000**
 Keith P Casey+ from Better Mortgage Corp
56 BRACE RD **\$410,000**
 Carly Naples+ from Wells Fargo Bank NA
6 BRENWAY DR **\$131,388**
 Tiran Chen+ from Figure Lending LCC
15 CHAPMAN RD **\$381,600**
 Susan A Moskal+ from Union Savings Bank
14 CROSSHILL RD **\$80,000**
 Donald E Sebastian+ from Key Bank N.A.
325 CUMBERLAND RD **\$80,000**
 Manuel M Sotomayor+ from Ion Bank
295 FERN ST **\$50,000**
 Howard S Field+ from Webster Bank
59 GERTHMERE DR **\$300,000**
 Thomas D Revall+ from Key Bank N.A.
80 GLENBROOK RD **\$150,000**
 Erica L Boulton+ from Liberty Bank
40 HAMLIN DR **\$210,000**
 Matthew V Disciacca+ from Citizens Bank

37 JACKSON AVE..... \$90,000
 Michael A Kirkutis+ from Citizens Bank

70 LAYTON ST..... \$291,813
 Katherine Houghtaling+ from Lakeview Loan Servicing

MOUNTAIN RD..... \$1,170,000
 Donald G Kaufman Jr+ from ReadyCap Lending LLC

492 MOUNTAIN RD..... \$250,000
 Burlin Barr+ from UMass/Five College Federal Credit

14 ROSEMARY CT U:14..... \$255,000
 Travis L Goeller+ from Nationstar Mortgage

114 SAINT JAMES ST..... \$139,750
 Jennifer R Kaminski+ from TD Bank NA

34 SHERWOOD RD..... \$8,743
 Sangean Smith+ from USA Housing and Urban Development

WETHERSFIELD

TOWN CLERK:SUSAN I. SCHROEDER
 505 Silas Deane Hwy, Wethersfield, CT, 06109
 Phone:860-721-2830

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	91	60
Median Price	\$337,500	\$342,500

► REAL ESTATE SALES

1310-1320 BERLIN TPKE U:202..... \$120,000
 B: Antonio Logiudice
 S: Anthony Lustrinelli
 Vol/Page: 2170/1026, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$108,000
 Use: 1 Bdrm Condo
 Prior Sale: \$86,000 (05/07)

81 CIDER BROOK DR..... \$613,000
 B: Pierre Lepage & Allison Lepage
 S: Corey A Laurito & Jennifer K Laurito
 Vol/Page: 2170/1058, Date: 07/10/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 17424sf
 Prior Sale: \$329,900 (09/02)

32 POTTER XING U:32..... \$296,000
 B: Mindy Carson
 S: Jennifer J Glick
 Vol/Page: 2170/1054, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo, Lot: 2178sf
 Prior Sale: \$120,000 (02/01)

46 ROBBINS DR..... \$347,000
 B: Caitlyn Carr
 S: Christopher Cobb, Tr for Rae C Ruby Rein T
 Vol/Page: 2170/1124, Date: 07/12/24, Trustee
 Mtg: Guild Mortgage Co \$324,000
 Use: 3 Bdrm Colonial, Lot: 8712sf
 Prior Sale: \$68,000 (04/05)

20 RUSCAN RD..... \$315,000
 B: Marisa Frohlinger
 S: Hector M Ramos, Tr for Ramos Ft
 Vol/Page: 2170/1022, Date: 07/08/24, Trustee
 Use: 3 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$230,800 (06/07)

182 RUTLEDGE RD..... \$300,000
 B: Kelcey Holda & Madison J Roseberry
 S: Merrill Judith A Est & John M Looney Jr
 Vol/Page: 2170/1095, Date: 07/12/24, Executor
 Mtg: United Wholesale Mtg \$291,000
 Use: 2 Bdrm Split Level, Lot: 17860sf

► MORTGAGES

64 EASTERN DR..... \$100,000
 Michael Guglielmo+ from Bank of America NA

245 PINE LN..... \$78,276
 Kimberly A Kerr+ from Lakeview Loan Servicing LLC

46 ROBBINS DR..... \$37,500
 Caitlyn Carr+ from Connecticut Housing Finance Aut

28 STILLMAN RD..... \$15,428
 Amanda M Reis+ from USA Housing and Urban Development

WINDSOR

TOWN CLERK:ANNA M POSNIAK
 275 Broad St, Ste 1, Windsor, CT, 06095
 Phone:860-285-1902

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	88
Median Price	\$285,250	\$340,000

► REAL ESTATE SALES

70 BECKER CIR..... \$290,000
 B: Sagine Marescot & Michelson St Cyr
 S: Grant Joyce Est & Charmine Bostick
 Vol/Page: 1966/1023, Date: 07/08/24, Executor
 Mtg: First World Mortgage \$277,130
 Use: 3 Bdrm Cape Cod, Lot: 9583sf
 Prior Sale: \$125,000 (06/88)

74 BELMONT AVE..... \$240,000
 B: Marva Douglas & Glendon Wilks
 S: John P Burns, Tr for Burns Ft
 Vol/Page: 1966/1046, Date: 07/08/24, Trustee
 Mtg: New American Funding \$204,000
 Use: 3 Bdrm Ranch, Lot: 12632sf

111 CLOVER ST..... \$400,000
 B: Toni N Minelli & Daniella Minelli
 S: Esai T Jubrey & Sydney K Hansen
 Vol/Page: 1966/1083, Date: 07/09/24, Warranty
 Mtg: Rocket Mortgage LLC \$388,000
 Use: 3 Bdrm Split Level, Lot: 23522sf
 Prior Sale: \$250,000 (04/17)

58 GIDDINGS AVE..... \$280,000
 B: Bethany A Brown
 S: Jose V Zelaya & Jennifer M Zelaya
 Vol/Page: 1967/54, Date: 07/12/24, Warranty
 Mtg: Fairway Ind Mtg \$255,000
 Use: 3 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$190,000 (06/13)

16 MERLI RD..... \$429,000
 B: Jonathan J Harewood Jr
 S: Sreemathi Erasani & Kishan Erasani
 Vol/Page: 1966/1121, Date: 07/10/24, Warranty
 Mtg: First World Mortgage \$414,682
 Use: 3 Bdrm Colonial, Lot: 25700sf
 Prior Sale: \$290,000 (03/06)

97 PIERSON LN..... \$562,500
 B: 97 Pierson Ln LLC
 S: Pierson Lane Hldg LLC
 Vol/Page: 1966/1012, Date: 07/08/24, Warranty
 Use: Commercial Building, Lot: 262667sf
 Prior Sale: \$280,000 (01/18)

217 ROLLINGBROOK..... \$594,000
 B: Mohammad Tanash
 S: Bradley C Warne & Angela M Warne
 Vol/Page: 1966/1146, Date: 07/10/24, Warranty
 Mtg: Rocket Mortgage LLC \$530,100
 Use: 3 Bdrm Split Level, Lot: 22816sf
 Prior Sale: \$410,000 (08/15)

117 TURNBERRY LN U:117..... \$425,000
 B: Susan C Miller RET
 S: Miriam S Weiner
 Vol/Page: 1966/1110, Date: 07/09/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$267,400 (05/04)

212 WILLOWCREST DR..... \$430,000
 B: Hategeka Rugina & Anita Mutivito
 S: Glenn D Snell & Martha L Snell
 Vol/Page: 1967/23, Date: 07/11/24, Warranty
 Mtg: Mcm Holdings Inc \$422,211
 Use: 3 Bdrm Raised Ranch, Lot: 19602sf
 Prior Sale: \$147,500 (11/90)

► MORTGAGES

70 BECKER CIR..... \$25,000
 Michelson St Cyr+ from Connecticut Housing Finance

318 BROAD ST..... \$600,000
 Kdkj Assoc LLC+ from Windsor Federal Bank

318 BROAD ST..... \$3,000,000
 Kdkj Assoc LLC+ from Windsor Federal Bank

330 BROAD ST..... \$3,000,000
 Kdkj Assoc LLC+ from Windsor Federal Bank

330 BROAD ST..... \$600,000
 Kdkj Assoc LLC+ from Windsor Federal Bank

455 BROAD ST..... \$17,129
 Beverly H Stanley+ from Windsor, Town of

73 COLTON ST..... \$160,000
 Tara C Talbert+ from Windsor Federal Bank

15 DEVIN WAY..... \$95,000
 Boris Burke Jr+ from Rocket Mortgage

235 ETHAN DR..... \$100,000
 James Wiedenhoefer+ from Webster Bank

58 GIDDINGS AVE..... \$25,000
 Bethany A Brown+ from Connecticut Housing Finance

72 HIGH ST..... \$63,260
 Aneisha M Defreitas+ from USA Housing and Urban Development

5 JOSHUA HL..... \$55,000
 Melinda S Hyman+ from Peoples Bank

1926 LOGANS WAY..... \$341,948
 Arnold Smith+ from LoanDepot.Com LLC

16 MERLI RD..... \$37,500
 Jonathan J Harewood Jr+ from Connecticut Housing Finance

19 OXFORD LN..... \$100,000
 Alison Waltein+ from Citizens Bank

25 STAGE COACH RD..... \$300,000
 Carl E Lundberg+ from Webster Bank

WINDSOR LOCKS

TOWN CLERK:CHRISTOPHER LATOURNES
 50 Church St, Windsor Locks, CT, 06096
 Phone:860-292-8696

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	40
Median Price	\$281,000	\$298,150

► REAL ESTATE SALES

12 HUGHES LN..... \$400,000
 B: Corey A Laurito, Tr for Laurito Ft
 S: Andrew J Kulas & Gina M Kulas
 Vol/Page: 538/233, Date: 07/09/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 16553sf
 Prior Sale: \$137,500 (12/87)

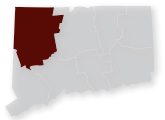
► MORTGAGES

5-1/2 ALMA RD..... \$597,000
 Ronald H Morin+ from PHH United States Mortgage Co

5-1/2 ALMA RD..... \$597,000
 Ronald H Morin+ from USA Housing and Urban Development

275 ELM ST..... \$367,914
 Cody Smith+ from Mortgage Research Center

8 TINKER DR..... \$140,000
 Joel W Randolph+ from M&T Bank NA



LITCHFIELD COUNTY

BARKHAMSTED

TOWN CLERK:HOLLY P. KROUSE

67 Ripley Hill Rd, Barkhamsted, CT, 06063
Phone:860-379-8665

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	13
Median Price	\$392,500	\$415,000

► **REAL ESTATE SALES**

25 KELSEY CT..... \$875,351
B: Tyson A Gaudette & Lindsay G Gaudette
S: Brook View Dev LLC
Vol/Page: 184/372, Date: 07/03/24, Warranty
Mtg: Kind Lending \$643,295
Use: Residential Open Land, Lot: 91912sf
Prior Sale: \$35,000 (01/22)

► **MORTGAGES**

6 DAY RD..... \$200,000
John J Stadelmann+ from Webster Bank

25 KELSEY CT..... \$643,295
Tyson A Gaudette+ from Kind Lending

380 NEW HARTFORD RD..... \$6,000,000
Mallory Brook Plaza LLC+ from Thomaston Savings Ba

NO STREET GIVEN..... \$50,000
Matthew Berry+ from Connecticut Housing Finance Au

CANAAN

TOWN CLERK:JOHANNA MANN

108 Main St, PO Box 47, Canaan, CT, 06018
Phone:860-824-0707

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	2	2
Median Price	\$337,500	\$2,030,000

► **REAL ESTATE SALES**

17 ASBURY AVE..... \$52,000
B: Brent H Matherly & Barbara R Scullin
S: Carole A Mcelrath
Vol/Page: 86/541, Date: 06/27/24,
Use: 2 Bdrm Cottage,

► **MORTGAGES**

BELDEN ST..... \$2,000,000
Jacquier Prop LLC+ from Farm Credit East ACA

BELDEN ST..... \$2,950,000
Jacquier Prop LLC+ from Farm Credit East ACA

POINT OF ROCK RD..... \$2,950,000
Jacquier Prop LLC+ from Farm Credit East ACA

POINT OF ROCK RD..... \$2,000,000
Jacquier Prop LLC+ from Farm Credit East ACA

SAND RD..... \$2,000,000
Jacquier Prop LLC+ from Farm Credit East ACA

SAND RD..... \$2,950,000
Jacquier Prop LLC+ from Farm Credit East ACA

COLEBROOK

TOWN CLERK:DEBRA L. MCKEON

562 Colebrook Rd, Colebrook, CT, 06021
Phone:860-379-3359

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	2
Median Price	\$245,000	\$429,000

► **MORTGAGES**

124 BEECH HILL RD..... \$40,000
Cary Wald+ from Webster Bank

CORNWALL

TOWN CLERK:VERA L. DINNEEN

26 Pine St, Cornwall, CT, 06796
Phone:860-672-2709

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$442,500	\$1,110,000

► **REAL ESTATE SALES**

105 CREAM HILL RD..... \$1,450,000
B: Daniel Geisser
S: Marc Sgaraglino & Maria Ginzburg
Vol/Page: 129/393, Date: 07/10/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 321473sf
Prior Sale: \$185,000 (02/02)

► **MORTGAGES**

112 TOWN ST..... \$730,000
Barbara H Ensor+ from Federal Savings Bank

112 TOWN ST..... \$730,000
Barbara H Ensor+ from Federal Savings Bank

GOSHEN

TOWN CLERK:BARBARA L BREOR

42C North St, Goshen, CT, 06756
Phone:860-491-3647

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	15
Median Price	\$525,000	\$493,900

► **REAL ESTATE SALES**

73 OLD MIDDLE ST..... \$655,000
B: 73 Old Middle St LLC
S: Alan Rodrigues & Amy Shyer
Vol/Page: 205/495, Date: 07/08/24, Warranty
Use: 3 Bdrm Colonial, Lot: 88427sf
Prior Sale: \$425,000 (03/15)

16 POND RIDGE RD..... \$149,900
B: Jeffrey A Bonja & Deborah M Bonja
S: Kim Savage & Andrew Savage
Vol/Page: 205/506, Date: 07/12/24, Warranty
Use: Residential Open Land, Lot: 261360sf
Prior Sale: \$155,000 (07/23)

HARWINTON

TOWN CLERK:NANCY E. ELDRIDGE

100 Bentley Drive, Harwinton, CT, 06791
Phone:860-485-9613

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	9
Median Price	\$310,000	\$365,000

► **REAL ESTATE SALES**

20 COVENTRY LN..... \$680,000
B: Joseph E Fortuna
S: David J Martel & Susan Martel
Vol/Page: 277/869, Date: 07/09/24, Warranty
Mtg: Rocket Mortgage LLC \$544,000
Use: 4 Bdrm Colonial, Lot: 66211sf

100 WILDCAT HILL RD..... \$57,000
B: Bella Casa Hm LLC
S: Bjorn I Sansoucie
Vol/Page: 277/899, Date: 07/09/24, Warranty
Mtg: Mark Zappone \$400,000
Use: 2 Bdrm Cape Cod, Lot: 40511sf
Prior Sale: \$224,900 (06/18)

► **MORTGAGES**

285 BURLINGTON RD..... \$50,000
Ryan D Pencz+ from Thomaston Savings Bank

165 LAUREL RD..... \$70,000
Sarah Todd+ from Union Savings Bank

52 LILY POND RD..... \$250,000
David Zeller+ from Thomaston Savings Bank

9 STEEPLE CHASE RD..... \$250,000
Robert Riccio+ from Thomaston Savings Bank

167 WEINGART RD..... \$70,000
Marco A Matos+ from Carrington Mortgage Services L

KENT

TOWN CLERK:DARLENE F. BRADY

41 Kent Green Blvd, PO Box 843, Kent, CT, 06757
Phone:860-927-3433

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	11
Median Price	\$509,500	\$450,000

► **MORTGAGES**

236 KENT CORNWALL RD..... \$150,000
Emma J Paton+ from Webster Bank

LITCHFIELD

TOWN CLERK:LISA LOSEE

74 West St, Litchfield, CT, 06778
Phone:860-567-7561

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	17
Median Price	\$316,000	\$612,000

► REAL ESTATE SALES

83 NEWTON RD \$525,000
 B: Brooke Baldwin & Stephen C Dunn
 S: Georgene Summers & Paul A Hunter
 Vol/Page: 412/1184, Date: 07/10/24, Warranty
 Mtg: William Raveis Mtg Co \$420,000
 Use: 3 Bdrm Contemporary, Lot: 87556sf
 Prior Sale: \$447,000 (10/11)

148 NORFOLK RD \$400,000
 B: Brigid F Healy & Stephen T Healy
 S: Joan A Obrien & Morgan J Obrien
 Vol/Page: 413/21, Date: 07/12/24, Warranty
 Mtg: Citizens Bank \$320,000
 Use: 3 Bdrm Cape Cod, Lot: 26136sf

► MORTGAGES

270 CHESTNUT HILL RD \$200,000
 James R Zaharevich+ from Webster Bank

68 THOMASTON RD \$140,000
 Glestone Development LLC+ from Nxt Level Propertie

MORRIS

TOWN CLERK:LAURA HALLORAN
 3 East St, Morris, CT, 06763
 Phone:860-567-7433

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$351,000	\$408,500

► REAL ESTATE SALES

6 BALCH LN \$380,000
 B: William Butts
 S: Equity Ventures Grp
 Vol/Page: 124/411, Date: 06/19/24,
 Mtg: Movement Mtg LLC \$373,117
 Use: 3 Bdrm Old Style, Lot: 169884sf
 Prior Sale: \$240,000 (10/23)

8 E SHORE RD \$200,000
 B: Eric S Pattison & Caitlyn S Pattison
 S: Jrd Prop-Watertown LLC
 Vol/Page: 124/478, Date: 07/10/24, Warranty
 Use: Residential Open Land, Lot: 354578sf
 Prior Sale: \$270,000 (05/11)

487 W MORRIS RD \$200,000
 B: Matthew D Finn
 S: Jeffrey S Greenwood & Zoe W Greenwood
 Vol/Page: 124/441, Date: 06/26/24, Warranty
 Use: 3 Bdrm Old Style, Lot: 80150sf

► MORTGAGES

6 BALCH LN \$373,117
 William Buuts+ from Movement Mortgage LLC

64 PLATT FARM RD \$200,000
 Rosanne M Micci+ from Torrington Savings Bank

55 TOWN LINE RD \$82,000
 George J Slaiby+ from Waterbury Teachers Federal C

NEW HARTFORD

TOWN CLERK:LYNN A FLORIO
 530 Main St, New Hartford, CT, 06057
 Phone:860-379-5037

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	20
Median Price	\$350,000	\$404,000

► REAL ESTATE SALES

57 HENDERSON RD \$160,000
 B: Richard M Vonick 2nd & Wendy P Rogers
 S: Judith T Mcginn
 Vol/Page: 323/197, Date: 07/11/24, Warranty
 Use: Residential Open Land, Lot: 333670sf

13 MEADOW ST \$40,000
 B: Henrys Const & Remodeling
 S: Stephen Blake
 Vol/Page: 323/208, Date: 07/12/24, Warranty
 Use: 1 Bdrm Old Style, Lot: 34848sf
 Prior Sale: \$80,000 (02/04)

350 SOUTH RD \$497,000
 B: Joseph Putnam & Ana C Flammia
 S: Scott H Spencer & Kate S Spencer
 Vol/Page: 323/148, Date: 07/08/24, Warranty
 Mtg: Newrez LLC \$307,000
 Use: Mixed Use-Res Dwell & OpenSp, Lot: 1058508sf
 Prior Sale: \$75,000 (10/07)

► MORTGAGES

50 BIRDSVIEW AVE \$140,000
 Timothy S Goff+ from Torrington Savings Bank

895 TOWN HILL RD \$24,000
 Christopher J Bellanca+ from TD Bank NA

NEW MILFORD

TOWN CLERK:NOREEN PRICHARD
 10 Main St, New Milford, CT, 06755
 Phone:860-355-6020

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	73
Median Price	\$420,000	\$445,000

► REAL ESTATE SALES

11 GROVE RD \$550,000
 B: Manuel W Naranjo & Maria B Minchala
 S: Sharon M Sainz
 Vol/Page: 1275/861, Date: 07/12/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 43124sf

200 GROVE ST \$279,000
 B: Nicole Mailman & Matthew Mailman
 S: Heather D Houston
 Vol/Page: 1275/912, Date: 07/12/24, Warranty
 Mtg: Zillow Home Loans \$273,946
 Use: 3 Bdrm Conventional, Lot: 22215sf
 Prior Sale: \$236,600 (12/08)

219 KENT RD U:16 \$28,000
 B: Tiffany Kate Prop Mgmt LL
 S: Diane Turchiano & John Turchiano
 Vol/Page: 1275/683, Date: 07/09/24, Warranty
 Use: Office Condo Unit
 Prior Sale: \$20,000 (07/01)

9 MILL ST \$400,000
 B: Maria M Deespinal & Pablo A Espinal
 S: Joseph G Gilbertie
 Vol/Page: 1275/689, Date: 07/09/24, Warranty
 Mtg: First World Mortgage \$332,213
 Use: 3 Bdrm Colonial, Lot: 10890sf
 Prior Sale: \$180,000 (08/05)

130 PAPER MILL RD \$325,000
 B: David Pomeroy
 S: Thelma Neufeld
 Vol/Page: 1275/720, Date: 07/09/24, Warranty
 Mtg: Rocket Mortgage LLC \$315,250
 Use: 2 Bdrm Ranch, Lot: 30492sf

10 RICHCONN DR \$499,900

B: Caitlin Eaglin & Nathan Andrews
 S: Mike Garcia & Elba Garcia
 Vol/Page: 1275/640, Date: 07/08/24, Warranty
 Mtg: Guaranteed Rate Affin \$449,910
 Use: 4 Bdrm Colonial, Lot: 47480sf
 Prior Sale: \$206,000 (06/95)

140 WILLOW SPGS U:140 \$325,000

B: Danilo A Mejia & Soraya A Robleto
 S: Fariba Khalighi & Rahim Hosseini
 Vol/Page: 1275/885, Date: 07/12/24, Warranty
 Mtg: Homestead Fund Corp \$292,500
 Use: 3 Bdrm Condo
 Prior Sale: \$223,000 (07/21)

25 WISHING WELL LN U:25 \$230,000

B: Annemarie Gentile
 S: Wishing Well Mews Hldg LL
 Vol/Page: 1275/832, Date: 07/11/24, Warranty
 Mtg: Key Bank NA \$167,000
 Use: 2 Bdrm Condo, Lot: 1sf

► MORTGAGES

18 BENNETT ST \$500,000
 Capi Asset Structured Hld+ from Webster Bank

29 CAMBRIDGE CIR \$50,000
 Barbara E Strashun+ from Waterbury Teachers Federa

141 CHERNISKE RD \$500,000
 Capi Asset Structured Hld+ from Webster Bank

55 DEAN RD \$110,000
 Eduardo Rodriguez+ from Webster Bank

8 ELM ST \$500,000
 Capi Asset Structured Hld+ from Webster Bank

11 FORDYCE CT \$90,000
 Wendy L Carroll+ from Discover Bank

109 MERRYALL RD \$120,000
 Christopher Rodriguez+ from Newrez LLC

MILL ST \$25,000
 Maria M Rosario-Deespinal+ from Connecticut Housin

43 OLD PARK LANE RD \$299,450
 Brian Rabito+ from Lower LLC

18 ROUND TABLE RD \$24,490
 Andrew D Mcguire+ from USA Housing and Urban Devel

23 S MAIN ST \$500,000
 Capi Asset Structured Hld+ from Webster Bank

7 SAXONY DR \$121,500
 Leon Williams+ from LoanDepot.Com LLC

13 WHITE BIRCH PLZ \$240,000
 Passarelli Properties LLC+ from Webster Bank

14 WHITE BIRCH PLZ \$240,000
 Passarelli Properties LLC+ from Webster Bank

NORFOLK

TOWN CLERK:LINDA PERKINS
 19 Maple St, Norfolk, CT, 06058
 Phone:860-542-5679

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	\$380,000	\$447,000

► MORTGAGES

135 LOON MEADOW DR \$150,000
 Gary E Bottum Jr+ from Rocket Mortgage

NORTH CANAAN

TOWN CLERK:JEAN A. JACQUIER
100 Pease St, #7, North Canaan, CT, 06018
Phone:860-824-7313

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$292,500	\$285,450

► MORTGAGES

BELDEN ST	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
BELDEN ST	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
5 BOINEY HILL RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
5 BOINEY HILL RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
CANAAN VALLEY RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
CANAAN VALLEY RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
23 CANAAN VALLEY RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
23 CANAAN VALLEY RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
E CANAAN RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
E CANAAN RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
GREENWOOD RD W	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
GREENWOOD RD W	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
170 LOWER RD	\$1,297,500
Gary E Salmon+ from Mutual of Omaha Mortgage	
170 LOWER RD	\$1,297,500
Gary E Salmon+ from USA Housing and Urban Developm	
91-99 MAIN ST	\$145,000
95 Main Owner LLC+ from NBT Bank NA	
NORFOLK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
NORFOLK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
390 NORFOLK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
390 NORFOLK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
396 NORFOLK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
396 NORFOLK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
404 NORFOLK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
404 NORFOLK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
406 NORFOLK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
406 NORFOLK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
70 OLD TURNPIKE RD	\$9,987
Dolly L Lavalette+ from USA Housing and Urban Deve	
POINT OF ROCK RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
POINT OF ROCK RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
SAND RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	

SAND RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
SAND RD	\$2,000,000
Jacquier Properties LLC+ from Farm Credit East ACA	
SAND RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
SAND RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	
SAND RD	\$2,950,000
Jacquier Properties LLC+ from Farm Credit East ACA	

PLYMOUTH

TOWN CLERK:ERICA CABIYA
80 Main St, Plymouth, CT, 06786
Phone:860-585-4039

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	50
Median Price	\$258,000	\$313,000

► REAL ESTATE SALES

43 BURNHAM ST	\$255,000
B: Joyce A Murray	
S: Elsie A Spencer	
Vol/Page: 513/927, Date: 07/10/24, Warranty	
Mtg: First World Mortgage \$139,000	
Use: 3 Bdrm Ranch, Lot: 6098sf	
Prior Sale: \$133,000 (11/03)	
95 KEEGAN RD	\$215,000
B: Damian Lajoie & Taise Lajoie	
S: Leola H Bouthot & Michelle L Byrne	
Vol/Page: 513/883, Date: 07/10/24, Executor	
Mtg: CMG Home Loans \$208,550	
Use: 3 Bdrm Colonial, Lot: 41818sf	
10 KIMANN DR	\$335,000
B: Angela L Grecki & Joseph W Grecki	
S: Bryon W Dougherty & Kathleen E Dougherty	
Vol/Page: 513/957, Date: 07/12/24, Warranty	
Mtg: Total Mtg Svcs \$306,776	
Use: 4 Bdrm Ranch, Lot: 13939sf	
19 LAKEVIEW RD	\$285,000
B: Jalal Asad	
S: Eric M Stark & Linnette Stark	
Vol/Page: 513/808, Date: 07/08/24, Warranty	
Mtg: United Wholesale Mtg \$228,000	
Use: 3 Bdrm Contemporary, Lot: 23958sf	
Prior Sale: \$147,900 (06/07)	
361 SOUTH ST	\$23,000
B: Maple Wanston Bldrs LLC	
S: Robert A Quilty	
Vol/Page: 513/756, Date: 07/08/24, Warranty	
Use: Land-Vacant & Open, Lot: 13939sf	
► MORTGAGES	
118 BEMIS ST	\$145,670
Rebecca Pacheco+ from Rocket Mortgage	
43 BURNHAM ST	\$25,000
Joyce A Murray+ from Connecticut Housing Finance A	
128 FALL MOUNTAIN LAKE RD	\$10,719
Jason Ferry+ from USA Housing and Urban Developmen	
5 FOUNTAINHEAD RD	\$48,300
Vladimir A Brito+ from Sikorsky Financial Credit U	
38 HARWINTON AVE	\$50,000
Deborah A Fedorovich+ from Webster Bank	
319 HARWINTON AVE	\$61,944
Breigh Ashe+ from Loan Store Inc	
17 HELEN RD	\$8,595
Wesley Pawlicki+ from USA Housing and Urban Develo	

95 KEEGAN RD	\$17,200
Damian Lajoie+ from Connecticut Housing Finance Au	
24 KNOLLWOOD LN	\$52,645
Wesley Donahue+ from New American Funding	
239 MAIN ST	\$243,750
Cooks Commons Rlty Corp+ from Thomaston Savings Ba	
63 OLD FARM RD	\$50,000
Angela F White+ from Webster Bank	
30 PROSPECT ST	\$50,000
Christopher S Begnal Jr+ from Torrington Savings B	

ROXBURY

TOWN CLERK:PETER A HURLBUT
29 North St, Roxbury, CT, 06783
Phone:860-354-3328

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$735,000	\$1,240,000

► REAL ESTATE SALES

5 CARRIAGE LN	\$510,000
B: Anthony Dunne	
S: Andrey Kutepov & Elizabeth Kutepov	
Vol/Page: 137/297, Date: 07/11/24, Warranty	
Mtg: US Bank NA \$408,000	
Use: 3 Bdrm Antique, Lot: 73616sf	
Prior Sale: \$385,000 (04/20)	
13 SOUTH ST	\$475,000
B: Stephen G Durr & Anissa Roy	
S: John A Shimer & Nina S Shimer	
Vol/Page: 137/293, Date: 07/11/24, Warranty	
Use: 3 Bdrm Antique, Lot: 17860sf	
Prior Sale: \$399,900 (07/03)	

SALISBURY

TOWN CLERK:PATRICIA H. WILLIAMS
27 Main St, Salisbury, CT, 06039
Phone:860-435-5182

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	12
Median Price	\$572,500	\$607,250

► REAL ESTATE SALES

84 MAIN ST	\$2,500,000
B: Howard A Sobel & Ileene A Smith	
S: Robert Highsmith & Stefanie Brechbuehler	
Vol/Page: 273/525, Date: 07/10/24, Warranty	
Use: 2-Family Antique, Lot: 109336sf	
Prior Sale: \$865,000 (03/20)	

► MORTGAGES

49 RESERVOIR RD	\$235,000
Donald K Mayland+ from Citizens Bank	

SHARON

TOWN CLERK:LINDA R. AMERIGHI
63 Main St, Sharon, CT, 06069
Phone:860-364-5224

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$448,000	\$498,750

► REAL ESTATE SALES

30 KNIBLOE HILL RD..... \$1,775,000
 B: Tara L. Stiles & Michael J Taylor
 S: Keith Vanwarren
 Vol/Page: 220/990, Date: 07/12/24, Warranty
 Mtg: Cross Country Mtg Inc \$766,000
 Use: 3 Bdrm Colonial, Lot: 115870sf
 Prior Sale: \$425,000 (07/19)

► MORTGAGES

146 FAIRCHILD RD..... \$100,000
 Michael Nolan+ from Waterbury Teachers Federal Cre
390 ROUTE 7..... \$178,078
 David Stefani+ from Christina Stefani-rac

THOMASTON

TOWN CLERK: CATHERINE P DUPONT
 158 Main St, Thomaston, CT, 06787
 Phone: 860-283-4141

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	15
Median Price	\$259,500	\$275,000

► REAL ESTATE SALES

645 FENN RD..... \$168,600
 B: Dlm Services LLC
 S: Webster Bank
 Vol/Page: 353/144, Date: 07/09/24, Quit Claim
 Use: 1 Bdrm Ranch, Lot: 36590sf
 Prior Sale: \$112,474 (11/23)

809 HIGH ST EXT..... \$254,000
 B: Debra Hayes
 S: Brian J Fairchild
 Vol/Page: 353/215, Date: 07/10/24, Warranty
 Mtg: Thomaston Svgs Bk \$203,200
 Use: Residential Developable Land, Lot: 9148sf
 Prior Sale: \$3,500 (02/10)

143 PINE HILL RD U:11C..... \$219,000
 B: Laurel Paddock & Alexander Nolan
 S: Robert J McKeon
 Vol/Page: 353/258, Date: 07/11/24, Warranty
 Mtg: Total Mtg Svcs \$197,100
 Use: 2 Bdrm Condo
 Prior Sale: \$110,000 (12/12)

143 PINE HILL RD U:23E..... \$180,000
 B: Brian A Cobuzzi
 S: Katherine E Fossi & Laura J Fossi
 Vol/Page: 353/148, Date: 07/09/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$104,900 (07/20)

196 PINE HILL RD..... \$2,750,000
 B: Thomaston Realty LLC
 S: Drake Petroleum Co Inc
 Vol/Page: 353/158, Date: 07/10/24, Warranty
 Mtg: Alliance Energy LLC \$297,500
 Use: Gas/Service Station, Lot: 11761sf
 Prior Sale: \$468,000 (04/03)

► MORTGAGES

434 BAYBERRY DR..... \$46,000
 Adam P Blair Sr+ from Webster Bank

809 HIGH ST EXT..... \$25,000
 Debra Hayes+ from Connecticut Housing Finance Auth

119 LEIGH AVE..... \$304,962
 Rubens Benoit+ from Carrington Mortgage Services L

PINE HILL RD..... \$8,400,000
 Thomaston Realty LLC+ from PeoplesBank (Holyoke MA

TORRINGTON

TOWN CLERK: CAROL ANDERSON
 140 Main St, Torrington, CT, 06790
 Phone: 860-489-2239

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	135	126
Median Price	\$245,000	\$275,000

► REAL ESTATE SALES

41 ARLENE ST..... \$260,000
 B: Nicholas A Fucci
 S: Lonnie A Kerchief Jr
 Vol/Page: 1416/1132, Date: 07/11/24, Warranty
 Mtg: United Wholesale Mtg \$189,800
 Use: 3 Bdrm Ranch, Lot: 7841sf
 Prior Sale: \$190,000 (06/08)

237 BRADFORD RD..... \$268,000
 B: Jose Neto
 S: Debra Gardner
 Vol/Page: 1416/998, Date: 07/10/24, Warranty
 Mtg: Newtown Savings Bank \$210,000
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$191,000 (07/07)

152 CHESTNUT AVE..... \$280,000
 B: Anthony Marriott
 S: Dumenys Better Vision LLC
 Vol/Page: 1416/320, Date: 06/28/24, Warranty
 Mtg: Primary Residentl Mtg \$266,000
 Use: 2-Family Two Family, Lot: 11326sf
 Prior Sale: \$135,000 (07/21)

294 E ELM ST..... \$330,000
 B: Jervis Archer
 S: Limitless294elmst LLC
 Vol/Page: 1416/342, Date: 06/28/24, Warranty
 Mtg: M&T Bank NA \$324,022
 Use: 2-Family Two Family, Lot: 6970sf
 Prior Sale: \$237,000 (03/22)

390 HILLDALE BLVD..... \$350,000
 B: Anthony Dejesus
 S: Qiqi Zhou
 Vol/Page: 1416/955, Date: 07/09/24, Warranty
 Mtg: Cross Country Mtg Inc \$339,500
 Use: 4 Bdrm Colonial, Lot: 16553sf
 Prior Sale: \$310,000 (11/11)

135 OLD BURRVILLE RD..... \$360,000
 B: Sarah Palmieri & John P Ireland Jr
 S: Anthony T Ellis & Susan M Ellis
 Vol/Page: 1416/821, Date: 07/08/24, Warranty
 Mtg: M&T Bank NA \$324,000
 Use: 3 Bdrm, Lot: 18295sf
 Prior Sale: \$112,000 (04/96)

66 STONEHOUSE WAY..... \$334,000
 B: Damani Bennett
 S: Mollin Dy
 Vol/Page: 1416/923, Date: 07/09/24, Warranty
 Mtg: Fairway Ind Mtg \$327,950
 Use: 3 Bdrm Ranch, Lot: 10890sf
 Prior Sale: \$179,000 (10/16)

72 TIOGA ST..... \$203,000
 B: Titan Hldg LLC
 S: Deanna Murdaugh
 Vol/Page: 1416/757, Date: 07/08/24, Warranty
 Mtg: Stephen Gendreau \$210,000
 Use: 3 Bdrm Cape Cod, Lot: 9583sf
 Prior Sale: \$265,000 (01/22)

191 WADHAMS AVE..... \$250,000
 B: Anthony Mirisola & Phyllis A Mirisola
 S: Katelyn J Birge
 Vol/Page: 1417/20, Date: 07/11/24, Warranty
 Mtg: Movement Mtg LLC \$200,000
 Use: 3 Bdrm Cape Cod, Lot: 6534sf
 Prior Sale: \$92,500 (10/14)

44 WINESAP RUN..... \$311,500
 B: Randy Best & Brooke Best
 S: Patrick M Wolford & Lizette M Wolford
 Vol/Page: 1416/907, Date: 07/09/24, Warranty
 Mtg: Revolution Mtg \$302,155
 Use: 3 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$114,000 (10/90)

106 WINTERBERRY WAY..... \$2,000
 B: Johnny Vinson & Jobeth Foley
 S: Johnny Vinson
 Vol/Page: 1417/66, Date: 07/11/24, Quit Claim
 Use: 3 Bdrm Ranch, Lot: 5227sf
 Prior Sale: \$221,000 (10/21)

WINTHROP ST..... \$300,000
 B: Christopher J Ledwith
 S: Edith Lupucy
 Vol/Page: 1416/994, Date: 07/09/24, Warranty

555 WOOD DUCK DR..... \$425,000
 B: Susan Lakhall & Marc Lakhall
 S: Haibo Yu
 Vol/Page: 1416/1027, Date: 07/10/24, Warranty
 Mtg: Cross Country Mtg Inc \$411,324
 Use: 3 Bdrm Colonial, Lot: 13068sf
 Prior Sale: \$195,000 (06/15)

NO STREET GIVEN..... \$235,000
 B: Eric Schweizer
 S: Marion Dwyer
 Vol/Page: 1416/1054, Date: 07/10/24, Warranty

NO STREET GIVEN L:85..... \$294,900
 B: Wendy Alfano
 S: Gary Loveland & Carol Loveland
 Vol/Page: 1416/1022, Date: 07/10/24, Warranty

NO STREET GIVEN L:86..... \$294,900
 B: Wendy Alfano
 S: Gary Loveland & Carol Loveland
 Vol/Page: 1416/1022, Date: 07/10/24, Warranty

► MORTGAGES

228 ASCOT LN..... \$7,897
 Donly Obas+ from USA Housing and Urban Development

237 BRADFORD RD..... \$50,000
 Jose Neto+ from Newtown Savings Bank

62 CULVERT ST..... \$50,000
 Mark Bigos+ from M&T Bank NA

223 GINGER LN..... \$11,501
 Amandeep Singh+ from USA Housing and Urban Develop

55 GRISWOLD ST..... \$144,485
 Robert Fabro+ from First World Mortgage

60 LOUIS CIR..... \$100,000
 Richard D Allen+ from M&T Bank NA

132 MEADOWVIEW DR..... \$6,572
 Andrea Stewart+ from USA Housing and Urban Develop

971 NEW LITCHFIELD ST..... \$126,683
 Orellanas Prop Mgmt LLC+ from Surya Cap Lic

244 NEWFIELD RD..... \$50,001
 Michael J Parlatoe Jr+ from Newrez LLC

1837 NEWFIELD RD..... \$236,567
 David S Myers+ from Pennymac Loan Services LLC

58 PINE ST..... \$107,000
 Leanne Dowd+ from Torrington Savings Bank

66 STONEHOUSE WAY..... \$13,360
 Damani Bennett+ from Connecticut Housing Finance A

312 UNIVERSITY DR..... \$25,000
 Benton Ella Mae Est+ from Hope Fallin

96 WILMOT ST..... \$212,000
 Wilmont Hldg LLC+ from Cv3 Fincl Svcs Llc

WARREN

TOWN CLERK: JULIE A WECHTER
50 Cemetery Road, Warren, CT, 06754
Phone: 860-868-7881

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	7
Median Price	\$375,000	\$515,000

► REAL ESTATE SALES

245 CORNWALL RD..... \$670,000
B: Michael J Monroe, Tr for Michael J & Patricia L Jas
S: Gaetano A Ficeto
Vol/Page: 99/88, Date: 07/09/24, Warranty
Mtg: Cross Country Mtg Inc \$469,000
Use: 4 Bdrm Contemporary, Lot: 126760sf
Prior Sale: \$555,000 (08/17)

WASHINGTON

TOWN CLERK: SHEILA M ANSON
2 Bryan Plz, PO Box 383, Washington, CT, 06793
Phone: 860-868-2786

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	18
Median Price	\$852,500	\$912,500

► REAL ESTATE SALES

16 BELL HILL RD..... \$1,980,000
B: Kelly Sidley & William W Bracken
S: Robert L Parker & Peter E Rogness
Vol/Page: 262/133, Date: 07/11/24, Warranty
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$285,000 (07/01)

17 CARMEL HILL RD..... \$2,100,000
B: Albert A Savar & Leigh F Savar
S: Sharon L Martin
Vol/Page: 262/144, Date: 07/12/24, Warranty
Mtg: Citizens Bank \$1,365,000
Use: 4 Bdrm Colonial, Lot: 411642sf
Prior Sale: \$943,000 (07/94)

WATERTOWN

TOWN CLERK: LISA DALTON
61 Echo Lake Rd, Watertown, CT, 06779
Phone: 860-945-5230

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	57
Median Price	\$285,000	\$350,000

► REAL ESTATE SALES

65 FRANKLIN AVE..... \$332,000
B: Sara E Balsewicz & Lucas F Downey
S: Juan Tirado
Vol/Page: 2326/168, Date: 07/12/24, Warranty
Mtg: Torrington Svgs Bk \$298,800
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$154,000 (08/18)

29 ICE HOUSE RD..... \$441,750
B: Jocelyn Lessard & Zachary A Lessard
S: Sylvain G Lessard & Danielle A Lessard
Vol/Page: 2326/15, Date: 07/08/24, Warranty
Mtg: Newtown Savings Bank \$353,400
Use: 3 Bdrm Ranch, Lot: 24829sf
Prior Sale: \$203,000 (02/01)

256 LEDGEWOOD RD..... \$370,000
B: Margaret M Schirmer & Christopher Schirmer
S: Deborah L Krantz
Vol/Page: 2326/103, Date: 07/11/24, Warranty
Mtg: Mtg Markets CUSO LLC \$230,000
Use: 3 Bdrm Ranch, Lot: 27443sf

MIDDLEBURY RD..... \$215,000
B: James W Proe
S: Wayne Richardson, Tr for Donald Martell T
Vol/Page: 2326/141, Date: 07/11/24, Trustee

► MORTGAGES

278 BELLA VISTA DR..... \$78,276
Lauren M Cesarello+ from Pennemac Loan Services LL

50 CUMMINGS AVE..... \$50,000
Christopher S Relyea+ from Thomaston Savings Bank

311 FRENCH ST..... \$165,000
Katherine Pizolorusso+ from Cross Country Mortgage

420 LINKFIELD RD..... \$118,040
Amanda Bascetta+ from Cross Country Mortgage Inc

22 MONROE ST..... \$50,000
Fred A Laroche+ from LoanDepot.Com LLC

59 PAXTON ST..... \$8,306
Alexandria Cruz+ from USA Housing and Urban Develo

10 TARBELL AVE..... \$215,710
Kimberly A Totilo+ from Rocket Mortgage

49 WOODPARK DR..... \$8,576
Raymond D Norris+ from USA Housing and Urban Devel

WINCHESTER

TOWN CLERK: GLENN ALBANESIU
338 Main St, Winchester, CT, 06098
Phone: 860-738-6963

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	34
Median Price	\$211,750	\$252,500

► REAL ESTATE SALES

23 CURTICE ST..... \$285,000
B: Berlitz C Perez & Josbert R Caban
S: Gold Star Prop Invs LLC
Vol/Page: 484/102, Date: 07/08/24, Warranty
Mtg: Nationwide Mtg Banker \$279,837
Use: 3 Bdrm Old Style, Lot: 8712sf
Prior Sale: \$26,000 (08/19)

118 MAIN ST..... \$365,000
B: Ricky Nguyen & Nhi Dang
S: 247 Enterprises LLC
Vol/Page: 484/461, Date: 07/12/24, Warranty
Mtg: Webster Bank \$292,000
Use: Retail-Department Store, Lot: 6534sf

42 UPLAND RD..... \$209,000
B: Minna Reep & Ryan P Casey
S: Jessica Keith
Vol/Page: 484/496, Date: 07/12/24, Warranty
Mtg: Newrez LLC \$202,730
Use: 2 Bdrm Old Style, Lot: 9583sf
Prior Sale: \$145,000 (03/07)

339 W WAKEFIELD BLVD..... \$525,000
B: Louis O Franco & Kathryn Franco
S: Jane O Cohen
Vol/Page: 484/341, Date: 07/11/24, Warranty
Mtg: Guaranteed Rate Affin \$335,000
Use: 3 Bdrm Old Style, Lot: 7841sf
Prior Sale: \$118,750 (07/19)

► MORTGAGES

190 E LAKE ST..... \$10,000
Gail M Hoxie+ from Webster Bank

130 MAIN ST..... \$292,000
Ricky Nguyen+ from Webster Bank

231 PERCH ROCK TRL..... \$99,000
Carrie A Esposito+ from Webster Bank

339 W WAKEFIELD BLVD..... \$335,000
Kathryn M Franco+ from Guaranteed Rate Affinity LL

339 W WAKEFIELD BLVD..... \$335,000
Kathryn M Franco+ from Guaranteed Rate Affinity LL

WOODBURY

TOWN CLERK: MARIA M. MANCINI
281 Main St South, Woodbury, CT, 06798
Phone: 203-263-2144

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	24
Median Price	\$410,000	\$550,000

► REAL ESTATE SALES

229 BACON POND RD U:413..... \$190,000
B: Martin F Moore
S: Charles Frigon & Catherine Frigon
Vol/Page: 466/1006, Date: 07/08/24, Warranty
Mtg: Cross Country Mtg Inc \$184,300
Use: 2 Bdrm Condo
Prior Sale: \$61,000 (11/95)

428 MIDDLE ROAD TPKE..... \$849,900
B: Aline J Rossiter & Robert R Rossiter
S: Gary Feola & Maria Feola
Vol/Page: 466/1054, Date: 07/09/24, Warranty
Use: 3 Bdrm Contemporary, Lot: 138956sf
Prior Sale: \$100,000 (12/17)

6 STRONG FIELD RD..... \$789,900
B: Vance Kusaila & Jennifer Kusaila
S: Corbo Associates Inc
Vol/Page: 466/1076, Date: 07/12/24, Warranty
Mtg: NBKC Bank \$631,920
Use: 4 Bdrm Cape Cod, Lot: 42689sf

6 WEEKEPEEMEE RD..... \$25,000
B: Sarah L Sylvester
S: Robert Kazior
Vol/Page: 466/1029, Date: 07/09/24, Quit Claim
Use: 3 Bdrm Colonial, Lot: 39640sf
Prior Sale: \$245,000 (01/19)

► MORTGAGES

229 BACON POND RD U:413..... \$184,300
Martin F Moore+ from Cross Country Mortgage Inc

74 BRUSHY HILL RD..... \$250,000
Thomas J Fontana+ from Newtown Savings Bank

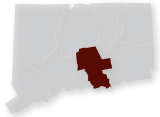
406 MIDDLE ROAD TPKE..... \$300,000
Carmine Paolino+ from TD Bank NA

406 MIDDLE ROAD TPKE..... \$300,000
Carmine Paolino+ from TD Bank NA

168 QUASSAUG RD..... \$75,000
Julie A Hunt+ from Liberty Bank

368 QUASSAUG RD..... \$18,234
Ryan J Otoole+ from USA Housing and Urban Developm

103 ROWLEY RD..... \$200,000
Adam D Bonito+ from Ion Bank



MIDDLESEX COUNTY

CHESTER

TOWN CLERK:KATHRYN HAIR

203 Middlesex Ave, Chester, CT, 06412
Phone:860-526-0013

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$275,000	\$415,000

► MORTGAGES

- 6 FERRY RD** **\$93,952**
Elizabeth Zinkiewicz+ from Figure Lending LCC
- 20 KINGS HWY** **\$175,000**
John Sciacca+ from Liberty Bank

CLINTON

TOWN CLERK:SHARON URICCHIO

54 E Main St, Clinton, CT, 06413
Phone:860-669-9101

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	46
Median Price	\$387,500	\$412,750

► REAL ESTATE SALES

- 167 COW HILL RD** **\$530,000**
B: Michael Stark & Grace M Stark
S: Marissa C Brackett & Sean P Brackett
Vol/Page: 557/374, Date: 07/12/24, Warranty
Mtg: United Wholesale Mtg \$477,000
Use: 4 Bdrm Colonial, Lot: 95832sf
Prior Sale: \$318,000 (11/16)
- 11 EGYPT LN** **\$265,000**
B: Marten Brown & Janet Perry
S: Timothy J Acker & Brittney M Acker
Vol/Page: 557/224, Date: 07/08/24, Warranty
Mtg: Plaza Home Mtg \$260,200
Use: 3 Bdrm Raised Ranch, Lot: 22216sf
Prior Sale: \$225,000 (04/17)
- 1 PARTRIDGE LN** **\$195,000**
B: Recreational Mktg Assoc
S: Jeffrey Dyer
Vol/Page: 557/335, Date: 07/12/24, Warranty
Use: 2 Bdrm Raised Ranch, Lot: 20473sf
Prior Sale: \$117,300 (07/24)

- 1 PARTRIDGE LN** **\$117,300**
B: Andrzej Lipski & Jeffrey Dyer
S: Edmond F Mattison
Vol/Page: 557/332, Date: 07/12/24, Warranty
Mtg: Equity Based Cap Llc \$225,000
Use: 2 Bdrm Raised Ranch, Lot: 20473sf
- 24 WOODLAND DR** **\$425,000**
B: Anthony Mongillo & Lauren Wright
S: Wesley J Kasprow & Laura J Kasprow
Vol/Page: 557/290, Date: 07/09/24, Warranty
Mtg: Novus Home Mtg \$403,750
Use: 4 Bdrm Ranch, Lot: 35284sf
Prior Sale: \$214,900 (11/16)

► MORTGAGES

- 21 90 ROD RD** **\$65,000**
Allen E Shepard 4th+ from LoanDepot.Com LLC
- 9 AUTUMN LN** **\$200,000**
Jason Cosentino+ from Sikorsky Financial Credit Un
- 150 GLENWOOD RD** **\$236,000**
Amru Abo-Alaial+ from Rocket Mortgage
- 68 LIBERTY ST** **\$100,000**
Christy A Pontillo+ from Liberty Bank
- 19 LONGATE RD** **\$9,827**
Kenneth S Michaud+ from USA Housing and Urban Deve
- 14 SILVER BIRCH LN** **\$40,000**
Janna Lyon+ from Nationstar Mortgage

CROMWELL

TOWN CLERK:JOANN DOYLE

41 West St, Cromwell, CT, 06416
Phone:860-632-3440

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	29
Median Price	\$357,900	\$375,000

► REAL ESTATE SALES

- 4 FERN ST** **\$320,000**
B: Daniel Magoulas
S: Franklin Donald Est & Stephen Franklin
Vol/Page: 1825/128, Date: 07/12/24, Fiduciary
Mtg: Total Mtg Svcs \$300,162
Use: 2 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: \$143,000 (06/88)
- 2 NORTH RD** **\$155,000**
B: North Woods LLC
S: Lewis Joseph Est & Cynthia S Lewis
Vol/Page: 1825/102, Date: 07/11/24, Executor
Use: 2 Bdrm Bngl/Cottage, Lot: 48086sf

- 4 WIGHTMAN PL** **\$261,000**
B: Mary Mcfarland
S: Albino M Caporale
Vol/Page: 1825/97, Date: 07/10/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: \$130,000 (06/17)

► MORTGAGES

- 6 CARRIAGE DR** **\$200,000**
Carol R Peluso+ from Liberty Bank
- 64 CLUBHOUSE DR U:64** **\$45,000**
Melissa Hills+ from Chelsea Groton Bank
- 190 EVERGREEN RD** **\$180,000**
Jenny L Bonelli+ from Liberty Bank
- 4 FERN ST** **\$37,500**
Daniel Magoulas+ from Connecticut Housing Finance
- 28 LINCOLN RD** **\$114,000**
David A Swanson+ from E Mtg Capital Inc
- 49 TIMBER HILL RD** **\$30,000**
Michele Labbadia+ from Connecticut State Employees

DEEP RIVER

TOWN CLERK:AMY M WINCHELL

174 Main St, Deep River, CT, 06417
Phone:860-526-6024

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	9
Median Price	\$357,600	\$420,000

► REAL ESTATE SALES

- 5 GROVE ST** **\$330,000**
B: Deep Grove LLC
S: Robert Schmelzer & Linalynn M Schmelzer
Vol/Page: 260/618, Date: 07/09/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 21344sf
Prior Sale: \$175,000 (06/12)
- 92 MAIN ST U:206** **\$272,500**
B: Leslie D Sandin & Wayne F Daily
S: Richard J Resnick & Molly E Flueckiger
Vol/Page: 260/541, Date: 07/01/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$141,250 (08/18)
- 135 RATTLING VALLEY RD** **\$860,000**
B: Christina Mcdonald & Alexandru Vari
S: Sharon Oneill Rege, Tr for Satish L Rege RET
Vol/Page: 260/548, Date: 07/01/24, Trustee
Mtg: Guilford Savings Bank \$688,000
Use: 3 Bdrm CustomDesign, Lot: 214751sf
Prior Sale: \$600,000 (06/20)

► **MORTGAGES**

- 55 KIRTLAND ST** **\$156,400**
Renee L Tschopp+ from Rocket Mortgage
- 39 MERRIWOLD LN**..... **\$40,000**
Lisa J Claveloux+ from Sikorsky Financial Credit U
- 9 ROGERS LN**..... **\$50,000**
Lachlan P Brennan+ from Bank of America NA
- 12 WHITTLESEY BROOK RD** **\$30,000**
Michael K Laflair+ from Webster Bank

DURHAM

TOWN CLERK: NICOLE CHAREST
30 Town House Rd, Durham, CT, 06422
Phone: 860-349-3453

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	19
Median Price	\$405,000	\$405,000

► **REAL ESTATE SALES**

- 88 CHERRY LN**..... **\$405,000**
B: Matthew Griswold
S: Kenneth R Turner
Vol/Page: 305/888, Date: 07/09/24, Warranty
Mtg: Fairway Ind Mtg \$356,500
Use: 3 Bdrm Ranch, Lot: 50094sf
Prior Sale: \$250,000 (07/08)
- 330 PARMELEE HILL RD**..... **\$550,000**
B: Carolyn Cairns & David S Cairns
S: David E Foster, Tr for Foster Ft
Vol/Page: 305/907, Date: 07/11/24, Trustee
Use: 4 Bdrm Colonial, Lot: 58370sf
Prior Sale: \$415,000 (03/11)
- 89 STAGE COACH RD U:89**..... **\$77,967**
B: Charles T Grime
S: Susan Schade & Linda Mercuri
Vol/Page: 305/911, Date: 07/11/24, Warranty
Mtg: USA HUD \$487,500
Use: 2 Bdrm Condo
Prior Sale: \$280,000 (03/07)

► **MORTGAGES**

- 89 STAGE COACH RD U:89**..... **\$487,500**
Charles T Grime+ from Mutual of Omaha Mortgage

EAST HADDAM

TOWN CLERK: KATHLEEN A. KLINCK
1 Plains Rd, East Haddam, CT, 06469
Phone: 860-873-5027

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	30
Median Price	\$290,000	\$324,500

► **REAL ESTATE SALES**

- 31 FALLS BASHAN RD**..... **\$175,100**
B: Equity TCo Custodian
S: Parmenter Frederick N Est & David J Parmenter
Vol/Page: 1187/253, Date: 07/09/24, Executor
Use: 2 Bdrm Conventional, Lot: 14810sf
- 75 MOTT LN**..... **\$82,500**
B: Salt Pearl Prop LLC
S: Smith Christine Est & Timothy H Wentworth
Vol/Page: 1187/216, Date: 07/08/24, Executor
Use: 4 Bdrm Conventional, Lot: 73616sf
- 75 MOTT LN**..... **\$82,500**
B: Salt Pearl Prop LLC
S: Michele Gowac
Vol/Page: 1187/218, Date: 07/08/24, Warranty
Mtg: Pinnacle Fncl Svc LLC \$275,000
Use: 4 Bdrm Conventional, Lot: 73616sf
Prior Sale: \$82,500 (07/24)
- 149 SHEEPSKIN HOLLOW RD**..... **\$650,000**
B: Kaufmanenterprise LLC
S: Edward J Voyer & Deborah S Voyer
Vol/Page: 1187/268, Date: 07/11/24, Warranty
Mtg: ReadyCap Lndg LLC \$1,170,000
Use: Mixed Use-Prim Res & Comm, Lot: 940460sf
Prior Sale: \$500,000 (05/17)
- 115 TOWN FARM RD** **\$539,900**
B: Arabella D Bartner
S: Robert J Osnoe & Kathleen D Osnoe
Vol/Page: 1187/299, Date: 07/11/24, Warranty
Use: Mixed Use-Res Dwell & OpenSp, Lot: 185130sf
Prior Sale: \$170,000 (09/92)

► **MORTGAGES**

- 607 FOX HOPYARD RD** **\$300,000**
Michael A Milardo+ from Liberty Bank

EAST HAMPTON

TOWN CLERK: PATTY BURNHAM, ACTING
1 Community Dr, East Hampton, CT, 06424
Phone: 860-267-2519

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	47
Median Price	\$325,000	\$390,000

► **REAL ESTATE SALES**

- 7 BARTON HILL RD** **\$255,000**
B: 7a Barton Hill LLC
S: David J Gilbert & Teresa Z Gilbert
Vol/Page: 648/401, Date: 07/08/24, Warranty

- 128 HOG HILL RD** **\$554,000**

B: Ian Dutton & Jessica Dutton
S: Steven C Lee & Mary L Lee
Vol/Page: 648/478, Date: 07/09/24, Warranty
Mtg: Nations Direct Mtg \$526,300
Use: 4 Bdrm Colonial, Lot: 131987sf
Prior Sale: \$331,900 (07/07)

- 250 MIDDLE HADDAM RD** **\$337,000**

B: Theresa Gish & Jeremy D Gish
S: Joseph E Timbro
Vol/Page: 648/547, Date: 07/10/24, Warranty
Mtg: First Alliance Home \$330,896
Use: 3 Bdrm Colonial, Lot: 357192sf
Prior Sale: \$260,000 (12/22)

- 85 N MAIN ST U:103**..... **\$230,000**

B: Howard M Kilpatrick
S: Paula Ward
Vol/Page: 648/404, Date: 07/08/24, Warranty
Mtg: Ark-La-Tex Fin Svcs \$172,500
Use: 2 Bdrm Condo
Prior Sale: \$174,900 (12/07)

- 122 WALNUT AVE** **\$315,000**

B: Rb 50 LLC
S: John Couto & Aida Couto
Vol/Page: 648/575, Date: 07/11/24, Warranty

- 289 YOUNG ST**..... **\$42,500**

B: Flanders Road Estates LLC
S: Miranda A Michaud
Vol/Page: 648/543, Date: 07/10/24, Warranty
Use: Residential Open Land, Lot: 87556sf
Prior Sale: \$20,000 (07/99)

► **MORTGAGES**

- 63 ABBEY RD**..... **\$177,600**
Karl T Ferrari+ from State Department Federal Cred
- 9 LENA LN**..... **\$100,000**
Fred L Baker+ from Navy Federal Credit Union
- 6 MIDDLETOWN AVE**..... **\$340,000**
Laurent Gareau+ from Tamarack Properties L
- 8 SUNRISE LN**..... **\$200,000**
Pater Govoni+ from Liberty Bank
- 1 WEST BLVD** **\$29,032**
Steven C Stokes+ from Figure Lending LCC
- 4 WILKES RD** **\$77,000**
Jessica Estevam+ from Pentagon Federal Credit Unio

ESSEX

TOWN CLERK: JOEL MARZI
29 West Ave, Essex, CT, 06426
Phone: 860-767-4340

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	\$467,500	\$595,000

► REAL ESTATE SALES

- 32 RIVER RD..... \$1,400,000**
 B: Michael Crain & Beth Crain
 S: Charles Crilly & Marcia Crilly
 Vol/Page: 357/678, Date: 07/08/24, Warranty
- 35 SAYBROOK RD U:N6..... \$65,000**
 B: Cameron Canzellarini
 S: Louis Wang
 Vol/Page: 357/696, Date: 07/10/24, Warranty
 Use: Non-residential Condo

► MORTGAGES

- 43 N MAIN ST..... \$180,000**
 Michael Bolduc+ from Citizens Bank

HADDAM

TOWN CLERK:BOB SIEGRIST
 30 Field Park Dr, Haddam, CT, 06441
 Phone:860-345-8531

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	26
Median Price	\$345,000	\$423,056

► REAL ESTATE SALES

- 122 DUBLIN HILL RD..... \$420,000**
 B: Drew Crossman & Linda Richmond
 S: Charlotte M Stetson
 Vol/Page: 427/92, Date: 07/09/24, Warranty
 Mtg: Liberty Bk \$320,000
 Use: 3 Bdrm Cape Cod, Lot: 33541sf
- 360 HUBBARD RD..... \$449,900**
 B: Vanessa L Brambilla & Margarita Delacruz
 S: Jill M Matterazzo
 Vol/Page: 427/67, Date: 07/08/24, Warranty
 Mtg: Rocket Mortgage LLC \$388,328
 Use: 4 Bdrm Colonial, Lot: 43996sf

- MORRIS RD..... \$51,000**
 B: Crystal J Bruce & Timothy P Meighoo
 S: Adelaide B Bacon & John T Bacon
 Vol/Page: 427/139, Date: 07/11/24, Warranty

- 911 SAYBROOK RD..... \$285,000**
 B: Vale Holdings LLC
 S: Unit Cong Chrch Of Haddam
 Vol/Page: 427/121, Date: 07/09/24, Warranty
 Use: Religious Property, Lot: 14375sf
 Prior Sale: \$149,000 (06/02)

► MORTGAGES

- 254 PARK RD..... \$50,000**
 Loreen L Zaccaro+ from Pennymac Loan Services LLC
- 44 QUARRY HILL RD..... \$368,000**
 The Haddam Neck Fair Assn+ from Liberty Bank
- TURKEY HILL RD..... \$46,500**
 Sarah E Colonghi+ from Guilford Savings Bank
- TURKEY HILL RD..... \$46,500**
 Sarah E Colonghi+ from Guilford Savings Bank

KILLINGWORTH

TOWN CLERK:DAWN R. MOONEY
 323 Route 81, Killingworth, CT, 06419
 Phone:860-663-1765

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	15
Median Price	\$570,000	\$475,000

► MORTGAGES

- 37 TITUS COAN RD..... \$400,000**
 Timothy P Faircloth+ from Eastern CT Savings Bank

MIDDLEFIELD

TOWN CLERK:TONYA HOGAN
 393 Jackson Hill Rd, Middlefield, CT, 06481
 Phone:860-349-7116

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	18
Median Price	\$300,000	\$358,250

► MORTGAGES

- 30 SYLVAN RDG U:30..... \$150,000**
 Hugo Vivero+ from Wilson Arms Hldg Llc

MIDDLETOWN

TOWN CLERK:ASHLEY FLYNN-NATALE
 245 DeKoven Dr, Rm 110, Middletown, CT, 06457
 Phone:860-638-4910

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	105
Median Price	\$305,000	\$340,525

► REAL ESTATE SALES

- 5 AFTON TER..... \$260,000**
 B: Qiuna Xu & Changzhu Xu
 S: Bin Chen
 Vol/Page: 2100/476, Date: 07/10/24, Warranty
 Mtg: Arc Home LLC \$130,000
 Use: 4 Bdrm Contemporary, Lot: 2614sf
 Prior Sale: \$52,000 (09/13)
- 21 CARRIAGE CROSSING LN U:21..... \$200,000**
 B: Zene N Charlton
 S: Corrado Ganci
 Vol/Page: 2100/263, Date: 07/08/24, Warranty
 Mtg: Movement Mtg LLC \$183,000
 Use: 2 Bdrm Condo
 Prior Sale: \$91,000 (09/16)

- 257 CARRIAGE CROSSING LN U:257..... \$180,000**
 B: Rachel Disilvestro
 S: Mara F Bonnell
 Vol/Page: 2100/756, Date: 07/12/24, Warranty
 Mtg: Plaza Home Mtg \$155,000
 Use: 1 Bdrm Condo
 Prior Sale: \$107,000 (02/21)
- 111 DEKOVEN DR U:609..... \$190,000**
 B: Maria Muscatello
 S: Ljl Management LLC
 Vol/Page: 2100/422, Date: 07/09/24, Warranty
 Mtg: Liberty Bk \$170,000
 Use: 2 Bdrm Condo
 Prior Sale: \$138,000 (09/13)
- 447 E MAIN ST..... \$218,415**
 B: Nicholas Slauson
 S: Freedom Mortgage Corp
 Vol/Page: 2100/348, Date: 07/08/24, Warranty
 Mtg: Guaranteed Rate Inc \$118,415
 Use: 3 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$220,910 (04/24)
- 66 FISHER RD..... \$320,000**
 B: Jacqueline Grant
 S: Karen E Clark
 Vol/Page: 2100/300, Date: 07/08/24, Warranty
 Mtg: Guilford Savings Bank \$288,000
 Use: 3 Bdrm Cape Cod, Lot: 9148sf
 Prior Sale: \$179,900 (10/13)
- 752 LONG HILL RD U:752..... \$276,000**
 B: Tyler A Quinn & William B Quinn
 S: William Vasiliou & Anthony J Vasiliou
 Vol/Page: 2100/718, Date: 07/12/24, Warranty
 Mtg: Total Mtg Svcs \$262,200
 Use: 3 Bdrm Condo
- 791 LONG HILL RD U:G54..... \$322,000**
 B: Nicholas Bigulci & Holly L Bigulci
 S: Donna Formato
 Vol/Page: 2100/382, Date: 07/09/24, Warranty
 Use: Condo
- 169 TROLLEY CROSSING LN U:169..... \$220,000**
 B: Braulin Soto & Edwin A Nunez
 S: Emily Brenner
 Vol/Page: 2100/448, Date: 07/09/24, Warranty
 Mtg: OCMBC Inc \$216,015
 Use: 2 Bdrm Condo
 Prior Sale: \$125,900 (12/17)
- 3 W MEADOW LN U:4..... \$264,000**
 B: Carmelo Lombardo & Jonathan Lombardo
 S: Casey R Mccall
 Vol/Page: 2100/739, Date: 07/12/24, Warranty
 Mtg: Total Mtg Svcs \$259,218
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (05/19)

455 WEST ST..... \$320,000
 B: Mahnoor Shahzad & Saad Zaeem
 S: Bryan Scaniiffe & Sara Neilson
 Vol/Page: 2100/518, Date: 07/10/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$265,000 (06/21)

► **MORTGAGES**

21 CARRIAGE CROSSING LN U:21 \$25,000
 Zene N Charlton+ from Connecticut Housing Finance

75 CHARLES MARY DR..... \$125,000
 Suzanne H Lewis+ from Third Federal Saving & Loan

256 FARM HILL RD \$7,893
 William Baroni Jr+ from USA Housing and Urban Deve

23 FRONT ST \$6,843
 Luke Lynch+ from USA Housing and Urban Development

69 LINBERT ST \$214,082
 Brendan O King+ from Rocket Mortgage

791 LONG HILL RD U:654..... \$247,000
 Nicholas Bifulci+ from JP Morgan Chase Bank

222 MAPLE SHADE RD \$55,000
 Debora L Greatsinger+ from Sikorsky Financial Cred

1 POMEROY PL..... \$80,000
 Eckhardt Holdings LLC+ from FEC Enterprises LLC

1-A POMEROY PL..... \$80,000
 Eckhardt Holdings LLC+ from FEC Enterprises LLC

169 TROLLEY CROSSING LN U:169..... \$7,700
 Braulin Soto+ from OCMBC Inc

22 WHITNEY CT..... \$100,000
 Gaetano C Dipietro+ from Webster Bank

OLD SAYBROOK

TOWN CLERK:SARAH BECKER

302 Main St, Old Saybrook, CT, 06475
 Phone:860-395-3135

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	38
Median Price	\$475,000	\$615,000

► **REAL ESTATE SALES**

90 CHALKER BEACH RD \$685,000
 B: Peter Leombruni & Janet Leombruni
 S: Ann K Williams
 Vol/Page: 692/53, Date: 07/09/24, Warranty
 Use: 2 Bdrm Cape Cod, Lot: 13068sf
 Prior Sale: \$165,000 (06/99)

7 CHRISTY HTS..... \$630,000
 B: Deirdre A Cherry, Tr for Deirdre A Cherry RET
 S: Matthew G Hastava & Catherine M Wargo
 Vol/Page: 692/142, Date: 07/10/24, Warranty
 Mtg: United Wholesale Mtg \$598,500
 Use: 3 Bdrm Colonial, Lot: 67082sf
 Prior Sale: \$249,900 (01/99)

36 COLLEGE ST \$1,050,000
 B: Lisa Nierendorf & Scott R Nierendorf
 S: Katerina Guerraz
 Vol/Page: 692/23, Date: 07/09/24, Warranty
 Mtg: Navy FCU \$295,000
 Use: 3 Bdrm Colonial, Lot: 25265sf
 Prior Sale: \$970,000 (09/21)

45 MIDDLETOWN AVE \$612,000
 B: Robert C Dugger Jr & Janice R Dugger
 S: Ernest O Fredericksen & Tina L Fredericksen
 Vol/Page: 692/169, Date: 07/11/24, Warranty
 Mtg: CMG Home Loans \$450,000
 Use: 2 Bdrm Cottage, Lot: 4356sf
 Prior Sale: \$210,000 (07/10)

31 MILL ROCK RD E \$345,100
 B: Eduardo Desouza & Adriana Desouza
 S: Rosie M Thomas
 Vol/Page: 692/57, Date: 07/09/24, Warranty
 Mtg: HomeXpress Mtg \$199,400
 Use: 3 Bdrm, Lot: 15682sf

11 OTTER BROOK DR..... \$940,000
 B: James J Scotney & Gemma Scotney
 S: Donna D Dibella
 Vol/Page: 692/222, Date: 07/12/24, Warranty
 Mtg: HSBC Bank \$752,000
 Use: 4 Bdrm Colonial, Lot: 48352sf
 Prior Sale: \$322,500 (12/97)

PRESENT OLD STATE RD..... \$282,000
 B: Thomas R Evans
 S: St Of Ct Dept Of Transpor
 Vol/Page: 692/79, Date: 07/09/24, Quit Claim

221 SCHOOL HOUSE RD \$540,000
 B: Liam M Finnegan
 S: Anthony Napolitano & Nancy A Bottiglieri
 Vol/Page: 692/101, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$483,975
 Use: 4 Bdrm Ranch, Lot: 46609sf
 Prior Sale: \$285,000 (08/19)

► **MORTGAGES**

109 AYERS POINT RD \$153,400
 Maureen O Zavatone+ from Bank of America NA

1 LAKEWOOD CIR..... \$50,000
 Bror J Ashe+ from Liberty Bank

4 SHARON LN \$100,000
 Todd M Cody+ from Bank of America NA

4 SHEFFIELD RD \$57,400
 Lori S Holbrook+ from M&T Bank NA

PORTLAND

TOWN CLERK:MICHAEL V. TIERNEY

33 East Main St, Portland, CT, 06480
 Phone:860-342-6743

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	32
Median Price	\$288,000	\$332,500

► **REAL ESTATE SALES**

39 COPPER BEECH LN U:39..... \$50,000
 B: Alfred J Salafia Jr & Joni Salafia
 S: Cynthia Venuti
 Vol/Page: 1111/54, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$199,900 (07/03)

39 COPPER BEECH LN U:39..... \$50,000
 B: Lisa A Prokop & James D Prokop
 S: Cynthia Venuti
 Vol/Page: 1111/57, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$50,000 (07/24)

193 PICKERING ST \$685,000
 B: 4gig LLC
 S: 193 Pickering Realty LLC
 Vol/Page: 1111/43, Date: 07/08/24, Warranty
 Use: Manufacturing Building, Lot: 25352sf
 Prior Sale: \$494,000 (07/13)

► **MORTGAGES**

58 RIVERVIEW ST..... \$22,739
 Nicholas Fuller+ from USA Housing and Urban Develo

WESTBROOK

TOWN CLERK:JOAN ANGELINI

866 Boston Post Rd, Westbrook, CT, 06498
 Phone:860-399-3044

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	21
Median Price	\$562,500	\$515,000

► **REAL ESTATE SALES**

164 HAMMOCK RD N U:23 \$525,000
 B: Ardean Cavalli
 S: Anthony Uzzo & Athena Uzzo
 Vol/Page: 383/353, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$410,000 (05/21)

72 OLD PENT RD \$1,173,065
 B: Paige Power & Sean Power
 S: Raimi O Slater, Tr for Raimi Slater T
 Vol/Page: 383/369, Date: 07/12/24, Trustee
 Mtg: LoanDepot.Com \$373,065
 Use: 6 Bdrm Colonial, Lot: 13939sf
 Prior Sale: \$425,000 (05/03)

► **MORTGAGES**

1315 HORSE HILL RD..... \$11,330
 Brandon Locke+ from USA Housing and Urban Developm

33 QUOTONSET LN..... \$70,000
 Michael A Farina+ from Sikorsky Financial Credit U



NEW HAVEN COUNTY

ANSONIA

TOWN CLERK: ELIZABETH S LYNCH
253 Main St, Ansonia, CT, 06401
Phone: 203-736-5980

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	32
Median Price	\$285,000	\$360,000

► REAL ESTATE SALES

22 COLUMBIA ST **\$380,000**

B: Edwing F Rivero
S: Hu H Ji
Vol/Page: 622/1004, Date: 07/11/24, Warranty
Mtg: United Wholesale Mtg \$347,985
Use: 2-Family Two Family, Lot: 5227sf
Prior Sale: \$75,000 (08/13)

25 DAY ST **\$350,000**

B: Josue J Flores
S: Marco Ayora
Vol/Page: 622/773, Date: 07/03/24, Warranty
Mtg: Cross Country Mtg Inc \$327,000
Use: 2-Family Two Family, Lot: 8276sf
Prior Sale: \$119,000 (09/00)

23 FORD RD **\$320,000**

B: Kenneth Bruno 2nd & Nicole Bruno
S: Robert W Cammissa & Gary Cammissa
Vol/Page: 622/898, Date: 07/08/24, Warranty
Mtg: Kenneth Bruno \$326,025
Use: 3 Bdrm Ranch, Lot: 18295sf

28 HULL ST **\$260,000**

B: Kenneth Dean
S: Cynthia L Sardo & Paul Sardo
Vol/Page: 622/924, Date: 07/09/24, Warranty
Mtg: CMG Mortgage Inc \$244,824
Use: 3 Bdrm Colonial, Lot: 3920sf
Prior Sale: \$125,000 (03/05)

231 N MAIN ST **\$600,000**

B: 231 North Main St LLC
S: Aquila Sr Peter V Est & Anne Aquila
Vol/Page: 622/1028, Date: 07/11/24, Executor
Use: Apartment Building, Lot: 42253sf

20 RIDGE RD **\$375,000**

B: Antonio M Maielli & Tina L Hinman
S: Nicholas P Ortiz
Vol/Page: 622/951, Date: 07/10/24, Warranty
Mtg: Sikorsky Fncl CU Inc \$325,000
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$180,000 (03/16)

► MORTGAGES

31 BENZ ST **\$5,700,000**

Benz Solar LLC+ from Seminole Fncl Svcs LI

25 DAY ST **\$327,000**

Josue J Flores+ from Cross Country Mortgage Inc

25 DAY ST **\$25,000**

Josue J Flores+ from Connecticut Housing Finance A

28 HULL ST **\$25,000**

Kenneth Dean+ from Connecticut Housing Finance Aut

5 RUTLAND ST **\$442,500**

5 Rutland LLC+ from Bpl Mortgage Llc

BEACON FALLS

TOWN CLERK: LEONARD GREENE, SR
10 Maple Ave, Beacon Falls, CT, 06403
Phone: 203-729-8254

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	16
Median Price	\$323,200	\$341,450

► REAL ESTATE SALES

54 MUNSON RD **\$475,000**

B: Mark Lionetti & Lori Hassan
S: Michael Spuroskey
Vol/Page: 255/571, Date: 07/08/24, Warranty
Mtg: Equity Resources Inc \$450,000
Use: 3 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: \$212,500 (10/16)

► MORTGAGES

159 BETHANY RD **\$15,084**

George D Mata+ from USA Housing and Urban Developm

3 OAKWOOD DR **\$65,000**

Diego G Brito+ from Sikorsky Financial Credit Unio

BETHANY

TOWN CLERK: WILLIAM L BRINTON
40 Peck Rd, Bethany, CT, 06524
Phone: 203-393-2100

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	15
Median Price	\$480,000	\$465,000

► MORTGAGES

228 POLE HILL RD **\$100,000**

Monte P Radler+ from Webster Bank

42 RALPH RD **\$100,000**

Michael S Plaskowitz+ from Citizens Bank

BRANFORD

TOWN CLERK: LISA ARPIN
1019 Main St, Branford, CT, 06405
Phone: 203-315-0678

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	47
Median Price	\$465,000	\$519,000

► REAL ESTATE SALES

20 BRADLEY AVE **\$540,000**

B: Daniel Gorman & Mary J Gorman
S: Lobaugh Properties LLC
Vol/Page: 1389/753, Date: 07/09/24, Warranty
Use: 2 Bdrm Old Style, Lot: 6098sf
Prior Sale: \$465,955 (08/23)

77 COLEBROOK CT U:E **\$175,000**

B: Charlotte E Reid
S: Ria R P Inc
Vol/Page: 1389/854, Date: 07/12/24, Warranty
Use: Condo

111 FLORENCE RD U:1A **\$215,000**

B: Maria L Palacio
S: Lauri J Labonia
Vol/Page: 1389/675, Date: 07/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$81,925 (07/00)

21 GENTILE PL **\$473,000**

B: Anka B Shrestha & Rajan Shrestha
S: Ngawang Namdak
Vol/Page: 1389/784, Date: 07/11/24, Warranty
Mtg: CMG Mortgage Inc \$378,400
Use: 3 Bdrm Raised Ranch, Lot: 8276sf
Prior Sale: \$260,000 (09/11)

1 HARBOUR VLG U:D **\$385,000**

B: Uma M Karkala & Alan I Hollander
S: Jayson D Cutler
Vol/Page: 1389/649, Date: 07/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$240,000 (02/14)

4 LOMARTRA LN **\$657,500**

B: Albert Delucia & Amanda Delucia
S: Babar Khokhar & Nehal Khokhar
Vol/Page: 1389/875, Date: 07/12/24, Warranty
Mtg: Provident Fund Assoc \$424,000
Use: 4 Bdrm Contemporary, Lot: 35719sf
Prior Sale: \$499,999 (06/12)

50 SILVER ST **\$455,000**

B: Corriene Zennou
S: William T Gardner
Vol/Page: 1389/653, Date: 07/08/24, Warranty
Mtg: Nationstar Mtg \$341,250
Use: 2-Family Two Family, Lot: 8712sf
Prior Sale: \$325,000 (12/20)

2 WOODLAWN AVE **\$287,000**

B: Margarita Derrico
S: David L Mix
Vol/Page: 1389/770, Date: 07/11/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 6098sf

► MORTGAGES

26 BAY PATH WAY U:26 **\$12,483**

Brian Kripps+ from USA Housing and Urban Developme

34 BEECHWOOD RD **\$150,000**

Panagiota V Gioulos+ from Guilford Savings Bank

62-A CHESTNUT ST **\$578,400**

Asm Prospect LLC+ from John Villano

80 CHESTNUT ST **\$578,400**

Asm Prospect LLC+ from John Villano

77 E OAK WOODS **\$138,000**

Charlotte E Reid+ from Primary Residential Mortgag

80 MILL PLAIN RD **\$450,000**

Gregory H Bonenberger+ from Citizens Bank

381 OLD ROCK RD U:381 **\$93,000**

Jaya P Golla+ from Natl Insts Of Health

POMPANO AVE **\$18,750**

Anka B Shrestha+ from Connecticut Housing Finance

184 TURTLE BAY DR U:184 \$96,000
 Elizabeth Lima+ from Point Digital Finance Inc
25 WAKEFIELD RD \$220,000
 Elaine Parisi+ from United Wholesale Mortgage

CHESHIRE

TOWN CLERK: PATRICIA KING

84 S Main St, Cheshire, CT, 06410
 Phone: 203-271-6601

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	67
Median Price	\$435,000	\$450,000

► **REAL ESTATE SALES**

27 CURRIER PL U:27 \$323,000
 B: Christine L Donati & Louis C Donati
 S: Mara Adams, Tr for Elizabeth M Baren T
 Vol/Page: 3231/58, Date: 07/12/24, Trustee
 Use: 3 Bdrm Condo
 Prior Sale: \$180,000 (05/20)

201 ELMWOOD CIR \$190,000
 B: Stanley Martone & Alexa Panzarino
 S: Schwartz Eileen H Est & Beth H Snider
 Vol/Page: 3230/220, Date: 07/09/24, Executor
 Use: 3 Bdrm Ranch, Lot: 17424sf

76 FARVIEW DR \$335,000
 B: Andrew Hale
 S: Cheryl L Beland
 Vol/Page: 3231/63, Date: 07/12/24, Warranty
 Mtg: Mortgage Research Ctr \$342,202
 Use: 2 Bdrm Ranch, Lot: 20038sf
 Prior Sale: \$160,450 (01/12)

75 LANYON DR \$600,000
 B: Ryan Coram & Kyla Coram
 S: Aurwilda Tirado
 Vol/Page: 3230/277, Date: 07/10/24, Warranty
 Mtg: Everett Financial \$331,000
 Use: 5 Bdrm Cape Cod, Lot: 21344sf
 Prior Sale: \$375,000 (11/23)

15 NORTH CT \$665,000
 B: Emma Bermudez & Ashley Bermudez
 S: Aaron E Burton & Catherine A Burton
 Vol/Page: 3231/9, Date: 07/11/24, Warranty
 Mtg: Rocket Mortgage LLC \$598,500
 Use: 4 Bdrm Colonial, Lot: 25265sf
 Prior Sale: \$420,000 (10/15)

184 OAK AVE \$132,500
 B: Marc G Levesque
 S: Flight Walter P Est & Eric S Parker
 Vol/Page: 3230/225, Date: 07/09/24, Executor
 Mtg: Rocket Mortgage LLC \$95,000
 Use: 3 Bdrm Ranch, Lot: 40946sf

149 S ROLLING ACRES RD U:B2 \$360,000
 B: Nicholas J Formica & Rebecca Formica
 S: Leslie R Stewart, Tr for Schiavone Ft
 Vol/Page: 3230/121, Date: 07/08/24, Trustee
 Mtg: Kind Lending \$342,000
 Use: Condo

40 SOUTHWICK CT U:111 \$245,000
 B: William R Griffin & Robin J Griffin
 S: Joann R Polio T & Henry J Polio Jr
 Vol/Page: 3230/108, Date: 07/08/24, Trustee
 Use: 2 Bdrm Condo

489 SPRING ST \$456,000
 B: Daniel T Veale & Anne M Veale
 S: Peter J Spilka & Rosa C Spilka
 Vol/Page: 3230/267, Date: 07/10/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 17424sf
 Prior Sale: \$239,000 (11/15)

1109 WATERBURY RD U:2B \$100,000
 B: Eni Kaprelli & Gresalda Sata
 S: Lorenc Pergjoni
 Vol/Page: 3230/100, Date: 07/08/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$100,000 (02/23)

249 WINTHROP DR \$427,800
 B: Tyler Derrico & Kathryn Derrico
 S: Eric W Jacobs & Barbara J Jacobs
 Vol/Page: 3230/203, Date: 07/09/24, Warranty
 Mtg: Prosperity Home Mtg \$387,800
 Use: 3 Bdrm Ranch, Lot: 20038sf

218 WOODPOND RD \$650,000
 B: Thomas Zenit & Lisa Zenit
 S: Andrew Casey & Carissa Casey
 Vol/Page: 3230/293, Date: 07/10/24, Warranty
 Mtg: Central Trust Bank \$520,000
 Use: 4 Bdrm Colonial, Lot: 26136sf
 Prior Sale: \$492,000 (08/21)

► **MORTGAGES**

70 COLTON LN \$1,200,000
 Erika Daquila+ from Liberty Bank

71 LANCASTER WAY \$500,000
 James E Rodgers+ from Bank of America NA

490 MIXVILLE RD \$100,000
 Cary Kriticos+ from M&T Bank NA

25 MONARCH PL \$250,000
 Brittany Owen+ from Liberty Bank

1746 PLANK RD \$380,000
 Gregory K Fowler+ from Liberty Bank

176 S BROOKSVALE RD \$65,000
 Carl Pedersen+ from United Wholesale Mortgage

DERBY

TOWN CLERK: MARC J. GAROFALO

1 Elizabeth St, Derby, CT, 06483
 Phone: 203-736-1462

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	22
Median Price	\$283,500	\$330,000

► **REAL ESTATE SALES**

23 ARGONNE TER \$2,200,000
 B: St Seymour LLC
 S: Seymour Properties LLC
 Vol/Page: 928/33, Date: 07/09/24, Warranty
 Mtg: Sim Lev Holdings Llc \$2,200,000

24 ARGONNE TER \$2,200,000
 B: St Seymour LLC
 S: Seymour Properties LLC
 Vol/Page: 928/33, Date: 07/09/24, Warranty

32 ARGONNE TER \$2,200,000
 B: St Seymour LLC
 S: Seymour Properties LLC
 Vol/Page: 928/33, Date: 07/09/24, Warranty

130 DERBY AVE \$355,000
 B: 130 Derby Holdings LLC
 S: 130 Derby Ave Derby LLC
 Vol/Page: 927/298, Date: 07/08/24, Warranty
 Mtg: HomeXpress Mtg \$284,000
 Use: 2-Family Old Style, Lot: 8276sf
 Prior Sale: \$245,000 (02/22)

23 DERBYSHIRE U:23 \$330,000
 B: Richard Small & Patricia Small
 S: Paul Lupo
 Vol/Page: 928/78, Date: 07/11/24, Warranty
 Mtg: Total Mtg Svcs \$215,000
 Use: 3 Bdrm Condo
 Prior Sale: \$181,000 (08/01)

32 GRANDVIEW BLVD \$306,000
 B: Garfield Miller
 S: The Hud
 Vol/Page: 928/61, Date: 07/11/24, Warranty
 Mtg: T2 Financial LLC \$300,457
 Use: 4 Bdrm Cape Cod, Lot: 20038sf

134 HAWTHORNE AVE \$480,000
 B: Raul A Buestan
 S: Neil V Dorso, Tr for Neil V Dorso T
 Vol/Page: 927/334, Date: 07/09/24, Trustee

136 HAWTHORNE AVE \$480,000
 B: Raul A Buestan
 S: Neil V Dorso, Tr for Neil V Dorso T
 Vol/Page: 927/334, Date: 07/09/24, Trustee

16 JEANETTI DR \$610,000
 B: Jason Deng & Jane Quach
 S: Francine Gallo-Mure RET
 Vol/Page: 927/278, Date: 07/08/24, Trustee
 Mtg: Contour Mtg Corp \$488,000
 Use: 4 Bdrm Colonial, Lot: 28750sf
 Prior Sale: \$350,000 (06/09)

127 PARK AVE \$460,000
 B: Oscar I Mejia
 S: 127 Park Ave Derby LLC
 Vol/Page: 927/336, Date: 07/09/24, Warranty
 Mtg: Nationwide Mtg Banker \$437,000
 Use: 2-Family Old Style, Lot: 10019sf
 Prior Sale: \$319,000 (04/22)

2 ROOSEVELT DR \$2,200,000
 B: St Seymour LLC
 S: Seymour Properties LLC
 Vol/Page: 928/33, Date: 07/09/24, Warranty
 Mtg: Sim Lev Holdings Llc \$2,200,000

1027 ROOSEVELT DR \$2,200,000
 B: St Seymour LLC
 S: Seymour Properties LLC
 Vol/Page: 928/33, Date: 07/09/24, Warranty
 Mtg: Sim Lev Holdings Llc \$2,200,000
 Use: 2-Family Old Style, Lot: 2614sf

► **MORTGAGES**

49 ACADEMY HILL RD \$6,068
 Daniel R Myers+ from USA Housing and Urban Develop

24-32 ARGONNE TER \$2,200,000
 St Seymour LLC+ from Sim Lev Holdings Llc

114 BRADLEY TER \$178,500
 David W Watrous+ from Rocket Mortgage

21 COMMODORE HULL DR \$100,000
 Kenneth Sterba+ from Bank of America NA

233 DERBY AVE U:302 \$60,000
 Mihall S Sirbu+ from Discover Bank

103 SHAGBARK DR U:103 \$25,000
 Mary Fitzgerald+ from Sikorsky Financial Credit Un

EAST HAVEN

TOWN CLERK:LISA BALTER
250 Main St, East Haven, CT, 06512
Phone:203-468-3201

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	85
Median Price	\$303,500	\$345,000

► REAL ESTATE SALES

133 COMMERCE ST \$1,350,000

B: Spotless Linens LLC
S: A & G Developments Lip
Vol/Page: 2830/1182, Date: 07/10/24, Warranty
Mtg: M&T Bank NA \$932,000
Use: Manufacturing Building, Lot: 74052sf
Prior Sale: \$650,000 (08/20)

88 DODGE AVE \$334,500

B: Carolyn E Bast
S: Michael Perricone
Vol/Page: 2831/75, Date: 07/11/24, Warranty
Mtg: Equity Resources Ohio \$284,325
Use: 3 Bdrm Cape Cod, Lot: 5663sf
Prior Sale: \$209,000 (03/20)

21 FISCO DR \$420,000

B: Blanca L Lopes
S: Robert A Janicki & Nancy P Janicki
Vol/Page: 2830/963, Date: 07/08/24, Warranty
Use: 3 Bdrm Split Level, Lot: 25700sf
Prior Sale: \$257,000 (07/06)

56 HILL ST \$210,000

B: Christopher Bishop
S: Acker Brian Est & Cheyenne Clark
Vol/Page: 2831/64, Date: 07/11/24, Executor
Mtg: Pf Capital Trust \$240,000
Use: 4 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$200,000 (11/06)

173 RUSSO AVE U:701 \$199,900

B: Shee Brian M Est & Robert Shee
S: Glinsky Catherine A Est & Karen E Fernandez
Vol/Page: 2830/992, Date: 07/08/24, Executor
Use: 2 Bdrm Condo
Prior Sale: \$125,000 (06/14)

55 THOMPSON ST U:14H \$225,000

B: Kayla C Swing & Macarmela Swing
S: Mary Burgh
Vol/Page: 2831/14, Date: 07/10/24, Warranty
Mtg: Rocket Mortgage LLC \$191,250
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (02/22)

140 THOMPSON ST U:22B \$229,900

B: Amy Boss
S: Michael R Momeault
Vol/Page: 2830/1059, Date: 07/09/24, Warranty
Mtg: Total Mtg Svcs \$209,900
Use: 2 Bdrm Condo
Prior Sale: \$153,000 (05/06)

6 WHALERS PT U:6 \$505,000

B: John Loehmann & Leslie Loehmann
S: Charlotte Evans
Vol/Page: 2830/988, Date: 07/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$365,000 (03/13)

► MORTGAGES

60 COLEMAN ST U:B16 \$158,000

Ralph Delucia+ from TD Bank NA

7 DELL DR \$7,178

Wanda Nazario+ from USA Housing and Urban Developm

21 FELICIA DR \$130,000

Christina M Corrado+ from Citizens Bank

240 HEMINGWAY AVE U:E \$85,000

Joseph G Curcio Jr+ from Rocket Mortgage

4 NEWBURY CT \$80,000

Michel A Thompson+ from Webster Bank

140 THOMPSON ST U:22B \$25,000

Amy Boss+ from Connecticut Housing Finance Authori

58 VALLE VIEW DR \$40,000

Michael Thompson+ from Sikorsky Financial Credit U

GUILFORD

TOWN CLERK:ANNA J. DWYER

31 Park St, Guilford, CT, 06437
Phone:203-453-8001

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	76
Median Price	\$500,000	\$545,000

► REAL ESTATE SALES

96 BALDWIN DR \$444,000

B: Colleen A Costello
S: Harold G Jeschor & J D Jeschor
Vol/Page: 1019/919, Date: 07/12/24, Warranty
Mtg: Fairway Ind Mtg \$355,200
Use: 3 Bdrm Ranch, Lot: 32670sf

70 BOSTON POST RD \$465,000

B: Patrick Mcmorran & Rachel Darling
S: Stephen H Roberts & Ellen M Roberts
Vol/Page: 1019/857, Date: 07/11/24, Warranty
Mtg: Liberty Bk \$325,000
Use: 4 Bdrm Raised Ranch, Lot: 38333sf

28 HORSESHOE RD \$645,000

B: Collin E Jordan & Presley Altieri
S: John J Boyle 3rd & Aimee Boyle
Vol/Page: 1019/724, Date: 07/10/24, Warranty
Mtg: Primary Residentl Mtg \$625,650
Use: 4 Bdrm Cape Cod, Lot: 49223sf
Prior Sale: \$386,000 (06/08)

2660 LONG HILL RD \$930,000

B: Jessica R Jensen & Sean R Jensen
S: Francis C Mccarthy Jr & Judith L Mccarthy
Vol/Page: 1019/821, Date: 07/11/24, Warranty
Use: 5 Bdrm, Lot: 64033sf
Prior Sale: \$1,325,000 (04/22)

99 S HOOP POLE RD \$419,000

B: 7 Van Dyke LLC
S: Donna H Cummings
Vol/Page: 1019/766, Date: 07/11/24, Warranty
Mtg: Secure Capital Group \$525,000
Use: 3 Bdrm Raised Ranch, Lot: 101495sf

38 SEAVIEW TER \$810,000

B: Stephen Coxon
S: Angelique Bordey
Vol/Page: 1019/742, Date: 07/11/24, Warranty
Mtg: Nexera Holding Llc \$526,500
Use: 3 Bdrm Colonial, Lot: 19602sf
Prior Sale: \$440,000 (05/14)

144 TULIP TREE DR \$1,300,000

B: Michele Berardo & Scott Berardo
S: Meghan C Mccartan
Vol/Page: 1019/593, Date: 07/09/24, Warranty
Mtg: Cross Country Mtg Inc \$640,000
Use: 4 Bdrm Colonial, Lot: 85813sf
Prior Sale: \$760,000 (08/18)

38 WAUWINET CT U:38 \$225,000

B: Lisa Destefano
S: Laura W Dierrico
Vol/Page: 1019/610, Date: 07/09/24, Warranty
Mtg: Loan Store Inc \$202,500
Use: 2 Bdrm Condo
Prior Sale: \$155,000 (06/09)

► MORTGAGES

140 CHESTNUT GRV \$174,937

Mack Building LLC+ from Bay Financial LLC

65 CHURCH ST \$354,000

Robert S Skarzynski+ from Sachem Capital Corp

3308 DURHAM RD \$75,000

Peter W Marlowe+ from Farm Credit East ACA

3310 DURHAM RD \$75,000

Peter W Marlowe+ from Farm Credit East ACA

235 LAURELBROOK DR \$268,500

George J Oeze+ from Guaranteed Rate Affinity LLC

131 MANOR RD \$305,250

Jeffrey Carleton+ from Carrington Mortgage Service

40 SHUNPIKE RD \$174,937

Mack Building LLC+ from Bay Financial LLC

376 STATE ST \$2,549,375

Green Planet Dev LLC+ from Capital For Change Inc

64 W LAKE AVE \$125,000

Carol A Markesich+ from Finex CU

HAMDEN

TOWN CLERK:KARIMAH MICKENS

2750 Dixwell Ave., Hamden, CT, 06514
Phone:203-287-7028

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	197	191
Median Price	\$305,000	\$336,150

► REAL ESTATE SALES

173 ARCH ST \$505,000

B: Hugo H Sanchez
S: Royal Realty Hldg LLC
Vol/Page: 5191/63, Date: 07/11/24, Warranty
Use: Commercial Building, Lot: 6970sf
Prior Sale: \$310,000 (01/23)

386 GOODRICH ST \$20,000

B: Toya S Hammond
S: South Hamden Dev LLC
Vol/Page: 5190/157, Date: 07/08/24, Quit Claim
Use: Residential Open Land, Lot: 5663sf

145 HEATHRIDGE RD \$385,000

B: Cody Zike & Valerie Zike
S: Mitchell Delancy & Katherine Delancy
Vol/Page: 5191/81, Date: 07/11/24, Warranty
Use: 3 Bdrm Ranch, Lot: 22216sf
Prior Sale: \$207,000 (04/17)

39 HELEN ST \$235,000

B: Nezhha Elomari & Chouaib Nakhi
S: Gorham Avenue Prop LLC
Vol/Page: 5190/265, Date: 07/10/24, Warranty
Use: 3 Bdrm Colonial, Lot: 10454sf

98 LINCOLN ST..... \$395,000
 B: John W Reilly & Nicole M Sekula
 S: Stratton Properties LLC
 Vol/Page: 5191/40, Date: 07/11/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 7405sf
 Prior Sale: \$220,000 (01/24)

132 MAPLEWOOD TER..... \$323,000
 B: Pietro A Giglio & Christy Giglio
 S: Adrianna Petrucci
 Vol/Page: 5191/154, Date: 07/11/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 8276sf
 Prior Sale: \$130,000 (12/16)

41 MARION AVE..... \$300,000
 B: Bennett Streets & Andrea Streets
 S: Mary E Kearney
 Vol/Page: 5191/251, Date: 07/12/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 8276sf
 Prior Sale: \$116,000 (06/97)

15 MORRIS ST..... \$450,000
 B: Steven Andrews & Carla P Andrews
 S: Andrew Pierson & Doris Pierson
 Vol/Page: 5191/171, Date: 07/12/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 7405sf
 Prior Sale: \$330,000 (06/20)

26 ORCHARD CT..... \$462,000
 B: Noam Reich & Katherine Ingram
 S: Ryan Gilhuly
 Vol/Page: 5190/161, Date: 07/08/24, Warranty
 Mtg: American Ngbd Mtg Acc \$369,600
 Use: 3 Bdrm Colonial, Lot: 13504sf
 Prior Sale: \$235,000 (09/11)

294 RIDGEWOOD AVE..... \$432,000
 B: Evan Angelus
 S: Julia I Murray
 Vol/Page: 5190/130, Date: 07/08/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 9148sf
 Prior Sale: \$358,000 (07/14)

100 SHERMAN AVE..... \$365,000
 B: 100 Sherman LLC
 S: Anthony J Dimauro, Tr for Anthony J Dimauro T
 Vol/Page: 5191/128, Date: 07/11/24, Trustee
 Mtg: Liberty Bk \$273,750
 Use: 2-Family Family Flat, Lot: 30056sf
 Prior Sale: \$257,500 (06/05)

75 WASHINGTON AVE U:7-302..... \$174,000
 B: Scott Gornstein, Tr for Scott Gornstein T
 S: Susan B Taylor, Tr for Pavlik T
 Vol/Page: 5190/207, Date: 07/09/24, Trustee
 Use: 1 Bdrm Condo
 Prior Sale: \$130,000 (10/21)

140 WORTH AVE..... \$130,000
 B: Jodi Como
 S: Pulsifer Freeman A Est & Laurie A Pulsifer
 Vol/Page: 5191/249, Date: 07/12/24,

NO STREET GIVEN..... \$580,000
 B: Pingxin Wang
 S: Stephen D Pearson & Mila D Pearson
 Vol/Page: 5190/127, Date: 07/08/24, Warranty

► FORECLOSURE DEEDS

31 BOWEN ST..... \$162,000
 B: Stanwich Mtg Loan TF & Wilmington Svgs Fund Soc
 S: Rosalyn D Williams & Wilmington Svgs Fund Soc
 Vol/Page: 5191/239, Date: 07/12/24, Committee
 Use: 3 Bdrm Bngl/Cottage, Lot: 8712sf
 Prior Sale: \$135,000 (05/04)

► MORTGAGES

890 BENHAM ST..... \$65,000
 Terri C Smith+ from Connex Credit Union

188 BUTLER ST..... \$420,000
 Erya Group LLC+ from RCN Capital LLC

9 CORPORATE RIDGE RD..... \$500,000
 9 Corporate Rdg Hamden Lp+ from Ion Bank

1428 DIXWELL AVE..... \$40,000
 Christopher W Vernik+ from Community Economic Deve

43 DUEL DR..... \$10,276
 Zees H Beckford+ from USA Housing and Urban Develo

142 HIGH TOP CIR U:U88..... \$20,000
 Angelene Pittman+ from Connex Credit Union

125 MARLBORO ST..... \$164,000
 Fenetra D Scott+ from Sikorsky Financial Credit Uni

12 MUELLER DR..... \$10,619
 Juathena C Foreman+ from USA Housing and Urban Dev

36 TODD ST U:507..... \$100,000
 Graciela Perez+ from Crosspoint Federal Credit Uni

18-20 WASHINGTON AVE..... \$1,050,000
 Hamden Washington LLC+ from Liberty Bank

24-26 WASHINGTON AVE..... \$1,050,000
 Hamden Washington LLC+ from Liberty Bank

30 WASHINGTON AVE..... \$1,050,000
 Hamden Washington LLC+ from Liberty Bank

1182 WHITNEY AVE..... \$400,000
 Ak Best Choice LLC+ from Waseem Petroleum Inc

MADISON

TOWN CLERK:NANCY MARTUCCI
 8 Campus Rd, Madison, CT, 06443
 Phone:203-245-5672

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	55
Median Price	\$593,000	\$610,000

► REAL ESTATE SALES

159 COTTAGE RD..... \$115,850
 B: Corona Farm LLC
 S: Jeffrey Bailey
 Vol/Page: 2291/1082, Date: 07/10/24, Warranty
 Mtg: Jeffrey Bailey \$99,850
 Use: Commercial Warehouse, Lot: 1307sf
 Prior Sale: \$5,000 (02/94)

201 DORSET LN..... \$650,000
 B: Alison Murphy & Sean Murphy
 S: Laurence M Melillo 4th
 Vol/Page: 2291/1050, Date: 07/09/24, Warranty
 Mtg: Newtown Savings Bank \$585,000
 Use: 3 Bdrm Colonial, Lot: 50965sf
 Prior Sale: \$220,950 (10/94)

924 DURHAM RD..... \$600,000
 B: Spencer Judge & Meghan Judge
 S: Robert W Leake & Jane B Leake
 Vol/Page: 2291/1006, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$480,000
 Use: 4 Bdrm Colonial, Lot: 91040sf
 Prior Sale: \$209,900 (05/98)

15 GODMAN RD..... \$476,000
 B: Jose A Oliveira
 S: John B Miller & Amy I Miller
 Vol/Page: 2292/49, Date: 07/12/24, Warranty
 Mtg: Guaranteed Rate Inc \$357,000
 Use: 3 Bdrm Ranch, Lot: 46174sf
 Prior Sale: \$165,000 (11/95)

168 NORTONTOWN RD..... \$400,000
 B: Jason C Bedford
 S: Peter P Greenvall
 Vol/Page: 2291/1027, Date: 07/09/24, Warranty
 Mtg: Homestead Fund Corp \$320,000
 Use: 4 Bdrm Raised Ranch, Lot: 71438sf

115 RIVER EDGE FARMS RD..... \$1,250,000
 B: Robert Sharon
 S: Noel L Brenza & Ryan Brenza
 Vol/Page: 2291/1047, Date: 07/09/24, Warranty
 Use: 5 Bdrm Colonial, Lot: 60548sf
 Prior Sale: \$600,000 (12/17)

210-A RIVER RD..... \$300,000
 B: Sandra Vescera
 S: Wolfe Roberta L Est & Daniel N Shaw
 Vol/Page: 2291/938, Date: 07/08/24, Executor
 Mtg: Roberta L Wolfe \$230,000

23 SALEM RD..... \$250,000
 B: Chuddy Shopping LLC
 S: 23 Salem Road LLC
 Vol/Page: 2292/1, Date: 07/10/24, Warranty
 Use: 3 Bdrm Raised Ranch, Lot: 22651sf
 Prior Sale: \$67,600 (12/95)

15 SHORELANDS DR..... \$785,000
 B: 3 Allison Dr CRCP LLC
 S: Mady Devel Iii LLC
 Vol/Page: 2291/954, Date: 07/08/24, Warranty

19 SHORELANDS DR..... \$790,000
 B: 3 Allison Dr CRCP LLC
 S: Mady Devel Iii LLC
 Vol/Page: 2291/956, Date: 07/08/24, Warranty

8 SYCAMORE LN..... \$920,000
 B: Benjamin Petersen & Teresa Petersen
 S: Paul Barron
 Vol/Page: 2292/6, Date: 07/11/24, Warranty
 Mtg: US Bank NA \$736,000
 Use: 3 Bdrm Split Level, Lot: 42689sf
 Prior Sale: \$439,000 (10/03)

► MORTGAGES

3 ALLISON DR..... \$1,260,000
 3 Allison Dr CRCP LLC+ from Ctrl Investor Funding

2 FLOWER AVE..... \$118,000
 Peter J Scranton+ from Essex Savings Bank

24 LYLE DR..... \$433,912
 Alfred Petrillo+ from Nationstar Mortgage

32 OPENING HILL RD..... \$510,000
 Mack Building LLC+ from Doug Roberts

38 OPENING HILL RD..... \$510,000
 Mack Building LLC+ from Doug Roberts

SHORELANDS DR L:2..... \$1,260,000
 3 Allison Dr CRCP LLC+ from Ctrl Investor Funding

SHORELANDS DR L:3..... \$1,260,000
 3 Allison Dr CRCP LLC+ from Ctrl Investor Funding

40 SHUNPIKE RD..... \$510,000
 Mack Building LLC+ from Doug Roberts

25 SUNNY HILL DR..... \$84,200
 Sherrie A Monaco+ from M&T Bank NA

MERIDEN

TOWN CLERK:MICHAEL CARDONA

142 E Main St, RM 124, Meriden, CT, 06451
Phone:203-630-4030

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	156	137
Median Price	\$249,950	\$300,000

► REAL ESTATE SALES

42 ANTONIO AVE..... \$480,000

B: Yalismarie Colon
S: Sunshine Hm LLC
Vol/Page: 5529/581, Date: 07/09/24, Warranty
Mtg: United Wholesale Mtg \$446,500
Use: 3-Family Mlti-Unt Blg, Lot: 9148sf
Prior Sale: \$662,555 (03/23)

245 BROWNSTONE RDG..... \$460,000

B: Rui Ferreira & Hillary Deutsch
S: Thomas G Ivan & Sharon Ivan
Vol/Page: 5472/152, Date: 07/28/22, Warranty
Mtg: Ally Bank \$446,200
Use: 3 Bdrm Ranch, Lot: 40511sf
Prior Sale: \$184,447 (10/13)

138 CURTIS ST..... \$270,000

B: Rebecca Johnson
S: Joan E Dymon
Vol/Page: 5529/957, Date: 07/12/24, Warranty
Mtg: First World Mortgage \$260,480
Use: 3 Bdrm Victorian, Lot: 7841sf

302 GLEN HILLS RD..... \$265,000

B: Bryana Spencer
S: Jason R Peed
Vol/Page: 5529/686, Date: 07/10/24, Warranty
Mtg: Citizens Bank \$257,000
Use: 4 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: \$95,000 (06/12)

108 HAMILTON ST..... \$317,000

B: Authurlee Campbell
S: Patrick Onwuazor
Vol/Page: 5526/828, Date: 06/04/24, Warranty
Use: 3 Bdrm Split Level, Lot: 12197sf
Prior Sale: \$215,000 (10/23)

21 JEFFREY LN..... \$315,000

B: Emily Small & Mary A Lescynski
S: Leopoldo Fuente
Vol/Page: 5529/930, Date: 07/12/24, Warranty
Mtg: Plaza Home Mtg \$350,477
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$19,920 (10/05)

234 PRATT ST..... \$435,000

B: Park Place Prop LLC
S: Elvin Torres & Magaly Galicia
Vol/Page: 5529/709, Date: 07/10/24, Warranty
Mtg: Marta Cisowski \$292,500
Use: Commercial Building, Lot: 2613sf
Prior Sale: \$325,000 (10/21)

59 PRESCOTT ST..... \$362,000

B: Jm Gutters & Insulation L
S: Hector J Perez
Vol/Page: 5529/880, Date: 07/12/24, Warranty
Mtg: HomeXpress Mtg \$289,600
Use: 3-Family Mlti-Unt Blg, Lot: 5663sf
Prior Sale: \$194,600 (08/21)

158 ROUND HILL RD..... \$310,000

B: Maria G Cano Silva & Jonathan A Robles
S: Jorge Ruiz-Alcala
Vol/Page: 5529/823, Date: 07/11/24, Warranty
Mtg: First World Mortgage \$304,385
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: \$235,000 (12/23)

114 SHELLEY RD..... \$315,000

B: Matthew Rosienski
S: Brendan Kane
Vol/Page: 5529/732, Date: 07/10/24, Warranty
Mtg: Fairway Ind Mtg \$283,500
Use: 3 Bdrm Ranch, Lot: 13504sf
Prior Sale: \$210,000 (11/20)

25 SOUTH CT..... \$285,000

B: Eric A Cantar & Melody J Iannone
S: Sandra Modesto
Vol/Page: 5529/797, Date: 07/11/24, Warranty
Mtg: Guaranteed Rate Inc \$276,450
Use: 3 Bdrm Cape Cod, Lot: 7841sf
Prior Sale: \$160,000 (11/04)

166 STONEYCREST DR..... \$385,000

B: Cristina Lopez & Michael A Polanco
S: Danielle C Fazzino
Vol/Page: 5529/914, Date: 07/12/24, Warranty
Mtg: Magnolia Bank Inc \$378,026
Use: 3 Bdrm Raised Ranch, Lot: 11761sf

98 VIEW ST..... \$70,000

B: Jd Invest Prop LLC
S: David Hiline
Vol/Page: 5529/605, Date: 07/09/24, Warranty
Use: 2 Bdrm Bngl/Cottage, Lot: 8712sf

124 WAYNE LN..... \$325,000

B: Sean K Abercrombie
S: Graham Benjamin T Est & Linda Ransom
Vol/Page: 5529/985, Date: 07/12/24,
Mtg: Sikorsky Fnci CU Inc \$315,250
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$165,000 (06/14)

NO STREET GIVEN..... \$219,900

B: Blertan Koci & Sidorela Koci
S: Theodore Burdacki
Vol/Page: 5529/608, Date: 07/09/24, Warranty

► MORTGAGES

71 BAKER AVE..... \$8,695

Vale J Harrison+ from USA Housing and Urban Develo

37 CARPENTER AVE..... \$292,000

Anita Rettman+ from Carrington Mortgage Services L

217 COLUMBUS AVE..... \$99,000

Joseph F Neumon Jr+ from Achieve Financial Credit

CURTIS ST..... \$18,750

Rebecca Johnson+ from Connecticut Housing Finance

222 DEBBIE DR..... \$378,400

Richard Gibbons+ from Fairway Independent Mortgage

251 EDGEMARK ACRES..... \$30,000

John F Loretta+ from State Police Credit Union

19 IONE DR..... \$180,000

Malgorzata Koza+ from Members Mortgage Co Inc

42 MATTABASSET DR U:42..... \$213,303

Blertan Koci+ from Guild Mortgage Company

88 MOUNTAIN VIEW RD..... \$157,712

Keith S Van Ness+ from Mutual of Omaha Mortgage

1173 N BROAD ST..... \$1,363,076

North Broad Park LLC+ from Capital For Change Inc

1187 N BROAD ST..... \$1,363,076

North Broad Park LLC+ from Capital For Change Inc

1059 N COLONY RD..... \$100,000

Christine K Seanson+ from Third Federal Saving & L

234 PRATT ST..... \$50,000

Park Place Prop LLC+ from Elvin Torres

73 ROCKLEDGE DR..... \$11,133

Marybeth Dibble+ from USA Housing and Urban Develo

158 ROUND HILL RD..... \$18,750

Jonathan A Robles+ from Connecticut Housing Financ

58 SKYLINE DR..... \$142,000

Gregorio A Diaz+ from Connex Credit Union

NO STREET GIVEN..... \$8,796

Blertan Koci+ from Connecticut Housing Finance Aut

MIDDLEBURY

TOWN CLERK:BRIGITTE M BESSETTE

1212 Whittimore Rd, Middlebury, CT, 06762
Phone:203-758-2557

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	30
Median Price	\$400,000	\$525,000

► REAL ESTATE SALES

25 AVALON DR..... \$765,000

B: Maria F Feola
S: Mary L Antonio & William Antonio 3rd
Vol/Page: 343/148, Date: 07/09/24, Warranty
Mtg: Prysma Lending Group \$130,000
Use: 3 Bdrm Contemporary, Lot: 30056sf
Prior Sale: \$699,000 (10/04)

37 INDEPENDENCE CIR U:37..... \$735,000

B: Muhammad T Latif
S: Viral Arroyo & Michael Arroyo
Vol/Page: 343/180, Date: 07/11/24, Warranty
Mtg: Charter Oak Fed Cr Un \$684,000
Use: 4 Bdrm Condo, Lot: 43560sf
Prior Sale: \$420,000 (07/20)

► MORTGAGES

223 CARRIAGE DR..... \$170,000

Robert M George+ from Thomaston Savings Bank

130 MUNSON DR..... \$26,397

Thomas Walker+ from Guaranteed Rate Inc

346 SOUTH ST..... \$41,000

Marco P Cabral+ from FD Community Federal Credit U

MILFORD

TOWN CLERK:KAREN FORTUNATI

70 W River St, Milford, CT, 06460
Phone:203-783-3210

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	163	142
Median Price	\$433,000	\$465,000

► REAL ESTATE SALES

99 BIRD LN..... \$399,000

B: Deaglan Mcdade & Kelly S Hunt
S: Dennis M Caldwell & Judy P Caldwell
Vol/Page: 4102/187, Date: 07/09/24, Warranty
Mtg: Nations Direct Mtg \$387,030
Use: 3 Bdrm Ranch, Lot: 13504sf

BRIDGEPORT AVE..... \$400,000

B: 195 Bridgeport Prop LLC
S: Piao Cheng Property LLC
Vol/Page: 4102/494, Date: 07/11/24, Warranty

64 CARLSON DR..... \$620,000
 B: Kimberly Gunter & Tasha Mehne
 S: Darren A Moran
 Vol/Page: 4102/210, Date: 07/09/24, Warranty
 Mtg: Primelending \$320,000
 Use: 3 Bdrm Colonial, Lot: 10454sf
 Prior Sale: \$160,000 (05/13)

11 GOODCHILD ST..... \$480,000
 B: Keith A Berggren & Elizabeth A Berggren
 S: Kenneth E Patterson
 Vol/Page: 4102/258, Date: 07/09/24, Warranty
 Mtg: Guaranteed Rate Affin \$380,000
 Use: 3 Bdrm Split Level, Lot: 10890sf
 Prior Sale: \$265,000 (05/16)

146 HIGH ST U:401..... \$198,000
 B: Paul E Jorgensen & Tammy M Jorgensen
 S: Dorothea B Snow
 Vol/Page: 4102/230, Date: 07/09/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$48,000 (12/90)

81 INDIAN RIVER RD..... \$431,000
 B: Caitlin Baker
 S: Riling Ann L Est & Anne M Mailhot
 Vol/Page: 4102/68, Date: 07/08/24, Executor
 Mtg: Newtown Savings Bank \$344,000
 Use: 3 Bdrm Split Level, Lot: 7841sf

72 MAGNOLIA RD..... \$739,000
 B: Chunhua Wu & Ren L Lin
 S: Joseph Perfetto & Julie Perfetto
 Vol/Page: 4102/292, Date: 07/09/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 7841sf
 Prior Sale: \$410,000 (10/17)

56 NELLS RD..... \$395,000
 B: Caitlyn Triggs
 S: Kaylyn M Crawford
 Vol/Page: 4102/505, Date: 07/12/24, Warranty
 Mtg: Total Mtg Svcs \$421,674
 Use: 2 Bdrm Cape Cod, Lot: 8712sf
 Prior Sale: \$244,000 (09/12)

74 PLATT ST..... \$1,021,500
 B: Abdul H Salim & Sarah Salim
 S: Patricia Thomas
 Vol/Page: 4102/323, Date: 07/10/24, Warranty
 Mtg: JPMorgan Chase Bank \$612,000
 Use: 3 Bdrm Colonial, Lot: 7841sf
 Prior Sale: \$649,900 (05/17)

68 SAW MILL RD..... \$237,500
 B: Zachary Usinger & Marykate Malat
 S: Sara Mcconnell & Lisa Grimmer
 Vol/Page: 4102/470, Date: 07/11/24, Warranty

68 SAW MILL RD..... \$118,750
 B: Zachary Usinger & Marykate Malat
 S: Mcconnell Elizabeth A Est & Sara Mcconnell
 Vol/Page: 4102/474, Date: 07/11/24, Executor

68 SAW MILL RD..... \$118,750
 B: Zachary Usinger & Marykate Malat
 S: Mary Armstrong
 Vol/Page: 4102/477, Date: 07/11/24, Warranty
 Mtg: ARK LA Tex Svcs LLC \$460,750

83 SAWMILL RD..... \$427,500
 B: Alessandra Cortina
 S: Carol A Feola
 Vol/Page: 4102/546, Date: 07/12/24, Warranty
 Mtg: Union Home Mortgage \$387,500
 Use: 3 Bdrm Ranch, Lot: 14375sf

53 SPINDRIFT LN..... \$410,000
 B: Alexander Schettino
 S: Johnston Edda Est & Randall A Johnston
 Vol/Page: 4102/128, Date: 07/08/24, Executor
 Mtg: Newtown Savings Bank \$348,500
 Use: 4 Bdrm Ranch, Lot: 7841sf

945 WHEELERS FARMS RD..... \$550,000
 B: Cassandra A Schull & Philip G Dehuff
 S: John J Theisen
 Vol/Page: 4102/235, Date: 07/09/24, Warranty
 Mtg: Milford Bank \$495,000
 Use: 4 Bdrm Colonial, Lot: 58806sf
 Prior Sale: \$329,900 (06/02)

► MORTGAGES

57 BILYARD ST..... \$80,000
 Scott C Grindrod+ from Rocket Mortgage

14 HANOVER ST..... \$375,000
 Kenneth J Esposito Jr+ from Lawrence Const Svcs L

16 HANOVER ST..... \$375,000
 Kenneth J Esposito Jr+ from Lawrence Const Svcs L

100 JOYCE CT..... \$225,000
 Richard J Scinto+ from Sikorsky Financial Credit U

20 NUTMEG LN..... \$84,000
 Janelle Kandrach+ from Key Bank N.A.

65 OLDE ELM CLOSE..... \$305,200
 Tam T Nguyen+ from AmWest Funding Corp.

274 PLAINS RD..... \$100,000
 John Sessler Jr+ from Citizens Bank

136 PLATT LN..... \$200,000
 Joyce Austin+ from Navy Federal Credit Union

26 STRAWBERRY HILL RD..... \$100,000
 Paul Blakeslee+ from Milford Bank

48 WESTMOOR RD..... \$85,445
 Loyda R Cruz+ from Lower LLC

NAUGATUCK

TOWN CLERK:MICHELLE DOWLING
 229 Church St, Naugatuck, CT, 06770
 Phone:203-720-7055

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	117	79
Median Price	\$285,000	\$308,000

► REAL ESTATE SALES

190 CHERRY ST..... \$325,000
 B: Victor F Tenesaca
 S: Max Padro
 Vol/Page: 1141/891, Date: 07/11/24, Warranty
 Mtg: United Wholesale Mtg \$292,500
 Use: 2-Family Two Family, Lot: 19166sf
 Prior Sale: \$259,000 (11/22)

108 CLARK RD L:66..... \$99,900
 B: Kurt Novak
 S: John Delafield
 Vol/Page: 1139/575, Date: 05/21/24, Conveyance
 Use: Mobile Home

14 DUNN AVE..... \$125,000
 B: Stuart Keidel
 S: Budwill Mary Est & Rita Hedu
 Vol/Page: 1141/873, Date: 07/11/24, Executor
 Mtg: Guaranteed Rate Inc \$246,743
 Use: 2-Family Two Family, Lot: 8712sf

36 FAWN MEADOW DR..... \$504,000
 B: Timothy T Boyd & Kimmie Boyd
 S: Giri Developments LLC
 Vol/Page: 1131/215, Date: 11/13/23, Warranty
 Mtg: Mortgage Research Ctr \$520,632
 Use: 3 Bdrm Colonial, Lot: 16553sf
 Prior Sale: \$85,000 (03/23)

147 GRAHAM RIDGE RD..... \$415,000
 B: Jeton Bizati
 S: Teuta Bizati, Tr for Fisnik Bizati Ct Domesti
 Vol/Page: 1142/89, Date: 07/12/24, Trustee
 Mtg: Teuta Bizati \$365,000
 Use: 4 Bdrm Colonial, Lot: 30056sf
 Prior Sale: \$260,000 (05/03)

139 LEWIS ST..... \$89,900
 B: Robert L Fink Jr
 S: Naugatuck Pines LLC
 Vol/Page: 1135/172, Date: 02/08/24, Conveyance
 Use: Mixed Use-Prim Comm & Resd, Lot: 77537sf
 Prior Sale: \$62,900 (05/22)

26 MULBERRY ST..... \$288,750
 B: Margaret J Olinger & Gregory T Olinger
 S: Rcf 2 Acquisition T & Us Bank TNa Tr
 Vol/Page: 1140/122, Date: 05/31/24, Warranty
 Use: 2 Bdrm Colonial, Lot: 70132sf
 Prior Sale: \$232,000 (01/08)

9 NEW ST..... \$295,000
 B: Zaynab S Mohsen & Ali K Ahmed
 S: Bedri Lumani
 Vol/Page: 1141/852, Date: 07/10/24, Warranty
 Mtg: Bedri Lumani \$245,000
 Use: 2-Family Two Family, Lot: 15246sf
 Prior Sale: \$80,000 (11/17)

331 QUINN ST..... \$276,500
 B: Elizabeth M Sura & Robert L Sura Jr
 S: Gregory A Lovisolo
 Vol/Page: 1142/154, Date: 07/12/24, Warranty
 Mtg: Sikorsky Fncl CU Inc \$248,850
 Use: 4 Bdrm Cape Cod, Lot: 8712sf
 Prior Sale: \$100,000 (04/92)

52 SHEFFIELD LN..... \$259,000
 B: Kasey N Borjas & Boris T Borjas
 S: Ronald J Mole & Bernadette A Mole
 Vol/Page: 1142/52, Date: 07/11/24, Warranty
 Mtg: Reliant Home Funding \$254,308
 Use: 3 Bdrm Colonial, Lot: 7405sf

117 THUNDERBIRD DR..... \$115,000
 B: Rose M Mihok RET
 S: Riverview Mobile Hm Ests
 Vol/Page: 1138/802, Date: 05/06/24, Conveyance
 Use: Mobile Home

WARD ST..... \$35,200
 B: Spm Re Properties LLC
 S: Pogorzelski Robert Sr Est & Paul Pogorzelski
 Vol/Page: 1142/114, Date: 07/12/24, Fiduciary

WARD ST..... \$26,400
 B: Spm Re Properties LLC
 S: Pamela Tully & Patrick Mooney
 Vol/Page: 1142/116, Date: 07/12/24, Warranty

WARD ST..... \$114,400
 B: Spm Re Properties LLC
 S: Pamela Tully, Tr for Pogorzelski Edward Est
 Vol/Page: 1142/112, Date: 07/12/24, Fiduciary

► MORTGAGES

1083 ANDREW MOUNTAIN RD..... \$12,828
 Veronica L Kelly+ from USA Housing and Urban Devel

813 BEACON VALLEY RD	\$299,475
Skjkim Sela+ from Mortgage Research Center	
57 CARRIAGE DR	\$264,550
Gilissa Hagedorn+ from Newrez LLC	
115 CHERRY ST	\$100,000
Matthew R Walsh+ from Spring EQ LLC	
17 CITY HILL ST	\$232,000
17 City Hill Street LLC+ from Fairway Independent	
41 CORN TASSLE RD	\$344,322
Patricia A Daly+ from Amerihome Mortgage Co	
156 FAIRVIEW AVE	\$29,769
Alexis Couvertier+ from USA Housing and Urban Deve	
67 GROVE ST	\$460,000
Aff Investments LLC+ from Ion Bank	
73 GROVE ST	\$460,000
Aff Investments LLC+ from Ion Bank	
171 HIGH RIDGE RD	\$15,771
Walesca E Rivera+ from USA Housing and Urban Devel	
5 HIGHLAND AVE	\$5,798
Alexcis Rivera+ from USA Housing and Urban Develop	
521 HORTON HILL RD	\$75,000
Jose E Rodriguez-Oviedo+ from Discover Bank	
3 MALGARI CT	\$8,340
Kassandra Cora+ from USA Housing and Urban Develop	
62 PLEASANT AVE	\$55,000
Jessica Ramirez+ from Sikorsky Financial Credit Un	
40 PLEASANT VIEW ST	\$10,410
Jemiah Longwa+ from USA Housing and Urban Develop	
191 QUINN ST	\$99,100
Jonathan G Lefebvre+ from Ion Bank	
175 RED ROBIN RD	\$85,000
Michael S Perssico+ from Sikorsky Financial Credit	
56 SCOTT ST	\$100,000
Robert J St-Germain Jr+ from Sikorsky Financial Cr	
17 SKYVIEW DR	\$45,000
Rebecca Dichiaro+ from Rocket Mortgage	
5 VALLEY DR EXT	\$59,000
Liviu Popescu+ from Rocket Mortgage	
148 WALNUT ST	\$460,000
Aff Investments LLC+ from Ion Bank	
154 WALNUT ST	\$460,000
Aff Investments LLC+ from Ion Bank	
47 WARD ST	\$171,000
Spm Re Properties LLC+ from Equity Based Cap Llc	

NEW HAVEN

TOWN CLERK:MICHAEL B. SMART
 200 Orange St, RM 202, New Haven, CT, 06515
 Phone:203-946-8339

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	109
Median Price	\$273,000	\$299,000

► REAL ESTATE SALES

80 AMITY RD	\$390,000
B: Sedda Investments LLC	
S: Peter J Acampora 3rd	
Vol/Page: 10705/43, Date: 07/08/24, Warranty	
Use: Commercial Building, Lot: 12168sf	
411 BLAKE ST U:411	\$250,000
B: Arnold Jele & Lauren T Lightbourne-Camp	
S: Sonem LLC	
Vol/Page: 10705/64, Date: 07/08/24, Warranty	
Mtg: Revolution Mortgage \$225,000	
Use: 2 Bdrm Condo	
Prior Sale: \$103,000 (06/18)	

55 CHAMBERS ST	\$455,000
B: Gerardo L Lemus & Luisa B Santi	
S: Joseph Barone	
Vol/Page: 10706/57, Date: 07/09/24, Warranty	
Mtg: Guaranteed Rate Inc \$364,000	
Use: 2-Family Two Family, Lot: 4792sf	
Prior Sale: \$60,000 (01/09)	
1589 CHAPEL ST	\$21,000
B: Neighborhood Hsng Svcs Of	
S: New Haven City Of	
Vol/Page: 10708/45, Date: 07/11/24, Quit Claim	
Use: County/Municipality Property, Lot: 9148sf	
Prior Sale: \$10,000 (06/92)	
79 CROFTON ST	\$352,000
B: Juan B Arevalo	
S: Shepardine Small, Tr for Shepardine Small Ft	
Vol/Page: 10708/109, Date: 07/12/24, Trustee	
Mtg: Total Mtg Svcs \$341,440	
Use: 3 Bdrm Ranch, Lot: 10019sf	
30 DAVIS ST	\$375,000
B: Sa Investments 2 LLC	
S: Haven Prop LLC	
Vol/Page: 10707/115, Date: 07/10/24, Warranty	
Mtg: RCN Capital LLC \$410,625	
Use: Apartment Bldg - 4-8 Units, Lot: 7405sf	
Prior Sale: \$130,000 (07/09)	
216 EDWARDS ST	\$1,060,000
B: Jesse Gero & Jane R Cowan	
S: Susan L Duffy	
Vol/Page: 10706/243, Date: 07/10/24, Warranty	
Mtg: TD Bank NA \$985,000	
Use: 5 Bdrm Colonial, Lot: 10323sf	
Prior Sale: \$765,000 (05/11)	
146 FARREN AVE	\$340,000
B: Sa Investments 2 LLC	
S: Robert J Hying Jr	
Vol/Page: 10707/67, Date: 07/10/24, Warranty	
Mtg: RCN Capital LLC \$349,000	
Use: 3-Family Family Flat, Lot: 4851sf	
217 FULTON ST	\$167,000
B: 112 Platt St LLC	
S: Louis J Dilella Jr & Deborah D Rappa	
Vol/Page: 10708/288, Date: 07/12/24, Executor	
Mtg: Commercial Lender LLC \$165,950	
Use: 3 Bdrm Ranch, Lot: 4792sf	
262 GRAND AVE	\$350,000
B: Zahida Syed & Sameer Syed	
S: New Grand LLC	
Vol/Page: 10707/253, Date: 07/11/24, Warranty	
Use: Commercial Building, Lot: 4408sf	
Prior Sale: \$215,000 (12/08)	
262 HIGHLAND ST	\$457,500
B: Alexa Martindale	
S: Ocean 60 LLC	
Vol/Page: 10705/308, Date: 07/09/24, Warranty	
Mtg: Liberty Bk \$388,875	
Use: 3-Family Family Flat, Lot: 5227sf	
Prior Sale: \$95,000 (10/10)	
63 HOBART ST	\$535,000
B: Robert Combs & Laura Combs	
S: Foh Inc	
Vol/Page: 10707/235, Date: 07/11/24, Warranty	
Mtg: Nationwide Mtg Banker \$508,250	
Use: 4 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$25,000 (05/01)	

235 HOWARD AVE	\$500,000
B: Ayrton Ulloa	
S: Ecr 2 LLC	
Vol/Page: 10704/345, Date: 07/08/24, Warranty	
Mtg: CMG Home Loans \$490,943	
Use: 3-Family Family Flat, Lot: 5227sf	
Prior Sale: \$275,000 (04/21)	
634 HOWARD AVE	\$10,500
B: Neighborhood Hsng Svcs Of	
S: New Haven City Of	
Vol/Page: 10708/20, Date: 07/11/24, Quit Claim	
Use: County/Municipality Property, Lot: 6491sf	
Prior Sale: \$125,000 (04/87)	
107 HUNTINGTON RD	\$360,000
B: Angel M Saenz	
S: Stephen Barbuio	
Vol/Page: 10708/316, Date: 07/12/24, Warranty	
Mtg: United Wholesale Mtg \$288,000	
Use: 3 Bdrm Ranch, Lot: 8712sf	
Prior Sale: \$180,000 (08/09)	
190 KNEELAND RD	\$385,000
B: Elizabeth Serman	
S: James Martin & Kylee Martin	
Vol/Page: 10706/192, Date: 07/10/24, Warranty	
Mtg: Liberty Bk \$280,000	
Use: 3 Bdrm Colonial, Lot: 17255sf	
Prior Sale: \$285,000 (06/23)	
55 MALTBY PL	\$420,000
B: Manuel C Alvarez	
S: St Bari Cap New Haven 1 L	
Vol/Page: 10705/272, Date: 07/09/24, Warranty	
Mtg: Absolute Home Mtg \$382,200	
Use: 3-Family Family Flat, Lot: 3920sf	
Prior Sale: \$270,000 (04/22)	
657 MIDDLETOWN AVE	\$387,000
B: Edwin A Castillo-Inahuazo & Veronica S Tapia	
S: Radha R Narumanchi & Radha B Narumanchi	
Vol/Page: 10707/212, Date: 07/11/24, Warranty	
Mtg: Community Savings \$309,600	
Use: 2-Family Two Family, Lot: 7405sf	
328 MUNSON ST	\$300,000
B: Bh Real Estate LLC	
S: Ocean 60 LLC	
Vol/Page: 10706/163, Date: 07/10/24, Warranty	
Mtg: Loan Funder LLC \$332,500	
Use: 3-Family Family Flat, Lot: 4239sf	
Prior Sale: \$70,000 (06/13)	
162 PORTER ST	\$195,000
B: Santiago Solis	
S: Luis A Gonzalez & Teyska M Miranda	
Vol/Page: 10706/305, Date: 07/10/24, Warranty	
Mtg: United Wholesale Mtg \$191,468	
Use: 3 Bdrm Colonial, Lot: 3920sf	
Prior Sale: \$61,000 (08/09)	
45 ROCK ST	\$199,900
B: Genesis Soto	
S: NETZ Climax DE LLC	
Vol/Page: 10707/307, Date: 07/11/24, Warranty	
Mtg: Tpogo \$155,295	
Use: 2 Bdrm Row House, Lot: 2178sf	
Prior Sale: \$102,500 (07/22)	
276 ROSEWOOD AVE U:276	\$180,000
B: Oscar Santos	
S: Bernadette Kearson	
Vol/Page: 10706/8, Date: 07/09/24, Warranty	
Mtg: Guaranteed Rate Inc \$144,000	
Use: 2 Bdrm Condo	
Prior Sale: \$105,000 (06/89)	

47 STEVENSON RD.....	\$528,000
B: Wei Wu S: Shevalle T Kimber Vol/Page: 10705/19, Date: 07/08/24, Warranty Use: Religious Property, Lot: 10890sf Prior Sale: \$340,000 (05/07)	
323 W DIVISION ST.....	\$285,000
B: Anival F Nieves S: Yng LLC Vol/Page: 10706/134, Date: 07/10/24, Warranty Use: 2-Family Two Family, Lot: 3485sf Prior Sale: \$240,000 (01/24)	
250 WILLOW ST.....	\$1,100,000
B: Mirra LLC S: 250 Willow St LLC Vol/Page: 10708/266, Date: 07/12/24, Warranty Mtg: Commercial Lender LLC \$880,000 Use: 3-Family Family Flat, Lot: 6098sf Prior Sale: \$780,000 (03/21)	
710 WOODWARD AVE.....	\$347,000
B: Shevalle T Kimber S: David Dimartino, Tr for Carol P Dimartino RET Vol/Page: 10707/170, Date: 07/11/24, Trustee Mtg: Champions Funding Llc \$224,250 Use: 3 Bdrm Colonial, Lot: 6098sf	
► MORTGAGES	
66 BARCLAY ST.....	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
500 CENTRAL AVE.....	\$500,000
Caroline Nieto+ from Newtek Bank	
28 COMPTON ST.....	\$312,000
Bulent Ozalp+ from LoanDepot.Com LLC	
846 CONGRESS AVE.....	\$322,000
846-850 Congress LLC+ from Clifco Mortgage Banker	
848 CONGRESS AVE.....	\$812,500
846-850 Congress LLC+ from Clifco Mortgage Banker	
167 COUNTY ST.....	\$85,969
Dayquann K Boyd+ from Crosspoint Federal Credit Un	
CROFTON ST L:113.....	\$14,080
Juan B Arevalo+ from Connecticut Housing Finance A	
CROFTON ST L:114.....	\$14,080
Juan B Arevalo+ from Connecticut Housing Finance A	
CROFTON ST L:115.....	\$14,080
Juan B Arevalo+ from Connecticut Housing Finance A	
CROFTON ST L:116.....	\$14,080
Juan B Arevalo+ from Connecticut Housing Finance A	
30 DAVIS ST.....	\$27,375
Sa Investments 2 LLC+ from RCN Capital LLC	
1354 DEAN ST.....	\$27,000
Alexander Pitsas+ from Webster Bank	
380 DIXWELL AVE.....	\$217,059
Jerald Barber+ from Destiny Life Partners	
300 DYER ST.....	\$307,500
Dyer Assoc LLC+ from United Wholesale Mortgage	
88-1/2 EDWARDS ST.....	\$250,000
Mirra LLC+ from Agedi Boto	
439 ELLA T GRASSO BLVD.....	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
191 EXCHANGE ST.....	\$140,000
Rosario Delacruz+ from Torrington Savings Bank	
146 FARREN AVE.....	\$17,000
Sa Investments 2 LLC+ from RCN Capital LLC	
189 FARREN AVE.....	\$273,000
Erya Group A LLC+ from RCN Capital LLC	
286 FERRY ST.....	\$100,000
Gotham City Sky LLC+ from Ne Cap Solutions Llc	

292 FERRY ST.....	\$100,000
Gotham City Sky LLC+ from Ne Cap Solutions Llc	
40 FOXON HILL RD U:P61.....	\$84,142
Sonia Grant+ from Fairway Independent Mortgage	
15 FRANK ST.....	\$285,000
63 Sheffield Hldg LLC+ from Deal Funding Llc	
240 FRANK ST.....	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
190 FULTON TER U:8.....	\$250,000
Panuzio Hldg LLC+ from Farming 18 Llc	
190 FULTON TER U:9.....	\$250,000
Panuzio Hldg LLC+ from Farming 18 Llc	
79 HALLOCK ST.....	\$303,000
Javier Sevillano-Portilla+ from CMG Home Loans	
190 KNEELAND RD.....	\$25,000
Elizabeth Serman+ from Connecticut Housing Finance	
190 KNEELAND RD.....	\$30,806
Elizabeth Serman+ from Liberty Bank	
190 KNEELAND RD.....	\$20,000
Elizabeth Serman+ from New Haven, City of	
260 KOHARY DR.....	\$14,302
Teresa M Johnson+ from USA Housing and Urban Devel	
433 LEXINGTON AVE.....	\$68,575
Laurice P Darden+ from USA Housing and Urban Devel	
94 LEY ST.....	\$105,000
Diane R Bruno+ from Connex Credit Union	
360 LIGHTHOUSE RD.....	\$153,500
Joseph M Esposito+ from Connex Credit Union	
20 LILAC ST.....	\$67,000
97 Rock Creek Rd LLC+ from Szz Sales Inc	
134 MINOR ST U:2.....	\$35,000
Elias P Delgado+ from Connex Credit Union	
257 NEWHALL ST.....	\$11,124
Joseph Jackson Jr+ from USA Housing and Urban Deve	
66 OCEAN VIEW ST.....	\$200,000
William Gambardella+ from Union Home Mortgage	
586 ORCHARD ST.....	\$18,355
Laroya Lawrence+ from USA Housing and Urban Develo	
45 ROCK ST.....	\$44,705
Genesis Soto+ from New Haven, City of	
35 ROCKVIEW TER.....	\$267,602
Tamika L Hollis+ from Newrez LLC	
161 STARR ST.....	\$19,935
Steve Cabrera+ from USA Housing and Urban Developm	
326 W DIVISON ST.....	\$361,858
Anival F Nieves+ from Fairway Independent Mortgage	
653 WINCHESTER AVE.....	\$70,595
James Chapman Jr+ from Figure Lending LCC	
916 WINCHESTER AVE.....	\$442,500
63 Sheffield Hldg LLC+ from Deal Funding Llc	

NORTH BRANFORD

TOWN CLERK:LISA A. VALENTI
909 Foxon Rd, North Branford, CT, 06471
Phone:203-484-6015

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	49
Median Price	\$325,000	\$420,000

► REAL ESTATE SALES

10 EVERGREEN DR.....	\$380,000
B: Timothy S Mierzejewski & Elizabeth A Garrigan S: Grace A Gainor & Hunter B Gainor 3rd Vol/Page: 550/233, Date: 07/12/24, Warranty Mtg: Provident Fund Assoc \$300,000 Use: 3 Bdrm Ranch, Lot: 20038sf Prior Sale: \$324,900 (11/22)	
524 FOXON RD.....	\$137,000
B: Rosewood Home Bldrs LLC S: Florence Jasudowicz Vol/Page: 550/160, Date: 07/10/24, Warranty	
2284 FOXON RD.....	\$439,000
B: Mia N Ney S: Joseph L Bonito 3rd Vol/Page: 550/257, Date: 07/12/24, Warranty Mtg: Total Mtg Svcs \$351,200 Use: 3 Bdrm Ranch, Lot: 19602sf Prior Sale: \$129,250 (11/19)	
2500 FOXON RD.....	\$75,000
B: Stetson A Bray 3rd S: Mary Jasudowicz Vol/Page: 550/274, Date: 07/12/24, Warranty Use: 2 Bdrm Conventional, Lot: 30492sf	
19 GAIL DR.....	\$440,000
B: Anthony M Vorio & Morgan Onofrio S: Walter Palasiewski & Mary L Palasiewski Vol/Page: 550/137, Date: 07/10/24, Warranty Mtg: Members Mtg Co Inc \$352,000 Use: 3 Bdrm Raised Ranch, Lot: 43124sf	
1239 MIDDLETOWN AVE.....	\$654,702
B: Stephen J Dumark & Lauren T Dumark S: Luanci Construction LLC Vol/Page: 550/204, Date: 07/12/24, Warranty Mtg: United Wholesale Mtg \$503,760 Use: Farm Use, Lot: 74052sf	
20 TWIN LAKES RD U:9.....	\$353,000
B: Robert Skarzynski & Lisa Skarzynski S: David M Maiden & Margaret M Maiden Vol/Page: 550/166, Date: 07/12/24, Warranty Mtg: Sachem Capital Corp \$354,000 Use: 2 Bdrm Condo Prior Sale: \$110,000 (06/99)	
► FORECLOSURE DEEDS	
100 DORAL FARMS RD.....	\$488,000
B: Matthew R Lisy & Emily B Lisy S: Stephen W Whalen & Us Bank Na Vol/Page: 550/230, Date: 07/12/24, Committee Use: 3 Bdrm Colonial, Lot: 126324sf Prior Sale: \$475,000 (12/05)	
► MORTGAGES	
28 BRANFORD RD U:A101.....	\$2,133,000
Birmingham Group Rity Inc+ from 28 Branford Road L	
28 BRANFORD RD U:A102.....	\$2,133,000
Birmingham Group Rity Inc+ from 28 Branford Road L	
19 COACH DR.....	\$290,000
Steve C Wilson+ from Freedom Mortgage Corp	
246 REEDS GAP RD U:3A.....	\$181,273
Gregg M Hannan+ from Rocket Mortgage	
723 TOTOKET RD.....	\$469,200
Miguel Cartagena+ from First World Mortgage	

NORTH HAVEN

TOWN CLERK: J. STACEY YARBROUGH
18 Church Street, North Haven, CT, 06473
Phone: 203-239-5321

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	75
Median Price	\$381,500	\$425,000

► REAL ESTATE SALES

28 BAYARD AVE..... \$350,150

B: Gregory J Shibley & Beth A Shibley
S: Caitlin Donovan
Vol/Page: 1084/122, Date: 07/08/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: \$238,000 (06/16)

24 BOWEN RD \$312,000

B: Jennifer Hribko & Carol Hribko
S: Jonathan Carbutti
Vol/Page: 1084/220, Date: 07/10/24, Warranty
Mtg: Plaza Home Mtg \$259,600
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$85,000 (10/23)

38 CHAPEL HILL RD \$545,000

B: Melissa Allen
S: Christopher E Daniells
Vol/Page: 1084/149, Date: 07/08/24, Warranty
Mtg: Provident Fund Assoc \$490,500
Use: 3 Bdrm Split Level, Lot: 24829sf
Prior Sale: \$500,000 (05/22)

3 CRESTVIEW DR \$600,000

B: Christopher Morton & Caley S Morton
S: Jill Kelly & Philip Thibodeau
Vol/Page: 1084/265, Date: 07/11/24, Warranty
Mtg: Peoples Bank \$600,000
Use: 5 Bdrm Colonial, Lot: 21344sf
Prior Sale: \$590,250 (10/05)

107 SENTINEL HILL RD..... \$545,000

B: Brian C Freitag & Kelsey A Freitag
S: Fabricio Z Salgado
Vol/Page: 1084/241, Date: 07/11/24, Warranty
Mtg: Guaranteed Rate Affin \$381,500
Use: 4 Bdrm Raised Ranch, Lot: 34848sf
Prior Sale: \$295,000 (07/23)

314 SKIFF ST..... \$285,000

B: Claudia M Palacio Restrep & Hugo Vergara
S: Dorothy Manley & Christopher Manley
Vol/Page: 1084/346, Date: 07/12/24, Executor
Mtg: Pysma Lending Group \$228,000
Use: 3 Bdrm Conventional, Lot: 7405sf

60 TENNYSON AVE..... \$490,000

B: Timothy Oconnell & Adrianna Petrucci
S: Lori A Mansur & Lawrence Mansur
Vol/Page: 1084/309, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$392,000
Use: 4 Bdrm Colonial, Lot: 23958sf
Prior Sale: \$310,000 (06/08)

► MORTGAGES

5 ANGEL PL \$100,000

Lindsay Suhr+ from Third Federal Saving & Loan Ass

21 CARINA RD..... \$125,000

Patricia P Carafeno+ from Liberty Bank

184 ELM ST \$75,000

Attila Gyurovszky+ from Sikorsky Financial Credit

28 GEORGE ST \$136,500

Paul Calamita+ from Crosspoint Federal Credit Unio

19 LAYDON AVE..... \$419,210

Andrew J Tantorski+ from United Wholesale Mortgage

155 QUINNIAPIC AVE..... \$10,000,000

CT Quinnipiac Ave RE LLC+ from Vnb New York Lic

163 QUINNIAPIC AVE..... \$10,000,000

CT Quinnipiac Ave RE LLC+ from Vnb New York Lic

100 ROCK RD..... \$150,000

Nicola Fratta+ from Manufacturers and Traders Trus

ORANGE

TOWN CLERK: MARY SHAW

617 Orange Center Rd, Orange, CT, 06477
Phone: 203-891-4730

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	30
Median Price	\$524,000	\$557,000

► REAL ESTATE SALES

536 FERRY RD..... \$509,800

B: Lisa Fedick & John Ferguson
S: Phyllis Gwatkin, Tr for Janice Benoit Fodero Ft
Vol/Page: 731/378, Date: 07/09/24, Trustee
Use: 2 Bdrm Ranch, Lot: 33541sf

► MORTGAGES

631 BRENTWOOD RD..... \$298,200

Robert L Prussin+ from Bethpage Federal Credit Uni

639 CEDAR GRV \$250,000

Kevin D Bruneau+ from Sikorsky Financial Credit Un

555 DOGWOOD RD \$84,142

Anthony Karr+ from Movement Mortgage LLC

303 DRUMMOND RD..... \$201,000

Peter Higgins+ from Sikorsky Financial Credit Unio

538 RIDGE RD..... \$150,000

Jill M Laplante+ from Sikorsky Financial Credit Un

602 RIDGE RD..... \$127,500

Robert M Mislow+ from M&T Bank NA

165 RIGGS RD \$50,000

Monika M Jones+ from Healthcare Financial Federal

85 SUNSET DR..... \$52,000

Martin Barranco+ from Paul Duhl

370 TIMBERLANE DR..... \$250,000

Eduardo Cortes+ from Sikorsky Financial Credit Uni

133 WILDROSE RD..... \$578,400

133 Wild Rose Assoc LLC+ from John Villano

OXFORD

TOWN CLERK: MARGARET A WEST

486 Oxford Rd, Oxford, CT, 06478
Phone: 203-828-6602

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	28
Median Price	\$426,500	\$473,000

► REAL ESTATE SALES

67 CHRISTIAN ST \$528,000

B: Cody Evans
S: John J Bachman
Vol/Page: 473/617, Date: 07/09/24, Warranty
Mtg: NFM Inc \$475,200
Use: Residential-Multiple Bldgs, Lot: 204732sf
Prior Sale: \$348,500 (08/05)

15 FAIRFIELD RD..... \$540,000

B: Marilyn Burgos
S: Jesse Schremmer & Ashley Schremmer
Vol/Page: 473/660, Date: 07/10/24, Warranty
Mtg: Deephaven Mtg Llc \$405,000
Use: 3 Bdrm Split Level, Lot: 60984sf
Prior Sale: \$430,000 (12/22)

10 NOD HILL RD \$825,000

B: Magdi Abdelsayed
S: Union Savings Bank
Vol/Page: 473/681, Date: 07/11/24, Warranty
Use: 4 Bdrm Colonial, Lot: 178160sf
Prior Sale: \$500,000 (01/24)

60 PEACH FARM RD \$760,000

B: Michael T Federowicz
S: Richard R Lang & Nancy Lang
Vol/Page: 473/458, Date: 07/01/24, Warranty
Mtg: Sikorsky Fncl CU Inc \$605,000
Use: 4 Bdrm Colonial, Lot: 74488sf
Prior Sale: \$529,900 (04/04)

17 THORSON RD..... \$485,000

B: Mackenzie B Hebert & Robert J Gramlich
S: Noreen Parsons
Vol/Page: 473/635, Date: 07/10/24, Warranty
Mtg: Thomaston Svgs Bk \$436,500
Use: 2-Family Raised Ranch, Lot: 99752sf

► MORTGAGES

48 JACKSON COVE RD..... \$160,000

Ryan S Kocsis+ from Sikorsky Financial Credit Unio

37 JENNY LANE 2 \$360,000

Paula Tortorici-Scheff+ from United Wholesale Mort

60 PEACH FARM RD \$605,000

Michael T Federowicz+ from Sikorsky Financial Cred

12 PERKINS RD \$250,000

Alicia M Martin+ from Sikorsky Financial Credit Un

13 ROME LN \$100,000

Allyre J Cyr+ from M&T Bank NA

626 ROOSEVELT DR \$299,250

Michael Macary+ from United Wholesale Mortgage

PROSPECT

TOWN CLERK: MICHELLE LISOWSKI

36 Center St, Prospect, CT, 06712
Phone: 203-758-4461

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	30
Median Price	\$383,000	\$382,500

► REAL ESTATE SALES

76 SALEM RD \$20,000

B: Luciani Properties LLC
S: Eric P Zimyeski & Nicole L Daddona
Vol/Page: 928/594, Date: 07/16/24, Warranty
Use: Land-Vacant & Open, Lot: 25265sf

► MORTGAGES

137 SALEM RD \$70,000

Afp & Sons Const Co LLC+ from Antonio M Pereira

SEYMOUR

TOWN CLERK:LIANNA MCMURRAY
1 1st St, Seymour, CT, 06483
Phone:203-888-0519

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	40
Median Price	\$343,000	\$373,500

► REAL ESTATE SALES

51 1ST AVE..... \$335,000

B: Christopher S Parisi & Nicolette R Parisi
S: Craig A Donofrio
Vol/Page: 637/337, Date: 07/08/24, Warranty
Mtg: Newtown Savings Bank \$318,250
Use: 3 Bdrm Ranch, Lot: 7405sf

23 ARGONNE TER..... \$2,200,000

B: Si Seymour LLC
S: Seymour Rentals LLC
Vol/Page: 637/408, Date: 07/09/24, Warranty
Use: Apartment Building, Lot: 112820sf
Prior Sale: \$2,200,000 (07/23)

24 ARGONNE TER..... \$2,200,000

B: Si Seymour LLC
S: Seymour Rentals LLC
Vol/Page: 637/408, Date: 07/09/24, Warranty

32 ARGONNE TER..... \$2,200,000

B: Si Seymour LLC
S: Seymour Rentals LLC
Vol/Page: 637/408, Date: 07/09/24, Warranty

76 BROOKDALE RD..... \$670,000

B: Sidra Akram
S: Jeffrey Stockla & Karen Stockla
Vol/Page: 637/437, Date: 07/11/24, Warranty
Mtg: Harinder Johar \$500,000
Use: 4 Bdrm Colonial, Lot: 99317sf
Prior Sale: \$361,450 (07/02)

14 ELM ST..... \$185,000

B: Naugatuck Const Prop LLC
S: Sharik Michael M Est & Gary A Sharik
Vol/Page: 637/377, Date: 07/09/24, Executor
Use: 4 Bdrm Conventional, Lot: 13939sf
Prior Sale: \$10,000 (10/05)

1 LYNN TER..... \$390,000

B: Alexandra Milone & Schuyler Milone
S: Juan Sandoval & Gloria Crespin
Vol/Page: 637/321, Date: 07/08/24, Warranty
Mtg: Total Mtg Svcs \$378,300
Use: 3 Bdrm Ranch, Lot: 6098sf
Prior Sale: \$50,000 (12/18)

2 ROOSEVELT DR..... \$2,200,000

B: Si Seymour LLC
S: Seymour Rentals LLC
Vol/Page: 637/408, Date: 07/09/24, Warranty

1027 ROOSEVELT DR..... \$2,200,000

B: Si Seymour LLC
S: Seymour Rentals LLC
Vol/Page: 637/408, Date: 07/09/24, Warranty

233 S MAIN ST..... \$350,000

B: Alexander Caballero
S: Eduardo Otero
Vol/Page: 637/478, Date: 07/12/24, Warranty
Mtg: First World Mortgage \$332,500
Use: 3 Bdrm Raised Ranch, Lot: 80586sf
Prior Sale: \$170,500 (10/15)

► MORTGAGES

47 EMMA ST..... \$35,000

Dara Kahler+ from Sikorsky Financial Credit Union

9 EVENING STAR DR..... \$180,000

Michael Warhola+ from Ion Bank

3 GLORIA AVE..... \$25,000

Ann Jensen+ from Liberty Bank

231-237 PEARL ST..... \$760,900

Samantha Lee Lt+ from CalCon Mutual Mortgage LLC

233 S MAIN ST..... \$25,000

Alexander Caballero+ from Connecticut Housing Fina

SOUTHBURY

TOWN CLERK:ALICE MAISANO

501 Main St S, Southbury, CT, 06488
Phone:203-262-0657

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	41
Median Price	\$506,250	\$585,000

► REAL ESTATE SALES

345 COMMUNITY HOUSE RD..... \$720,000

B: Ervis Lipe & Arjola Lipe
S: Scott M Mayer
Vol/Page: 771/439, Date: 07/09/24, Warranty
Mtg: Freedom Mortgage Corp \$504,000
Use: 4 Bdrm Colonial, Lot: 84942sf
Prior Sale: \$473,760 (10/16)

57 CURT SMITH RD..... \$250,000

B: Jillian Hannan
S: Sutton James P Est & James P Sutton 3rd
Vol/Page: 771/388, Date: 07/09/24, Trustee
Use: 5 Bdrm Colonial, Lot: 137214sf

57 CURT SMITH RD..... \$250,000

B: Jillian Hannan
S: Sutton Laurie G Est & James P Sutton 3rd
Vol/Page: 771/391, Date: 07/09/24, Executor
Mtg: CMG Mortgage Inc \$370,000
Use: 5 Bdrm Colonial, Lot: 137214sf
Prior Sale: \$250,000 (07/24)

427 HERITAGE VLG U:B..... \$185,000

B: Century Investments LLC
S: Ann F Boudreau
Vol/Page: 771/436, Date: 07/09/24, Warranty
Use: 3 Bdrm Condo

448 HERITAGE VLG U:A..... \$220,000

B: Ashley Dann
S: Ann H Lowell
Vol/Page: 771/358, Date: 07/08/24, Warranty
Mtg: Pennemac Loan Service \$165,000
Use: 1 Bdrm Condo
Prior Sale: \$55,000 (05/94)

518 HERITAGE VLG U:A..... \$335,000

B: Sandy L Carlson & Edward M Dzitko
S: Fay Lassios, Tr for Lassios Ft
Vol/Page: 771/497, Date: 07/10/24, Trustee
Mtg: US Bank NA \$190,000
Use: 2 Bdrm Condo
Prior Sale: \$158,000 (08/00)

986 HERITAGE VLG U:A..... \$200,000

B: David Apicella
S: Brazauskas Shirley Est & Karl J Brazauskas
Vol/Page: 771/549, Date: 07/11/24, Executor
Use: 2 Bdrm Condo
Prior Sale: \$130,000 (11/09)

113 QUAKER FARMS RD..... \$550,000

B: Amy A Davey & Brynn Davey
S: Carlos Campoverde & Mercedes Campoverde
Vol/Page: 771/569, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$391,228
Use: 3 Bdrm Cape Cod, Lot: 30492sf
Prior Sale: \$345,000 (09/04)

115 RIVER TRL..... \$430,000

B: Gloria E Vargas & Joel N Archer
S: Amy A Davey & Brynn E Davey
Vol/Page: 771/585, Date: 07/12/24, Warranty
Mtg: Total Mtg Svcs \$417,100
Use: 2 Bdrm Conventional, Lot: 11761sf
Prior Sale: \$245,000 (07/18)

► MORTGAGES

850 BULLET HILL RD..... \$250,000

Catherine A Kleros+ from Manufacturers and Traders

183 HERITAGE VLG U:B..... \$50,000

Jane Costantini+ from PNC Bank

570 HERITAGE VLG U:B..... \$176,000

Mark E Huber Joint RET+ from Union Savings Bank

1010 JEREMY SWAMP RD..... \$85,000

Robert M Brandariz+ from Webster Bank

1053 KETTLETOWN RD..... \$184,000

Joseph Cillizza+ from Webster Bank

479 PETER RD..... \$8,265

Eugene Tomachinski+ from USA Housing and Urban Dev

1897 PURCHASE BROOK RD..... \$70,000

Jeffrey A Markward+ from Rocket Mortgage

816 ROXBURY RD..... \$200,000

Robert Marzinotto+ from Ion Bank

50 RUSSIAN VILLAGE RD..... \$30,000

Gail M Chelso+ from Sikorsky Financial Credit Unio

SMITH RD..... \$50,000

Jillian Hannan+ from Connecticut Housing Finance A

WALLINGFORD

TOWN CLERK:KRISTEN PANZO

45 South St, Wallingford, CT, 06492
Phone:203-294-2145

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	85
Median Price	\$326,000	\$370,000

► REAL ESTATE SALES

40 MOHAWK DR..... \$460,000

B: Mary Colburn
S: Kristen Satton
Vol/Page: 1725/344, Date: 07/08/24, Warranty
Mtg: Ion Bank \$368,000
Use: 3 Bdrm Ranch, Lot: 18000sf
Prior Sale: \$270,000 (01/20)

51 MOHAWK DR..... \$285,000

B: Walk Invest LLC
S: Asiek Corp
Vol/Page: 1725/579, Date: 07/11/24, Warranty
Mtg: ABL Res Credit Ac \$293,000
Use: 2-Family Ranch, Lot: 19914sf
Prior Sale: \$285,000 (07/24)

635 N ELM ST..... \$689,900
 B: Michelle D Donewald & James F Donewald
 S: Juliet Anderson
 Vol/Page: 1725/368, Date: 07/09/24, Warranty
 Mtg: Members Mtg Co Inc \$619,900
 Use: 3 Bdrm Colonial, Lot: 77537sf
 Prior Sale: \$435,000 (11/11)

591 N MAIN ST..... \$725,000
 B: Elizabeth B Eliades
 S: Linda V Hubbard
 Vol/Page: 1725/574, Date: 07/11/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 12337sf
 Prior Sale: \$200,000 (07/19)

32 PILGRIMS HBR U:E..... \$250,000
 B: Matthew Mcdonald
 S: Dennis A Dagliere
 Vol/Page: 1725/478, Date: 07/10/24, Warranty
 Mtg: Liberty Bk \$175,000
 Use: Condo

44 S CHERRY ST U:304..... \$170,000
 B: Migdalia Garcia
 S: Seth P Page
 Vol/Page: 1725/441, Date: 07/10/24, Warranty
 Mtg: William Raveis Mtg Co \$136,000
 Use: Condo

18 SCHOOL HOUSE RD..... \$620,000
 B: Timothy Champagne
 S: William J Kosche & Sabrina C Kosche
 Vol/Page: 1725/526, Date: 07/10/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 155945sf
 Prior Sale: \$420,000 (08/17)

► **FORECLOSURE DEEDS**

51 MOHAWK DR..... \$285,000
 B: Asiek Corp
 S: Freedom Mtg Corp & Phillip Craft
 Vol/Page: 1725/576, Date: 07/11/24, Committee
 Use: 2-Family Ranch, Lot: 19914sf
 Prior Sale: \$204,000 (09/11)

► **MORTGAGES**

28 DANNYS WAY U:28..... \$145,000
 Michele M Giatrelis+ from OCMBC Inc

76 GROVE ST..... \$7,416
 Nicholas F Manciero+ from USA Housing and Urban De

48 JOBS RD..... \$82,000
 Barbara K Papale+ from Liberty Bank

59 JODI DR..... \$9,423
 Tiffany J Spinnato+ from USA Housing and Urban Dev

27 MARC DR..... \$20,927
 Carlos I Ortiz Jr+ from USA Housing and Urban Deve

9 NORMAN AVE..... \$7,933
 Kathleen Durso+ from USA Housing and Urban Develop

20 PROMONTORY DR..... \$250,000
 Alexander J Penczynyn+ from Sikorsky Financial Cr

205 S WHITTLESEY AVE..... \$67,743
 Daisy Abbott+ from Figure Lending LLC

8 SCHOOL HOUSE RD..... \$578,550
 Timothy Champagne+ from Veterans United Home Loans

62 SUMMERHILL RD..... \$90,000
 Patricia A Scorel+ from M&T Bank NA

NO STREET GIVEN..... \$25,000
 Migdalia Garcia+ from Connecticut Housing Finance

NO STREET GIVEN..... \$50,000
 Matthew Mcdonald+ from Connecticut Housing Finance

WATERBURY

TOWN CLERK:ANTOINETTE SPINELLI
 235 Grand St, FL 1, Waterbury, CT, 06704
 Phone:203-574-6809

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	305	225
Median Price	\$229,000	\$250,000

► **REAL ESTATE SALES**

26 ADAMS ST EXT..... \$425,000
 B: Tremain Turner
 S: Jonathan Diaz
 Vol/Page: 8899/114, Date: 07/08/24, Warranty
 Mtg: William Raveis Mtg Co \$410,815
 Use: 3-Family Mlti-Unt Blg, Lot: 3920sf
 Prior Sale: \$229,000 (03/21)

116 ALDER ST..... \$70,000
 B: Landmark Rity Group LLC
 S: Letha R Shepard
 Vol/Page: 8900/316, Date: 07/10/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 6098sf
 Prior Sale: \$104,000 (01/05)

700 BALDWIN ST..... \$203,000
 B: Sonia R Pomaquiza
 S: Dasrat Sooknauth
 Vol/Page: 8899/112, Date: 07/08/24, Warranty
 Use: 2-Family Two Family, Lot: 3049sf
 Prior Sale: \$86,500 (02/94)

2028 BROADBRIDGE AVE..... \$405,000
 B: Juan A Yanez
 S: Judson Goese & Emerson V Santos
 Vol/Page: 8900/68, Date: 07/10/24, Warranty

75 CIRCULAR AVE..... \$375,000
 B: Imad Nahshal
 S: Joanne R Rodriguez
 Vol/Page: 8899/233, Date: 07/09/24, Warranty
 Mtg: Norwich Commercial Grp \$368,207
 Use: 2-Family Two Family, Lot: 19166sf
 Prior Sale: \$75,000 (07/03)

73 CLOVER ST..... \$360,000
 B: Michael Cabrera & Laura Pulla
 S: Zarif Bejollil & Valentina Bejollil
 Vol/Page: 8899/250, Date: 07/09/24, Warranty
 Mtg: Mortgage Research Ctr \$320,000
 Use: 3 Bdrm Colonial, Lot: 5227sf

53 DEERFIELD AVE..... \$230,000
 B: Iris D Pagan
 S: Felix Rodriguez & Yulimar Rodriguez
 Vol/Page: 8899/57, Date: 07/08/24, Warranty
 Mtg: Reliant Home Funding \$223,100
 Use: 2 Bdrm Cape Cod, Lot: 7841sf
 Prior Sale: \$122,000 (10/20)

2773 E MAIN ST..... \$295,000
 B: Carlos A Garcia
 S: Rentz Elois Est & Andrew L Luke
 Vol/Page: 8900/169, Date: 07/10/24, Executor
 Mtg: Community Savings Ban \$236,000
 Use: 2-Family Two Family, Lot: 11761sf
 Prior Sale: \$224,900 (06/06)

172 EASTON AVE..... \$257,000
 B: Gotfred Effah & Anitta O Boateng
 S: Angel Pina
 Vol/Page: 8899/215, Date: 07/09/24, Warranty
 Mtg: Fairway Ind Mtg \$244,150
 Use: 3 Bdrm Ranch, Lot: 7841sf
 Prior Sale: \$158,000 (01/24)

98 FANNING ST..... \$452,500
 B: German Sarmiento & Telma L Ardon
 S: Marie A Ciarlo
 Vol/Page: 8900/193, Date: 07/10/24, Warranty
 Mtg: AmWest Funding Corp \$339,375
 Use: 2-Family Two Family, Lot: 12632sf

30 GIRARD AVE..... \$290,000
 B: Robenson Pierre & Yana Demesier
 S: Tania Palmieri & Giordano Marcone
 Vol/Page: 8899/298, Date: 07/09/24, Warranty
 Mtg: Total Mtg Svcs \$284,747
 Use: 2 Bdrm Ranch, Lot: 11326sf

119 JOY RD..... \$275,000
 B: Nicholas K Deleveleuse
 S: Zoila M Lema
 Vol/Page: 8901/140, Date: 07/12/24, Warranty
 Mtg: Guaranteed Rate Affn \$266,750
 Use: 2 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$117,000 (05/22)

46 KRAMER AVE..... \$260,000
 B: Sierra D Lopez
 S: Lucille T Abondolo
 Vol/Page: 8900/90, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$247,000
 Use: 2-Family Two Family, Lot: 5663sf

285 LAKESIDE BLVD E..... \$340,000
 B: Rebekah Fakhoury
 S: Melissa Quintero
 Vol/Page: 8899/95, Date: 07/08/24, Warranty
 Mtg: Cross Country Mtg Inc \$323,000
 Use: 3 Bdrm Colonial, Lot: 8276sf
 Prior Sale: \$182,000 (05/17)

18 LYNDAL AVE..... \$150,000
 B: Cdc Renovation & Rental L
 S: Clifton Corp LLC
 Vol/Page: 8901/53, Date: 07/11/24, Warranty
 Use: 3 Bdrm Bngl/Cottage, Lot: 4792sf
 Prior Sale: \$75,000 (06/24)

150 MARK LN U:Q2..... \$80,000
 B: Mark Lane Apartments
 S: Senad Feratovic
 Vol/Page: 8900/313, Date: 07/10/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$62,900 (02/88)

35 MOUNTAIN VILLAGE RD U:7..... \$135,000
 B: Jeffrey Ferguson
 S: AT Investments LLC
 Vol/Page: 8899/133, Date: 07/08/24, Warranty
 Mtg: American Ngbd Mtg Acc \$121,500
 Use: 1 Bdrm Condo
 Prior Sale: \$37,000 (01/91)

187 NEWBURY ST..... \$140,000
 B: Titan Holdings LLC
 S: Wilfredo Caban
 Vol/Page: 8901/182, Date: 07/12/24, Warranty
 Mtg: Denise Rinaldo \$156,677
 Use: 3 Bdrm Cape Cod, Lot: 5227sf
 Prior Sale: \$95,000 (04/15)

26 RIDGEWOOD ST..... \$350,000
 B: Alexie Ortiz
 S: Yannick Mcfarlane & Joanne Francette
 Vol/Page: 8900/257, Date: 07/10/24, Warranty
 Mtg: CMG Mortgage Inc \$332,500
 Use: 3-Family Mlti-Unt Blg, Lot: 4356sf
 Prior Sale: \$28,500 (02/13)

92 ROCKLAND AVE **\$250,000**
 B: Ruth A Karpen & Deomattie Etwaru
 S: Carmine Addona & Joseph Addona
 Vol/Page: 8899/80, Date: 07/08/24, Warranty
 Mtg: T2 Finacial LLC \$245,471
 Use: 3 Bdrm Ranch, Lot: 6098sf

190 SPRING LAKE RD **\$250,000**
 B: Cheryl Leopold
 S: Sandra W Hansen
 Vol/Page: 8899/318, Date: 07/09/24, Warranty
 Mtg: American Ngbd Mtg Acc \$239,112
 Use: 3 Bdrm Ranch, Lot: 7405sf

64 VALLEY VIEW DR **\$280,000**
 B: Edward Flores & Jaquelin Flores
 S: Joan A Aragones & Nancy Aragones
 Vol/Page: 8900/320, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$266,000
 Use: 3 Bdrm Ranch, Lot: 6098sf
 Prior Sale: \$135,000 (07/11)

64 VINE ST **\$320,000**
 B: Leonel A Mojica
 S: Jorge Cabrera
 Vol/Page: 8900/123, Date: 07/10/24, Warranty
 Mtg: Liberty Bk \$291,412
 Use: 3-Family Mlti-Unt Blg, Lot: 3920sf
 Prior Sale: \$2,000 (08/20)

405 WILSON ST **\$489,000**
 B: Elijah Cano
 S: Sonila Preka
 Vol/Page: 8901/113, Date: 07/12/24, Warranty
 Mtg: Newrez LLC \$464,550
 Use: Apartment Bldg - 4-8 Units, Lot: 10454sf
 Prior Sale: \$76,000 (09/16)

808 WOODTICK RD **\$199,900**
 B: Jorge L Solares & Perla Consuegra
 S: Georgann A Macary & Darlene A Mascia
 Vol/Page: 8901/166, Date: 07/12/24, Warranty
 Mtg: Novus Home Mtg \$189,905
 Use: 2 Bdrm Ranch, Lot: 10019sf

► **FORECLOSURE DEEDS**

450 HILL ST U:19 **\$34,201**
 B: Barclay Square LLC
 S: Frank Ryan & Barclay Sq Condo Assn Inc
 Vol/Page: 8899/290, Date: 07/09/24, Committee
 Use: 1 Bdrm Condo
 Prior Sale: \$40,900 (10/09)

► **MORTGAGES**

149 ANNA AVE **\$25,000**
 Dana A Chateaufeuf+ from FD Community Federal Credi

300 BETH LN **\$15,049**
 Taloria M Wilson+ from USA Housing and Urban Devel

17 CAPITOL AVE **\$175,200**
 Chintan R Patel+ from Webster Bank

137 CENTRAL AVE **\$300,000**
 Blumberg Realty LLC+ from Loan Funder LLC

273 COOKE ST **\$50,000**
 Carlos D Ballenilla+ from Bank of America NA

64 DEERWOOD LN **\$100,000**
 Cedric Council+ from Webster Bank

88 FRANCIS ST **\$266,000**
 Premier Specialty Foods+ from Citadel Servicing

191 FROST RD **\$85,000**
 Joseph Elsharnouby+ from United Wholesale Mortgage

52 GRANGER ST **\$850,000**
 Dm Baldwin Ent+ from Commercial Lender LLC

273 HAUSER ST **\$50,000**
 Ann M Cianciolo+ from FD Community Federal Credit

16 HAWTHORNE AVE **\$75,000**
 David Dziezynski+ from Thomaston Savings Bank

921 HIGHLAND AVE **\$97,000**
 Marc A Barbera+ from FD Community Federal Credit U

46 KRAMER AVE **\$10,400**
 Sierra D Lopez+ from Connecticut Housing Finance A

LAUREL ST **\$850,000**
 Dm Baldwin Ent+ from Commercial Lender LLC

33 MAPLEWOOD ST **\$15,000**
 Sabine Kelly+ from FD Community Federal Credit Uni

55 MEDIA AVE **\$7,970**
 Errol Sparks+ from USA Housing and Urban Developme

65 OLDDHAM AVE **\$132,000**
 Brandon Hickey+ from FD Community Federal Credit U

925 ORONOKE RD U:21D **\$100,000**
 Baltazar Perez+ from FD Community Federal Credit U

146 OVERLOOK AVE **\$303,750**
 Juan D Yanez+ from Quontic Bank

39 PINECREST DR **\$22,988**
 Migdalia Martinez+ from Figure Lending LLC

41 PLAZA AVE **\$850,000**
 Dm Baldwin Ent+ from Commercial Lender LLC

55 PLAZA AVE **\$850,000**
 Dm Baldwin Ent+ from Commercial Lender LLC

32 RIDGEWAY AVE **\$158,000**
 S H & Marines M Wilson Lt+ from Webster Bank

16 ROBINCREST DR **\$291,197**
 Oshane Beckford+ from Village Capital & Investment

119 ROSENGARTEN DR **\$50,000**
 Angela D Jones+ from FD Community Federal Credit U

190 SPRING LAKE RD **\$25,000**
 Cheryl Leopold+ from Connecticut Housing Finance A

VINE ST **\$12,800**
 Leonel A Mojica-Mojica+ from Connecticut Housing F

64 VINE ST **\$25,000**
 Leonel A Mojica-Mojica+ from Liberty Bank

94 WALNUT ST U:1881 **\$850,000**
 Dm Baldwin Ent+ from Commercial Lender LLC

815 WASHINGTON AVE EXT **\$140,300**
 Nilda M Olivero+ from M&T Bank NA

840 WASHINGTON AVE EXT **\$6,192**
 Fitzroy Hall+ from USA Housing and Urban Developme

869 WASHINGTON AVE EXT **\$19,550**
 Dennis Dawkins+ from FD Community Federal Credit U

99 WELLINGTON AVE **\$50,000**
 Christopher R Dinino+ from Thomaston Savings Bank

60 WHITEWOOD RD **\$272,000**
 Natalie K Hyde+ from Meadowbrook Financial Mtg Ban

63 WOOD ST **\$304,000**
 Bergstone Group LLC+ from Loan Funder LLC

WEST HAVEN

TOWN CLERK: JOHN W. LEWIS
 355 Main St, West Haven, CT, 06516
 Phone: 203-937-3535

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	145	122
Median Price	\$280,500	\$320,000

► **REAL ESTATE SALES**

510 1ST AVE U:105 **\$190,000**
 B: Yoshihisa Suzuki
 S: Eulogia F Oakley & Steve T Oakley
 Vol/Page: 1994/74, Date: 07/11/24, Executor
 Mtg: United Wholesale Mtg \$160,000
 Use: 2 Bdrm Condo
 Prior Sale: \$144,900 (09/16)

678 2ND AVE **\$352,000**
 B: Juan C Ayala
 S: Rachel Mitchell
 Vol/Page: 1994/99, Date: 07/11/24, Warranty
 Mtg: Plaza Home Mtg \$334,400
 Use: 3 Bdrm Colonial, Lot: 5663sf
 Prior Sale: \$185,000 (10/23)

19 ATWATER ST **\$480,000**
 B: Hakan Sahin
 S: Bruce Devlin & Janet Devlin
 Vol/Page: 1994/148, Date: 07/12/24, Warranty
 Mtg: OCMB Inc \$336,000
 Use: 3-Family Mlti-Unt Blg, Lot: 8276sf

135 BLUFF AVE **\$460,000**
 B: Adeodato E Cortes Guerrer & Stephanie K Cortes Guijos
 S: Anvar A Salem
 Vol/Page: 1993/1028, Date: 07/10/24, Warranty
 Mtg: Total Mtg Svcs \$451,668
 Use: 3 Bdrm Cape Cod, Lot: 11761sf
 Prior Sale: \$410,000 (11/22)

25 BOYLSTON ST **\$215,000**
 B: Sky Circle LLC & Jose Cusni
 S: Denise M Rival & Michael Rival
 Vol/Page: 1993/826, Date: 07/08/24, Warranty
 Use: 2 Bdrm Conventional, Lot: 9148sf
 Prior Sale: \$134,000 (12/02)

133 CHURCH ST **\$421,000**
 B: Aaron Morrison
 S: Adam Hood & Naomi Cote
 Vol/Page: 1994/32, Date: 07/10/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$360,000 (11/23)

96 COLLIS ST **\$70,000**
 B: Red Oak Developers LLC
 S: Thomas A Loricco
 Vol/Page: 1993/1002, Date: 07/09/24, Warranty
 Use: Residential Developable Land, Lot: 6098sf

121 EAST AVE **\$520,000**
 B: Myra Ramirez-Gill & John W Gill
 S: Brian M Gallagher Sr & Deborah L Gallagher
 Vol/Page: 1993/1010, Date: 07/10/24, Warranty
 Mtg: First World Mortgage \$490,231
 Use: 2-Family Mlti-Unt Blg, Lot: 5227sf
 Prior Sale: \$160,000 (01/87)

690 FOREST RD U:561 **\$469,900**
 B: Randall M Marks & Joan E Marks
 S: Raquel Frank
 Vol/Page: 1994/19, Date: 07/10/24, Warranty
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$370,000 (06/21)

205 KELSEY AVE **\$305,000**
 B: Daniel Izzo & Morgan Izzo
 S: Galen G Nally & Kathryn Esposito
 Vol/Page: 1993/914, Date: 07/08/24, Executor
 Mtg: Liberty Bk \$274,195
 Use: 3 Bdrm Colonial, Lot: 6098sf

215 PARK TERRACE AVE **\$370,000**
 B: Lynne G Mohlenbrok
 S: Gregory M Jimenez
 Vol/Page: 1993/894, Date: 07/08/24, Warranty
 Mtg: Novus Home Mtg \$296,000
 Use: 4 Bdrm Cape Cod, Lot: 16117sf
 Prior Sale: \$306,000 (02/21)

270 RICHMOND AVE **\$345,000**
 B: Heather Reid
 S: Bartholomew J Chadderton & Geraldine Chadderton
 Vol/Page: 1993/944, Date: 07/08/24, Warranty
 Mtg: Homestead Fund Corp \$140,000
 Use: 2 Bdrm Cape Cod, Lot: 6970sf
 Prior Sale: \$115,000 (06/00)

330 SAVIN AVE U:9 **\$158,000**
 B: Elizabeth Hulinsky
 S: Jennifer Newsom
 Vol/Page: 1993/938, Date: 07/08/24, Warranty
 Use: 1 Bdrm Condo, Lot: 1sf
 Prior Sale: \$129,000 (04/22)

153 W WALK U:153 **\$310,000**
 B: Paul Silverman & Frances A Vecchio
 S: Albert J Hofelt
 Vol/Page: 1993/853, Date: 07/08/24, Warranty
 Use: 2 Bdrm Condo, Lot: 1sf

68 WALNUT ST **\$350,000**
 B: Jennifer Edmonds
 S: Michele M Sullivan
 Vol/Page: 1993/858, Date: 07/08/24, Warranty
 Mtg: United Wholesale Mtg \$337,560
 Use: 2 Bdrm Conventional, Lot: 5663sf
 Prior Sale: \$137,500 (09/88)

57 WILSON AVE **\$305,000**
 B: Kevin M Swift & Karissa H Swift
 S: Sophia C Ferraro
 Vol/Page: 1992/742, Date: 06/21/24, Warranty
 Mtg: Sikorsky Fncl CU Inc \$240,000
 Use: 3 Bdrm Ranch, Lot: 6098sf

► **FORECLOSURE DEEDS**

16 CHERRY LN **\$240,000**
 B: Bank Of America Na
 S: Bank Of America Na & Richard A Buckholz
 Vol/Page: 1993/911, Date: 07/08/24, Committee
 Use: 3 Bdrm Cape Cod, Lot: 8276sf

360 W SPRING ST U:B3 **\$160,500**
 B: Mohammed Ababneh
 S: Cobb Bobby, Tr for Csmc 2018-Rpl6 T
 Vol/Page: 1980/410, Date: 12/12/23, Committee
 Use: 2 Bdrm Condo, Lot: 1sf
 Prior Sale: \$117,900 (10/89)

► **MORTGAGES**

11 ALEXANDER DR **\$327,482**
 Mohamad W Barakat+ from Lakeview Loan Servicing LL

212 CAMPBELL AVE **\$475,000**
 Hipolito C Lopez+ from UMC Mortgage Co

1014 CAMPBELL AVE **\$55,000**
 Mel B Ferrer+ from Sikorsky Financial Credit Union

39 CHESTNUT ST **\$114,402**
 Glenn M Kaas+ from Mr Cooper

1 MARTIN LN **\$155,000**
 Leo A Castracane+ from Webster Bank

7 MORSE AVE U:7 **\$45,000**
 Stefano Coletta+ from Americas First Network Credi

93 OGDEN ST **\$100,000**
 Gerard V Pugh 3rd+ from Citizens Bank

156 PEABODY ST **\$135,000**
 Katherine E Tucker+ from Connex Credit Union

1 THILL ST **\$254,474**
 Vb-S1 Assets LLC+ from Deutsche Bank

68 WALNUT ST **\$10,440**
 Jennifer Edmonds+ from United Wholesale Mortgage

12 WARD PL **\$6,712**
 Wendy M Morris+ from USA Housing and Urban Develop

91 WHITE ST **\$100,000**
 Carsin Conner+ from Guilford Savings Bank

57 WILSON AVE **\$240,000**
 Kevin M Swift+ from Sikorsky Financial Credit Unio

45 WOOD ST **\$107,792**
 Peter M Habersham Sr+ from USA Housing and Urban D

76 YATES ST **\$186,000**
 Breton Prop Grp LLC+ from Sachem Capital Corp

WOLCOTT

TOWN CLERK:KAREN MOWAD

10 Kenea Ave, Wolcott, CT, 06716
 Phone:203-879-8100

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	46
Median Price	\$300,000	\$363,500

► **REAL ESTATE SALES**

65 FORESTVIEW DR **\$350,000**
 B: Khemraj Daljeet
 S: Noma B Costin
 Vol/Page: 565/61, Date: 07/09/24, Warranty
 Mtg: Total Mtg Svcs \$339,500
 Use: 3 Bdrm Split Level, Lot: 16988sf

2 HARVEST HL **\$517,500**
 B: Stephanie Fredericks & Ryan J Fredericks
 S: Robert F Crowley & Linda J Crowley
 Vol/Page: 564/1073, Date: 07/08/24, Warranty
 Mtg: JPMorgan Chase Bank \$408,000
 Use: 4 Bdrm Colonial, Lot: 54014sf
 Prior Sale: \$225,000 (04/91)

81 KNOLLWOOD DR **\$390,000**
 B: Jon Kutrolli
 S: Kody Dunikowski
 Vol/Page: 565/178, Date: 07/11/24, Warranty
 Mtg: Liberty Bk \$302,400
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$263,500 (08/20)

264 LYMAN RD U:1-2 **\$190,000**
 B: Samantha Ackers
 S: Paul J Divito & Deborah L Rossitti
 Vol/Page: 564/1021, Date: 07/08/24, Warranty
 Mtg: Prosperity Home Mtg \$151,000
 Use: 2 Bdrm Condo
 Prior Sale: \$129,400 (07/22)

128 MIDWOOD AVE **\$129,000**
 B: M3 Properties LLC
 S: Gregory R Piesyna
 Vol/Page: 565/28, Date: 07/09/24, Warranty
 Mtg: Pinnacle Fncl Svc LLC \$100,000
 Use: 1 Bdrm Ranch, Lot: 4792sf

885 SPINDLE HILL RD **\$270,000**
 B: Stephen Longo & Kristyn Petrillo
 S: Raymond G Pelchat
 Vol/Page: 565/84, Date: 07/09/24, Warranty
 Mtg: United Wholesale Mtg \$216,000
 Use: 3 Bdrm Ranch, Lot: 40075sf

261 TODD RD **\$279,900**
 B: Rachel M Burton
 S: Paul A Melo
 Vol/Page: 565/148, Date: 07/11/24, Warranty
 Mtg: Total Mtg Svcs \$239,900
 Use: 3 Bdrm Ranch, Lot: 150718sf
 Prior Sale: \$20,500 (09/22)

1615 WOLCOTT RD **\$375,000**
 B: Audibert Proprieties LLC
 S: Ion Solar Pros LLC
 Vol/Page: 564/1102, Date: 07/08/24, Warranty
 Mtg: Webster Bank \$337,500
 Use: Commercial Building, Lot: 52708sf
 Prior Sale: \$325,000 (09/20)

28 WOODCREST AVE **\$265,000**
 B: Sake LLC
 S: Diogostine Cassandra Est & Christopher J Donlin
 Vol/Page: 564/1015, Date: 07/08/24, Executor
 Use: 3 Bdrm Ranch, Lot: 11326sf
 Prior Sale: \$289,900 (07/14)

► **MORTGAGES**

349 ANDREWS RD **\$30,000**
 Jeffrey M Sheehan+ from FD Community Federal Credi

242 CELIA DR **\$3,000**
 Peter Hernandez+ from Glenda Tirado

17 CHESTERFIELD AVE **\$40,000**
 Gezim Bylyku+ from Ion Bank

65 FORESTVIEW DR **\$14,000**
 Khemraj Daljeet+ from Connecticut Housing Finance

81 KNOLLWOOD DR **\$50,000**
 Jon Kutrolli+ from Connecticut Housing Finance Aut

264 LYMAN RD **\$45,000**
 Samantha Ackers+ from Connecticut Housing Finance

381 LYMAN RD **\$337,500**
 Curtis J Audibert+ from Webster Bank

11 PRATT LN **\$72,000**
 Scott A Dalke+ from Liberty Bank

19 STANLEY ST **\$199,900**
 Timothy Monfette+ from Citizens Bank

WOODBIDGE

TOWN CLERK:STEPHANIE CIARLEGLIO

11 Meetinghouse Ln, Woodbridge, CT, 06525
 Phone:203-389-3422

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	30
Median Price	\$627,500	\$606,500

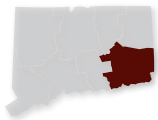
► **REAL ESTATE SALES**

15 ENOCH DR **\$600,000**
 B: 15 Enoch Drive LLC
 S: Rongen LLC

Vol/Page: 925/236, Date: 07/11/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 62726sf
 Prior Sale: \$231,100 (11/15)

1668 LITCHFIELD TPKE **\$388,000**
 B: Huangs Property LLC
 S: James Carew
 Vol/Page: 925/208, Date: 07/10/24, Warranty
 Mtg: Bank of Hope \$271,600
 Use: 2-Family Mlti-Unt Bldg, Lot: 4792sf
 Prior Sale: \$19,000 (11/17)

45 WHITE OAK LN **\$700,000**
 B: Hexin Liu & Mengyao Zhou
 S: Jeremiah Lacoille & Teresa Lacoille
 Vol/Page: 925/241, Date: 07/12/24, Warranty
 Mtg: New American Funding \$550,000
 Use: 4 Bdrm Ranch, Lot: 96268sf
 Prior Sale: \$313,500 (05/17)



NEW LONDON COUNTY

BOZRAH

TOWN CLERK:LYNNE A SKINNER

1 River Rd, Bozrah, CT, 06334
Phone:860-889-2689

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$290,000	\$313,450

► REAL ESTATE SALES

7 HICKORY LN \$412,000

B: Nikko Nicastro
S: Patrick W Brady & Melissa M Brady
Vol/Page: 116/545, Date: 07/10/24, Warranty
Mtg: CT Housing Fin Auth \$50,000
Use: 3 Bdrm Raised Ranch, Lot: 21780sf
Prior Sale: \$265,000 (10/06)

► MORTGAGES

7 HICKORY LN \$367,000

Nikko Nicastro+ from William Raveis Mortgage Co

6 OAKRIDGE LN \$190,000

Heather M Pomroy+ from M&T Bank NA

COLCHESTER

TOWN CLERK:GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415
Phone:860-537-7215

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	50
Median Price	\$342,000	\$399,500

► REAL ESTATE SALES

75 CHESTNUT DR \$190,000

B: Equity TCompany
S: Dennis Mcdonald
Vol/Page: 1556/230, Date: 07/12/24, Warranty
Use: 2 Bdrm Ranch, Lot: 14810sf
Prior Sale: \$99,999 (10/98)

26 PIEKARZ RD \$443,500

B: Jeannine Mattison & Francis Mattison
S: Angela B Page & Eric J Page
Vol/Page: 1556/142, Date: 07/09/24, Warranty
Mtg: Guaranteed Rate Inc \$245,500
Use: 3 Bdrm Cape Cod, Lot: 63162sf
Prior Sale: \$262,000 (10/11)

8 SILVER MEADOW DR \$450,000

B: Devin M Daley & Kristen Daley
S: Katherine A Murray & Joan M Murray
Vol/Page: 1556/106, Date: 07/08/24, Warranty
Mtg: US Bank NA \$427,500
Use: 3 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$236,000 (07/02)

65 SOUTH RD \$550,000

B: Erica Pagliughi & Alan J Bickley Jr
S: Richard Soj
Vol/Page: 1556/166, Date: 07/09/24, Warranty
Mtg: M&T Bank NA \$440,000
Use: 3 Bdrm Cape Cod, Lot: 213880sf

► MORTGAGES

11 SCOFIELD RD \$310,000

Michael E Rondinone+ from Members Mortgage Co Inc

188 STANAVAGE RD \$50,000

Joseph R Sima+ from Penymac Loan Services LLC

EAST LYME

TOWN CLERK:KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06333
Phone:860-739-6931

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	50
Median Price	\$420,000	\$425,000

► REAL ESTATE SALES

DEAN RD \$395,200

B: Zhaohai Hu
S: Larry W Delong & Connie Taylor
Vol/Page: 1112/188, Date: 07/10/24, Warranty

14 GREAT WIGHT WAY \$733,333

B: Bonnie S Defalla
S: Charles F Smithers 3rd & Claire Smithers
Vol/Page: 1112/75, Date: 07/08/24, Quit Claim
Mtg: Bank of America NA \$275,000
Use: 3 Bdrm CustomDesign, Lot: 17860sf

HATHAWAY RD \$700,000

B: 25 Hathaway Rd LLC
S: Hathaway Stephen W Est & Maureen Cavanaugh
Vol/Page: 1112/195, Date: 07/10/24, Executor

97 LOVERS LN \$400,000

B: Jocelyn K Montesanto & Jonathan C Montesanto
S: Richard A Schatz
Vol/Page: 1112/290, Date: 07/11/24, Warranty
Mtg: Movement Mtg LLC \$378,000
Use: 3 Bdrm Ranch, Lot: 80511sf
Prior Sale: \$218,000 (08/88)

17 OLD BLACK POINT RD \$600,000

B: Michael A Reinfeld & Amanda P Smith
S: William E Calkins 2nd & Christopher M Calkins Sr
Vol/Page: 1112/163, Date: 07/10/24, Warranty
Mtg: Bank of America NA \$532,000
Use: 3 Bdrm Split Level, Lot: 12871sf
Prior Sale: \$399,900 (07/22)

33 PARK PL \$412,000

B: Judith Mackey
S: Jewel H Christy
Vol/Page: 1112/102, Date: 07/08/24, Warranty
Mtg: Total Mtg Svcs \$202,000
Use: 3 Bdrm Ranch, Lot: 20909sf

22 SUNNIESIDE DR \$310,000

B: Steven M Jagielo & Nicole H Jagielo
S: Gada Family LLC
Vol/Page: 1112/261, Date: 07/11/24, Warranty
Mtg: Dime Bank \$248,000
Use: 2 Bdrm Cape Cod, Lot: 9148sf

7 WHITECAP RD \$570,000

B: Gregory S Peterson Jr
S: Karl R Carlson & Janet A Carlson
Vol/Page: 1112/236, Date: 07/11/24, Warranty
Mtg: Hometown Equity Mtg \$427,500
Use: 4 Bdrm Conventional, Lot: 4792sf
Prior Sale: \$412,500 (09/07)

► MORTGAGES

3 BRAMBLE BUSH DR \$115,000

Dana Carr+ from Nationstar Mortgage

171 CHESTERFIELD RD \$35,000

Nolan Johnson+ from Dime Bank

15 FREEDOM WAY U:74 \$90,000

James D Matlock+ from Charter Oak Federal Credit U

4 JEREMY DR \$547,500

Michael K Obrien+ from Reliance First Capital LLC

15 LEDGE RD \$446,000

Robert S Garofalo+ from Citizens Bank

97 LOVERS LN \$37,500

Jocelyn K Montesanto+ from Connecticut Housing Fin

GRISWOLD

TOWN CLERK:VALERIE PUDVAH

28 Main St, Griswold, CT, 06351
Phone:860-376-7060

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	17
Median Price	\$262,800	\$314,900

► MORTGAGES

108 BREWSTER RD \$37,000

Daniel N Held+ from Eastern CT Savings Bank

17 CHENETTE RD \$23,041

Ashley Muhs+ from USA Housing and Urban Developmen

14 DANIKA WAY \$91,000

Brian R Stevenson+ from Spring EQ LLC

123 GEER RD \$587,000

Steven R Petersen+ from CalCon Mutual Mortgage LLC

112 LATHAM DR \$240,000

Erin P Palonen+ from Total Mortgage Services

35 PALMER AVE \$25,000

Corinne M Nicholas+ from Citizens Bank

364 ROODE RD \$50,000

Dean Forier+ from Rocket Mortgage

GROTON

TOWN CLERK:BETSY MOUKAWSHER

45 Fort Hill Rd, Groton, CT, 06340
Phone:860-441-6640

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	75
Median Price	\$341,500	\$345,000

► REAL ESTATE SALES

25 ALMER ST..... \$440,000

B: Adam J Schlack & Brittany A Schlack
S: Diaz Renovations LLC
Vol/Page: 1308/287, Date: 07/08/24, Warranty
Mtg: Homestead Fund Corp \$440,000
Use: 3 Bdrm Cape Cod, Lot: 23522sf
Prior Sale: \$225,000 (02/24)

98 BOARDWALK..... \$2,450,000

B: Joan M Valenti, Tr for Joan M Valenti T
S: Gary Boigan & Michele Spano
Vol/Page: 1308/535, Date: 07/12/24, Warranty
Use: 4 Bdrm Old Style, Lot: 5663sf
Prior Sale: \$725,000 (06/97)

82 CROWN KNOLL CT U:157 \$165,000

B: Audra L Carlson
S: Burns Michael E Est & Sarah E Gager
Vol/Page: 1308/417, Date: 07/09/24, Conservator
Mtg: Total Mtg Svcs \$132,000
Use: 1 Bdrm Condo
Prior Sale: \$88,500 (12/02)

81 JOHL DR \$400,000

B: Linwood R Navarro Jr & Susan L Souza
S: Barbara J Navarro T & Linwood R Navarro Jr
Vol/Page: 1308/480, Date: 07/10/24, Trustee
Mtg: Rocket Mortgage LLC \$320,000
Use: 3 Bdrm Ranch, Lot: 7841sf
Prior Sale: \$132,900 (11/97)

15 SKYVIEW TER..... \$379,900

B: Leishla Arroyo
S: Sally L Williams
Vol/Page: 1308/504, Date: 07/10/24, Warranty
Mtg: Total Mtg Svcs \$279,900
Use: 3 Bdrm Raised Ranch, Lot: 12197sf

37 WYNGATE CIR..... \$335,000

B: Jose Fuentes
S: Mcclenathan James C Est & Ian J Mcclethnan
Vol/Page: 1308/308, Date: 07/09/24, Executor
Mtg: Total Mtg Svcs \$268,000
Use: 3 Bdrm Raised Ranch, Lot: 15682sf

147 YETTER RD..... \$350,000

B: Andrew Clingenpeel & Paige Gildner
S: Scott E Cligenpeel
Vol/Page: 1308/446, Date: 07/10/24, Warranty
Mtg: US Bank NA \$332,500
Use: 3 Bdrm Split Level, Lot: 30056sf
Prior Sale: \$128,000 (06/13)

► FORECLOSURE DEEDS

98 BRANDEGEE AVE..... \$120,000

B: Susan M Pick
S: Pamela L Cellemme & Federal Hm Loan Mtg Corp
Vol/Page: 1308/538, Date: 07/12/24, Committee
Use: 2 Bdrm Old Style, Lot: 4922sf
Prior Sale: \$79,900 (09/01)

► MORTGAGES

17 ALPHA AVE..... \$299,552

Kenneth L Kerttula+ from Cardinal Financial Compan

82 CROWN KNOLL CT U:157 \$25,000

Audra L Carlson+ from Connecticut Housing Finance

81 EASTWOOD RD..... \$55,000

Mark Makold+ from Liberty Bank

571 FISHTOWN RD..... \$88,000

Thomas Tyler+ from Charter Oak Federal Credit Unio

5-1/2 GROVE AVE..... \$50,000

Reba Stoddard Lt+ from Charter Oak Federal Credit

31 QUINCY CT..... \$6,776

Sunjay Secio+ from USA Housing and Urban Developme

55 W MYSTIC AVE..... \$3,000,000

Post Group Property LLC+ from Savers Cooperative B

LEBANON

TOWN CLERK:MARY ELLEN WIECZOREK

579 Exeter Rd, Lebanon, CT, 06249
Phone:860-642-7319

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	28
Median Price	\$340,000	\$282,650

► REAL ESTATE SALES

1157 EXETER RD..... \$450,000

B: Sarah Martin & Robert Martin
S: Emery Gluck & Jeannine C Gluck
Vol/Page: 339/739, Date: 07/11/24, Warranty
Mtg: Rocket Mortgage LLC \$433,912
Use: 4 Bdrm Cape Cod, Lot: 147233sf

61 WILDWOOD DR \$115,250

B: Landmark Realty Group LLC
S: Barry R Ostrager
Vol/Page: 339/735, Date: 07/11/24, Warranty
Use: 3 Bdrm Ranch, Lot: 33106sf
Prior Sale: \$36,000 (03/12)

► MORTGAGES

370 BEAUMONT HWY \$36,000

Kathleen D Franchi+ from Coreplus FCU

191 LEBANON AVE..... \$80,000

Savannah Harrington+ from Navy Federal Credit Unio

LEDYARD

TOWN CLERK:PATRICIA A. RILEY

741 Colonel Ledyard Hwy, Ledyard, CT, 06335
Phone:860-464-3229

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	64
Median Price	\$331,000	\$375,000

► REAL ESTATE SALES

2 BLUFF RD W..... \$65,000

B: Donco LLC
S: Ernest A Maynard Jr
Vol/Page: 645/575, Date: 07/09/24, Warranty
Use: Mobile Home, Lot: 17860sf

9 CROCKER HILL RD..... \$80,000

B: Isabel M Sturtz & Ronald R Sturtz
S: James C Furr 3rd
Vol/Page: 645/546, Date: 07/08/24, Warranty
Use: Residential Open Land, Lot: 130244sf
Prior Sale: \$40,000 (09/20)

26 HARVARD TER..... \$306,200

B: Adriana L Penn & Mykel B Penn
S: Mark T Lopez, Tr for Mark T Lopez T
Vol/Page: 645/581, Date: 07/09/24, Trustee
Mtg: Navy FCU \$312,783
Use: 3 Bdrm Ranch, Lot: 33106sf

19 MARTYS WAY RD \$95,000

B: Steven R Petersen
S: R & N Hld Co LLC
Vol/Page: 645/670, Date: 07/10/24, Warranty
Mtg: OneTrust Home Loans \$587,000
Use: Residential Open Land, Lot: 20038sf

1025 SHEWVILLE RD \$358,000

B: Andrew M Szad
S: Daniel Marciniak
Vol/Page: 645/612, Date: 07/10/24, Warranty
Mtg: Orion Lending \$369,814
Use: 4 Bdrm Cape Cod, Lot: 79279sf
Prior Sale: \$199,900 (05/06)

► MORTGAGES

30 CHRISWOOD TRCE..... \$110,000

Karl Marley+ from Citizens Bank

665 COLONEL LEDYARD HWY..... \$50,000

Andrew Olczak+ from Charter Oak Federal Credit Uni

4 GARDEN DR..... \$37,000

Robert J Woodhall Sr+ from Scient Federal Credit U

4 MARTYS WAY RD \$325,000

Thomas J Holmes Jr+ from Chelsea Groton Bank

55 WENDELL COMRIE RD..... \$30,000

Maria Rosa+ from Dime Bank

LISBON

TOWN CLERK:MICHELLE GRANT

1 Newent Rd RFD 2, Lisbon, CT, 06351
Phone:860-376-2708

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$253,500	\$320,000

► REAL ESTATE SALES

210 BUNDY HILL RD L:51 **\$47,500**
B: Gail A Zuercher
S: Angel Ayala
Vol/Page: 191/414, Date: 07/11/24,
Use: Mobile Home, Lot: 43560sf

► MORTGAGES

77 KENDALL RD **\$768,633**
Sanfox Campground LLC+ from Dime Bank

77 KENDALL RD **\$115,000**
Sanfox Campground LLC+ from Dime Bank

5 KENYON RD **\$115,000**
Sanfox Campground LLC+ from Dime Bank

5 KENYON RD **\$768,633**
Sanfox Campground LLC+ from Dime Bank

15 KENYON RD **\$768,633**
Sanfox Campground LLC+ from Dime Bank

15 KENYON RD **\$115,000**
Sanfox Campground LLC+ from Dime Bank

96 S BURNHAM HWY **\$768,633**
Sanfox Campground LLC+ from Dime Bank

96 S BURNHAM HWY **\$115,000**
Sanfox Campground LLC+ from Dime Bank

MONTVILLE

TOWN CLERK:KATIE HARING

310 Norwich New London Tpke, Montville, CT, 06382
Phone:860-848-6784

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	41
Median Price	\$280,000	\$315,000

► REAL ESTATE SALES

91 COTTONWOOD LN **\$332,000**
B: Kevin R Brown & Joyce M Brown
S: Brian Swanson
Vol/Page: 704/643, Date: 07/10/24, Warranty
Mtg: Mutual Of Omaha Mtg \$332,000
Use: 3 Bdrm Raised Ranch, Lot: 27007sf
Prior Sale: \$166,000 (11/16)

FOWLER DR **\$350,000**
B: Sarah D Moriarty & Bridget D Lowell
S: Marina S Kelada
Vol/Page: 704/732, Date: 07/12/24, Warranty

17 OAK HILL RD **\$158,799**
B: Zachary P Ivory
S: Brian L Browne
Vol/Page: 704/538, Date: 07/10/24, Warranty
Use: 2 Bdrm Ranch, Lot: 12197sf
Prior Sale: \$210,000 (06/07)

1127 OLD COLCHESTER RD **\$600,000**
B: 4thekids LLC
S: Lbc Holdings LLC
Vol/Page: 704/590, Date: 07/10/24, Warranty
Mtg: Chelsea Groton Bank \$549,000
Use: Day Care Center, Lot: 80586sf
Prior Sale: \$245,000 (06/15)

1580 ROUTE 163 **\$32,000**
B: Michael Daniels
S: Brendon Southard
Vol/Page: 704/738, Date: 07/12/24, Warranty
Use: Residential Developable Land, Lot: 103237sf
Prior Sale: \$5,000 (12/19)

► MORTGAGES

420 CHERRY LN **\$68,000**
John Breslin+ from Pentagon Federal Credit Union

25 CRANBERRY DR **\$327,643**
Anthony Giovannella+ from Prosperity Home Mortgage

47 JEROME RD **\$62,000**
Teri L Williams+ from Charter Oak Federal Credit U

5 MONAHAN DR **\$400,000**
Christopher C Strickland+ from Rocket Mortgage

1127 OLD COLCHESTER RD **\$253,000**
Ivekids LLC+ from New England Certified Developmen

NEW LONDON

TOWN CLERK:JONATHAN AYALA

181 State St, New London, CT, 06320
Phone:860-447-5205

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	40
Median Price	\$230,000	\$281,000

► REAL ESTATE SALES

272 BAYONET ST **\$320,000**
B: Niverste Petit
S: Jose L Santiago
Vol/Page: 2581/117, Date: 07/12/24, Warranty
Mtg: Homestead Fund Corp \$306,500
Use: 3 Bdrm Conventional, Lot: 5958sf
Prior Sale: \$155,880 (12/19)

70 FARMINGTON AVE U:4B **\$120,000**
B: Timothy Hill
S: Deborah A Conway & Timothy P Conway
Vol/Page: 2580/139, Date: 07/09/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (06/24)

111 NILES HILL RD U:A **\$140,000**
B: Bethany R Thibodeau
S: Jeremy D Shelton
Vol/Page: 2580/287, Date: 07/11/24, Warranty
Mtg: Liberty Bk \$110,000
Use: 1 Bdrm Condo
Prior Sale: \$66,000 (06/03)

113 NILES HILL RD U:B **\$122,000**
B: Robert Moreash
S: Barry L Fargo
Vol/Page: 2580/192, Date: 07/10/24, Warranty
Mtg: CalCon Mutual Mtg LLC \$91,500
Use: 1 Bdrm Condo
Prior Sale: \$83,000 (09/06)

OCEAN AVE **\$359,000**
B: Douglas W Neumann & Rachel D Volke
S: Baylee L Howard
Vol/Page: 2581/91, Date: 07/12/24, Warranty

103 WILLETTS AVE **\$165,000**
B: Sahin Dev Group LLC
S: Opus Capital LLC
Vol/Page: 2581/148, Date: 07/12/24, Warranty
Use: 2-Family Duplex, Lot: 9000sf

105 WILLETTS AVE **\$165,000**
B: Sahin Dev Group LLC
S: Opus Capital LLC
Vol/Page: 2581/148, Date: 07/12/24, Warranty

154 WILLIAMS ST **\$200,000**
B: Avila LLC
S: Deal House Cap Fund li LL
Vol/Page: 2581/32, Date: 07/11/24, Warranty
Mtg: RFLF 4 LLC \$287,000
Use: Commercial Building, Lot: 7757sf
Prior Sale: \$115,000 (11/23)

28 WOODLAWN RD **\$400,000**
B: Gretchen A Foley & Michael D Foley
S: Barclay Rachel A Est & Adrienne Kerwin
Vol/Page: 2580/174, Date: 07/10/24, Executor
Mtg: Homestead Fund Corp \$380,000
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: \$315,000 (10/22)

► MORTGAGES

22 AVERY CT **\$282,500**
Patrick D Kirkwood+ from Homebridge Financial Serv

BAYONET ST **\$25,000**
Niverste Frere+ from Connecticut Housing Finance A

276 CONNECTICUT AVE **\$1,100,000**
276 Connecticut Ave LLC+ from Arion Fund LLC

150 COVE VIEW RD **\$449,000**
Faye A Baillie+ from Charter Oak Federal Credit Uni

57 FIRE HARBOUR PL **\$3,448,000**
Alpha New London LLC+ from Genesis Capital Llc

57 FIRE HARBOUR PL **\$750,000**
Alpha New London LLC+ from Kiwi Ct Properties LI

27 GREENWAY RD **\$3,448,000**
Alpha New London LLC+ from Genesis Capital Llc

27 GREENWAY RD **\$750,000**
Alpha New London LLC+ from Kiwi Ct Properties LI

17 GROVE ST **\$62,741**
Jose A Roman 3rd+ from USA Housing and Urban Devel

111 NILES HILL RD U:A **\$25,000**
Bethany R Thibodeau+ from Connecticut Housing Fina

1107 OCEAN AVE **\$251,300**
Rachel Dvolke+ from Chelsea Groton Bank

293 VAUXHALL ST **\$60,000**
George L Correa+ from Liberty Bank

43 WEST ST **\$750,000**
Alpha New London LLC+ from Kiwi Ct Properties LI

NORTH STONINGTON

TOWN CLERK:ANTOINETTE PANCARO

40 Main St, North Stonington, CT, 06359
Phone:860-535-2877

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	18
Median Price	\$417,500	\$363,500

► REAL ESTATE SALES

308 NW CORNER RD..... \$440,000

B: Andrew J Thuman & Christina A Thuman
S: Johnphan Berkitt & Kimberlie J Berkitt
Vol/Page: 249/843, Date: 07/12/24, Warranty
Mtg: Guild Mortgage Co \$330,000
Use: 3 Bdrm Colonial, Lot: 55757sf
Prior Sale: \$380,000 (06/22)

► MORTGAGES

2 MILL VILLAGE PENTWAY \$70,000

Noel Garcia+ from Citizens Bank

162 MYSTIC RD..... \$418,000

Daniel J Sawyer+ from Chelsea Groton Bank

399 NORWICH WESTERLY RD..... \$3,000,000

A G Irt TLtd+ from Savers Cooperative Bank

NORWICH

TOWN CLERK:ROSEANNE MUSCARELLA

100 Broadway, RM 215, Norwich, CT, 06360
Phone:860-823-3732

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	106
Median Price	\$223,500	\$257,000

► REAL ESTATE SALES

264 BOSWELL AVE..... \$202,900

B: Margaret D Crockett
S: NSP Residential LLC
Vol/Page: 3510/93, Date: 06/26/24, Warranty
Mtg: Aura Mtg Advisors LLC \$217,000
Use: 4 Bdrm Conventional, Lot: 10019sf
Prior Sale: \$165,900 (06/24)

80 BRIAR HILL RD..... \$430,000

B: Bayron Mora
S: Karolyn D Donaldson
Vol/Page: 3513/129, Date: 07/10/24, Warranty
Mtg: Total Mtg Svcs \$430,000
Use: 4 Bdrm Raised Ranch, Lot: 40511sf

76 NEWTON ST..... \$210,000

B: Balwinder Singh
S: Langford Patricia A Est & Beth A Steele
Vol/Page: 3513/232, Date: 07/11/24, Executor
Use: 4 Bdrm Conventional, Lot: 23958sf

412-414 NORWICH AVE..... \$328,000

B: Kevin R Rodriguez & German Rivera
S: Rilwan Durosinni
Vol/Page: 3512/275, Date: 07/09/24, Warranty
Mtg: Primary Residentl Mtg \$322,059
Use: 3-Family Family Flat, Lot: 6098sf
Prior Sale: \$56,000 (02/02)

2021 OLD POND LN U:2021 \$248,000

B: Michael Giordano
S: Julie B Murphy & James F Murphy
Vol/Page: 3513/95, Date: 07/10/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$145,000 (05/05)

234 PLAIN HILL RD \$430,000

B: Abid Bacchus
S: Bogumila F Fitzsimmons
Vol/Page: 3513/147, Date: 07/10/24, Warranty
Mtg: Homestead Fund Corp \$322,500
Use: 3 Bdrm Raised Ranch, Lot: 48352sf

► MORTGAGES

BALTIC RD \$25,000

Lucas K Sihvonen+ from Connecticut Housing Finance

74 BALTIC RD..... \$177,900

Lucas K Sihvonen+ from Homestead Funding Corp

27 BECKWITH ST..... \$54,000

Elga A Rios+ from Charter Oak Federal Credit Union

264 BOSWELL AVE..... \$217,000

M Crockett-Gonzalez+ from Aura Mortgage Advisors L

161 BROADWAY..... \$320,000

Michael Rubino+ from Hometown Equity Mtg

50-52 CENTRAL AVE..... \$246,000

Mmrc Ventures LLC+ from RCN Capital LLC

43 FLYERS DR..... \$100,000

Carole O Deschamps+ from Liberty Bank

72 GREAT PLAIN RD \$95,000

Rita G Schelling+ from M&T Bank NA

310 LAUREL HILL AVE \$50,000

Sherry A Wells+ from Spring EQ LLC

7 MCKINLEY AVE \$262,500

Durand Transportation LLC+ from Investor Mtg Fin L

14-16 S C ST \$232,500

Mmrc Ventures LLC+ from RCN Capital LLC

29 SHERWOOD LN..... \$79,706

Pauline Desir+ from USA Housing and Urban Developm

34 UNION ST \$193,900

Jubilee Construction LLC+ from RFLF 7 LLC

527 W THAMES ST U:16..... \$121,200

Xuemei An+ from E Mortgage Management LLC

2 WISCONSIN AVE..... \$578,000

Ltf Reality LLC+ from Community Investment Corp

OLD LYME

TOWN CLERK:VICKI URBOWICZ

52 Lyme St, Old Lyme, CT, 06371
Phone:860-434-1605

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	26
Median Price	\$551,500	\$545,000

► REAL ESTATE SALES

74 CONNECTICUT RD \$680,000

B: Troy Karwowski & Kelly Karwowski
S: Carolyn S Sirkin & Robert I Sirkin
Vol/Page: 461/1032, Date: 07/09/24, Warranty
Use: 3 Bdrm Ranch, Lot: 4356sf

6 HOLLY LN..... \$615,000

B: Jehu Leconte & Deidra Leconte
S: Kenneth W Turcotte & Sylvia A Turcotte
Vol/Page: 461/1046, Date: 07/10/24, Warranty
Mtg: Fairway Ind Mtg \$584,250
Use: 4 Bdrm Contemporary, Lot: 104829sf

10 KNUTSON RD..... \$229,000

B: Kim M Sapia
S: Allen G Rand
Vol/Page: 461/1069, Date: 07/12/24, Warranty
Mtg: CMG Home Loans \$224,852
Use: 2 Bdrm Ranch, Lot: 7841sf

► MORTGAGES

10 KNUTSON RD..... \$10,100

Kim M Sapia+ from Connecticut Housing Finance Auth

11 MEADOW LN..... \$100,000

Michael W Presti+ from Liberty Bank

PRESTON

TOWN CLERK:JILL KEITH

389 Route 2, Preston, CT, 06365
Phone:860-887-5581

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	11
Median Price	\$310,000	\$273,000

► REAL ESTATE SALES

25 TANGLEWOOD DR..... \$72,500

B: Edward A Ryan & Rebecca S Ryan
S: Samuel C Kilaptrick 3rd & Katrina M Kilaptrick
Vol/Page: 223/1003, Date: 07/12/24, Warranty
Use: Residential Developable Land, Lot: 149411sf
Prior Sale: \$53,000 (06/12)

► MORTGAGES

196 BRANCH HILL RD..... \$5,597

Matthew A Dombkowski+ from USA Housing and Urban D

29 DOOLITTLE RD \$350,000

Shirley Wade+ from Dime Bank

SALEM

TOWN CLERK:JULIE STOKEN

270 Hartford Rd, Salem, CT, 06420
Phone:860-859-3873

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	11
Median Price	\$430,000	\$378,000

► REAL ESTATE SALES

17 NORWICH RD..... \$255,000

B: Neville Hall
S: Michael C Walsh & Lyndsey K Luna Hidalgo
Vol/Page: 277/409, Date: 07/11/24, Warranty
Mtg: Pinnacle Fncl Svc LLC \$285,000
Use: 4 Bdrm Split Level, Lot: 44867sf
Prior Sale: \$155,000 (05/01)

369 ROUND HILL RD **\$480,000**
 B: Keith A Schneider & Kelli N Schneider
 S: Ryan Harings & Erin Harings
 Vol/Page: 277/387, Date: 07/09/24, Warranty
 Mtg: Homestead Fund Corp \$230,000
 Use: 2 Bdrm Contemporary, Lot: 80150sf
 Prior Sale: \$129,900 (10/01)

SPRAGUE

TOWN CLERK:JENNIFER M. SYNNETT
 1 Main St, Sprague, CT, 06330
 Phone:860-822-3000

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	6
Median Price	\$257,000	\$237,500

► **MORTGAGES**

450 MAIN ST **\$9,130**
 Justyse Whittaker+ from USA Housing and Urban Deve

98 PAUTIPAUG HILL RD..... **\$75,000**
 Nick Doyle LLC+ from Farm Service Agency

201 WILLIMANTIC RD..... **\$75,000**
 Nick Doyle LLC+ from Farm Service Agency

STONINGTON

TOWN CLERK:SALLY DUPLICE
 152 Elm St, Stonington, CT, 06378
 Phone:860-535-5060

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$427,500	\$440,000

► **REAL ESTATE SALES**

15 BACK ACRES WAY..... **\$1,050,000**
 B: Trevor J Wojcik & Phyllis J Watts
 S: George T Mcmillin, Tr for George T Mcmillin T
 Vol/Page: 858/1135, Date: 07/08/24, Trustee
 Mtg: Bmo Bank Na \$892,500
 Use: 5 Bdrm Colonial, Lot: 276606sf
 Prior Sale: \$405,000 (06/98)

4 BROADWAY AVE **\$1,550,000**
 B: Jonathan Wade
 S: Broadway Betterment LLC
 Vol/Page: 859/324, Date: 07/11/24, Warranty
 Use: 3 Bdrm, Lot: 4356sf
 Prior Sale: \$590,000 (03/16)

CHAPMAN LN **\$300,000**
 B: Sheryl D Crompton
 S: Rsk-Kellco Inc
 Vol/Page: 859/234, Date: 07/09/24, Warranty

CHIPPECHAUG TRL **\$165,000**
 B: Masons Is Prop Owners Ass
 S: Masons Island Co
 Vol/Page: 858/1123, Date: 07/08/24, Warranty

132 GREENMANVILLE AVE..... **\$600,000**
 B: Driftwood Dev LLC
 S: Jeffrey Messina & Jennifer Messina
 Vol/Page: 859/246, Date: 07/09/24, Warranty
 Mtg: Jeffrey Messina \$300,000
 Use: 3-Family Family Flat, Lot: 4792sf
 Prior Sale: \$300,000 (07/16)

OLD SOUTH RD..... **\$165,000**
 B: Masons Is Prop Owners Ass
 S: Masons Island Co
 Vol/Page: 858/1123, Date: 07/08/24, Warranty

OSPREY LN..... **\$165,000**
 B: Masons Is Prop Owners Ass
 S: Masons Island Co
 Vol/Page: 858/1123, Date: 07/08/24, Warranty

31 PAWCATUCK AVE **\$352,000**
 B: Thomas J Babowicz Jr & Lynn R Babowicz
 S: Pace Home Buyers LLC
 Vol/Page: 859/39, Date: 07/09/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 18731sf
 Prior Sale: \$200,000 (05/24)

79 PAWCATUCK AVE **\$461,000**
 B: Ralph Francois & Stacey A Francois
 S: Esco Properties LLC
 Vol/Page: 859/216, Date: 07/09/24, Warranty
 Mtg: Paramount Res Mtg Gp \$375,254
 Use: 4 Bdrm Conventional, Lot: 6970sf
 Prior Sale: \$100,000 (05/13)

57 PEQUOT TRL..... **\$355,000**
 B: Scott Blackledge & Debra Blackledge
 S: Lisa A Chapman & Richard W Chapman
 Vol/Page: 859/296, Date: 07/11/24, Warranty
 Mtg: JPMorgan Chase Bank \$284,000
 Use: 4 Bdrm Ranch, Lot: 15246sf
 Prior Sale: \$160,000 (12/14)

SCHOOLHOUSE RD..... **\$165,000**
 B: Masons Is Prop Owners Ass
 S: Masons Island Co
 Vol/Page: 858/1123, Date: 07/08/24, Warranty

► **MORTGAGES**

120 BARNES RD **\$235,000**
 William Sullivan+ from Liberty Bank

6 HAWLEY ST **\$279,200**
 Carolyn Burkhardt+ from Washington Trust Co

39 LANTERN HILL RD **\$125,000**
 Gerald L Kodama+ from M&T Bank NA

189 LIBERTY ST **\$462,750**
 Jialin Chen+ from Emporium TPO LLC

40 MASONS ISLAND RD..... **\$3,000,000**
 A G TLLC+ from Savers Cooperative Bank

42 MOSS ST..... **\$100,000**
 Melissa L Kwan+ from Webster Bank

37 NAUYAUG POINT RD..... **\$800,000**
 Deep Harbor 1984 LLC+ from Sw Legacy Llc

252 S BROAD ST U:A4..... **\$88,800**
 Tomlinson Hardware Ct LLC+ from Chelsea Groton Ban

1 SEAGULL LN..... **\$3,000,000**
 Candice Georgiadis+ from Savers Cooperative Bank

19 SOUNDVIEW DR **\$150,000**
 Kevin M Maderia+ from Prosperity Home Mortgage LLC

16-20 STONINGTON RD..... **\$3,000,000**
 GD Group LLC+ from Savers Cooperative Bank

44 WILLIAMS AVE..... **\$3,000,000**
 Aaa TLLC+ from Savers Cooperative Bank

10 YELLOWFIN CT..... **\$999,000**
 Timothy Macy+ from Fairway Independent Mortgage

WATERFORD

TOWN CLERK:DAVID L. CAMPO
 15 Rope Ferry Rd, Waterford, CT, 06385
 Phone:860-444-5831

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	58
Median Price	\$307,500	\$375,000

► **REAL ESTATE SALES**

BOSTON POST RD **\$130,000**
 B: Todd E Perry & Randy J Perry
 S: Todd R Lathrop
 Vol/Page: 1864/107, Date: 07/09/24, Warranty

BOSTON POST RD **\$130,000**
 B: Todd E Perry & Randy J Perry
 S: Todd R Lathrop
 Vol/Page: 1864/110, Date: 07/09/24, Warranty

6 COIT CT..... **\$330,000**
 B: Anna Drake & Lindsay Walker
 S: Spring Darlene C Est & Daniel Shaw
 Vol/Page: 1864/40, Date: 07/08/24, Executor
 Mtg: United Wholesale Mtg \$324,022
 Use: 3 Bdrm Colonial, Lot: 10890sf
 Prior Sale: \$142,000 (04/02)

5 HAMAST AVE..... **\$385,000**
 B: Khalil Smith
 S: Carmen L Payero
 Vol/Page: 1864/85, Date: 07/09/24, Warranty
 Mtg: Boxcar Mortgage Llc \$397,705
 Use: 3 Bdrm Cape Cod, Lot: 6534sf
 Prior Sale: \$65,000 (01/16)

120 OLD NORWICH RD **\$340,000**
 B: Kimberly D Mclean
 S: Lakisha L Lee
 Vol/Page: 1864/65, Date: 07/09/24, Warranty
 Mtg: Homestead Fund Corp \$329,800
 Use: 3 Bdrm Conventional, Lot: 13939sf
 Prior Sale: \$185,000 (11/16)

► **MORTGAGES**

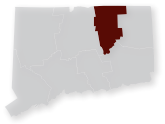
22 DOYLE RD..... **\$100,000**
 Kim M Wynkoop+ from Citizens Bank

6 LAUREL CREST DR..... **\$92,000**
 Thomas J Otolani+ from Charter Oak Federal Credit

192 NIANTIC RIVER RD..... **\$1,000,000**
 Bradley R Baran+ from PeoplesBank (Holyoke MA)

28 SCENIC VIEW DR..... **\$98,000**
 Mary A Alfieri+ from Charter Oak Federal Credit Un

66 SHORE DR..... **\$355,500**
 Jesse T Marden+ from Ark-La-Tex Financial Services



TOLLAND COUNTY

BOLTON

TOWN CLERK:ELIZABETH C. WATERS

222 Bolton Center Rd, Bolton, CT, 06043
Phone:860-649-8066

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	13
Median Price	\$364,950	\$350,000

► MORTGAGES

- 222 BOSTON TPKE** **\$96,265**
VPC Associates LLC+ from Cassandra Oswald
- 14 DEAN DR**..... **\$45,000**
Lori Damico+ from Rocket Mortgage
- 11 WESTVIEW DR**..... **\$85,295**
Sarah M Cheverier+ from Key Bank N.A.

COLUMBIA

TOWN CLERK:ROBIN N KENEFICK

323 Rte 87, Columbia, CT, 06237
Phone:860-228-3284

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	17
Median Price	\$328,600	\$370,000

► REAL ESTATE SALES

- 26 DOUBLEDAY RD** **\$380,000**
B: Darren Mccall
S: Robert W Mccall
Vol/Page: 250/635, Date: 07/09/24, Warranty
Mtg: Movement Mtg LLC \$280,000
Use: 2 Bdrm Ranch, Lot: 143748sf
Prior Sale: \$288,000 (06/21)
- PINE ST** **\$22,000**
B: Jason N Narotsky
S: Evan Narotsky
Vol/Page: 250/666, Date: 07/09/24, Quit Claim
- 4 WOODWARD RD** **\$330,000**
B: Jacques D Fayne
S: Nate A Young
Vol/Page: 250/668, Date: 07/10/24, Warranty
Mtg: Eleven Mtg \$310,400
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$225,000 (07/22)

► MORTGAGES

- 26 DOUBLEDAY RD** **\$14,400**
Tyler Pogmore+ from Connecticut Housing Finance Au

COVENTRY

TOWN CLERK:LORI TOLLMAN

1712 Main St, Coventry, CT, 06238
Phone:860-742-7966

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	35
Median Price	\$290,000	\$299,900

► REAL ESTATE SALES

- 103 PINE LAKE DR** **\$205,000**
B: Andre Sico
S: Archlyn M Maddocks
Vol/Page: 1301/938, Date: 07/08/24, Warranty
Mtg: Total Mtg Svcs \$211,765
Use: 2 Bdrm Ranch, Lot: 12197sf
Prior Sale: \$130,000 (11/13)
- 115 VERNON BRANCH RD** **\$197,500**
B: Eliza K Paterson
S: Tersavich Barbara J Est & Brian D Danforth
Vol/Page: 1301/1007, Date: 07/10/24,
Use: 1 Bdrm Ranch, Lot: 10019sf

► MORTGAGES

- 364 DUNN RD** **\$50,000**
Joshua Clark+ from M&T Bank NA
- 206 ECHO RD**..... **\$172,568**
Norman Sears+ from Newrez LLC
- 418 GERALDINE DR** **\$50,000**
Carol R Sullivan+ from Key Bank N.A.
- 54 HIGH ST** **\$80,000**
Keith M Pelkey+ from US Bank NA
- 2663 MAIN ST** **\$179,742**
David E Mcfarlane+ from Freedom Mortgage Corp
- 215 MARK DR**..... **\$194,000**
Michael W Wessell+ from Rocket Mortgage

ELLINGTON

TOWN CLERK:DONNA HOSEY

55 Main St, Ellington, CT, 06029
Phone:860-870-3105

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	43
Median Price	\$350,000	\$351,000

► REAL ESTATE SALES

- 8 ELM ST**..... **\$445,000**
B: Trey Armstrong & Jennifer Drouin
S: Jason Bradley
Vol/Page: 550/460, Date: 07/11/24, Warranty
Use: 4 Bdrm Raised Ranch, Lot: 23958sf
Prior Sale: \$375,000 (06/21)
- 10 HALL RD** **\$260,000**
B: Timothy Chase
S: Beverly E Harris
Vol/Page: 550/410, Date: 07/10/24, Warranty
Mtg: Northpoint Mortgage \$260,000
Use: 2 Bdrm Ranch, Lot: 3049sf
Prior Sale: \$210,500 (07/22)
- 87 MAPLE ST**..... **\$629,900**
B: Shawn Layne
S: Kelly G Rice
Vol/Page: 550/314, Date: 07/08/24, Warranty
Mtg: First World Mortgage \$566,910
Use: 4 Bdrm Colonial, Lot: 62726sf
Prior Sale: \$370,000 (03/11)
- 62 NEWELL HILL RD** **\$350,000**
B: James Owens & Rubard Owens
S: Jennifer L Glann
Vol/Page: 550/355, Date: 07/09/24, Warranty
Mtg: Everett Financial \$300,000
Use: 4 Bdrm Raised Ranch, Lot: 63598sf
Prior Sale: \$196,000 (06/12)
- SUNSET RD** **\$375,000**
B: Nora Chapman
S: Nora Chapman, Tr for Gardner L Chapman T
Vol/Page: 550/396, Date: 07/09/24, Trustee
- WEST RD**..... **\$375,000**
B: Nora Chapman
S: Nora Chapman, Tr for Gardner L Chapman T
Vol/Page: 550/396, Date: 07/09/24, Trustee

95 WHITE RD **\$295,000**
 B: Colby A Mullins
 S: Benjamin R Faitsch
 Vol/Page: 550/331, Date: 07/08/24, Warranty
 Mtg: CMG Mortgage Inc \$257,427
 Use: Residential-Multiple Bldgs, Lot: 7841sf
 Prior Sale: \$170,000 (05/05)

► **MORTGAGES**

BUFF CAP RD..... **\$628,800**
 Nathan J Bahler+ from Stafford Savings Bank

142 ELLINGTON AVE..... **\$256,817**
 Jack A Rich 2nd+ from Freedom Mortgage Corp

62 NEWELL HILL RD **\$50,000**
 James Owens+ from Connecticut Housing Finance Auth

66 SANDY BEACH RD **\$628,800**
 Nathan J Bahler+ from Stafford Savings Bank

234 SANDY BEACH RD **\$148,000**
 Bruce T Tully+ from New Day Financial LLC

95 WHITE RD..... **\$50,000**
 Colby A Mullins+ from Connecticut Housing Finance

HEBRON

TOWN CLERK:FRANCESCA VILLANI,
ACTING

15 Gilead St, Hebron, CT, 06231
 Phone:860-228-5971

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	30
Median Price	\$350,000	\$435,000

► **REAL ESTATE SALES**

16 ALICE LN..... **\$400,000**
 B: Amanda Derosa
 S: Keith Barton & Paula A Barton
 Vol/Page: 618/753, Date: 07/10/24, Warranty
 Mtg: Mtg Equity Partners \$340,000
 Use: 3 Bdrm Dutch Colonial, Lot: 44431sf
 Prior Sale: \$247,000 (07/02)

127 WALL ST..... **\$475,000**
 B: Luke Chreiman & Brianna Chreiman
 S: Amy J Stone
 Vol/Page: 618/712, Date: 07/08/24, Warranty
 Mtg: Mortgage Research Ctr \$490,675
 Use: 4 Bdrm Colonial, Lot: 189486sf

► **MORTGAGES**

288 JAGGER LN..... **\$60,000**
 Thomas J Landrey+ from Digital Federal Credit Unio

54 MILLSTREAM RD **\$11,724**
 Teresa A Bailen+ from USA Housing and Urban Develo

5 YORKSHIRE DR **\$40,000**
 Christa Martin+ from Spring EQ LLC

MANSFIELD

TOWN CLERK:SARA-ANN CHAINE

4 S Eagleville Rd, Mansfield, CT, 06250
 Phone:860-429-3302

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	27
Median Price	\$303,500	\$330,000

► **REAL ESTATE SALES**

69 MEADOWBROOK LN **\$255,000**
 B: Pedro L Sanchez & Liz Y Sanchez
 S: Geoffrey G Kane
 Vol/Page: 845/461, Date: 07/08/24, Warranty
 Mtg: United Wholesale Mtg \$247,350
 Use: 3 Bdrm Ranch, Lot: 26136sf
 Prior Sale: \$216,500 (02/06)

16 THORNBUSH RD..... **\$265,000**
 B: Marcia Hall
 S: Sherri B Grnat & Charles L Grant
 Vol/Page: 845/580, Date: 07/11/24, Warranty
 Use: 1 Bdrm Ranch, Lot: 52708sf
 Prior Sale: \$245,000 (05/23)

► **MORTGAGES**

177 CEDAR SWAMP RD..... **\$90,000**
 Christopher P Zadnik+ from Discover Bank

91 CHAFFEEVILLE RD U:3..... **\$43,077**
 Ginny Emerson+ from 21st Mortgage Corp

31 CIRCLE DR..... **\$196,000**
 Kristina Knapp+ from CSE Credit Union Inc

69 MEADOWBROOK LN **\$7,650**
 Pedro L Sanchez+ from United Wholesale Mortgage

2103 STORRS RD **\$8,400,000**
 Mansfield Rity LLC+ from Peoples Bank

2103 STORRS RD **\$297,500**
 Mansfield Rity LLC+ from Alliance Energy LLC

SOMERS

TOWN CLERK:DAVID MARTI

600 Main St, Somers, CT, 06071
 Phone:860-763-8207

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	32
Median Price	\$355,000	\$405,250

► **REAL ESTATE SALES**

367 4 BRIDGES RD..... **\$250,000**
 B: Timothy J Thorogood
 S: Somers LLC
 Vol/Page: 388/604, Date: 07/08/24, Warranty
 Mtg: First World Mortgage \$213,481
 Use: 1 Bdrm Ranch, Lot: 43560sf

199 STAFFORD RD..... **\$126,750**
 B: Kevin J Paradis & Jill E Paradis
 S: Mink Farm Associates LLC
 Vol/Page: 388/674, Date: 07/09/24, Warranty
 Mtg: Northwest CommunityBk \$607,500
 Use: Residential Open Land, Lot: 83635sf

► **MORTGAGES**

4 BRIDGES RD..... **\$50,000**
 Timothy J Thorogood+ from Connecticut Housing Fina

21 BOBOLINK LN..... **\$160,000**
 Erika Dubanoski+ from Webster Bank

39 BRAE BURN RD..... **\$10,132**
 Margaret H Oleary+ from Finance America LLC

39 BRAE BURN RD..... **\$10,132**
 Margaret H Oleary+ from USA Housing and Urban Deve

44 BROADWAY RD..... **\$170,000**
 Jason Hackett+ from Polish National Credit Union

236 DURKEE RD **\$170,000**
 Jason Hackett+ from Polish National Credit Union

10 GREEN TREE LN **\$100,000**
 Stacey C Kozlak+ from Webster Bank

STAFFORD

TOWN CLERK:KAREN G. TROIANO

PO Box 11, Stafford, CT, 06076
 Phone:860-684-1765

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	42
Median Price	\$272,500	\$282,500

► REAL ESTATE SALES

7 MELISSA WAY \$580,000
 B: Stephen F Moriarty & Cindy A Marino
 S: Mary E Ferris
 Vol/Page: 733/174, Date: 07/08/24, Warranty
 Mtg: Savers Coop Bank \$140,000
 Use: 1-Family Colonial, Lot: 50965sf
 Prior Sale: \$50,000 (07/21)

MONSON RD \$60,000
 B: James K Morton
 S: Therese A Smith
 Vol/Page: 733/196, Date: 07/08/24, Warranty

OLD SPRINGFIELD RD L:28 \$54,000
 B: Gregory Goodrich & Tracy Goodrich
 S: Brian P Sullivan
 Vol/Page: 733/206, Date: 07/08/24, Warranty

51 OLD SPRINGFIELD RD U:181 \$69,200
 B: Vernita Williams
 S: William Johnson
 Vol/Page: 733/246, Date: 07/10/24, Warranty
 Use: Condo

51 OLD SPRINGFIELD RD U:22 \$49,600
 B: Shon Hatcher
 S: Timothy Davis
 Vol/Page: 733/264, Date: 07/10/24, Quit Claim
 Use: Condo

► MORTGAGES

148 FURNACE AVE \$170,000
 Stephanie Fox+ from Navy Federal Credit Union

42 GULF RD \$506,976
 Kathleen L Jamo+ from LoanDepot.Com LLC

252 HAMPDEN RD \$520,500
 Brian D Bard+ from Finance America LLC

252 HAMPDEN RD \$520,500
 Brian D Bard+ from USA Housing and Urban Developme

36 HOPYARD RD \$265,000
 Brian Paakkonen+ from Stafford Savings Bank

OLD MONSON RD \$41,000
 Mark Ingram+ from Stafford Savings Bank

69 PROSPECT ST \$117,000
 Justine M White+ from Stafford Savings Bank

44 TOLLAND AVE U:56 \$100,000
 Gabriel Hall+ from Citizens Bank

107 W MAIN ST \$17,127
 Brian Jakisik+ from USA Housing and Urban Developm

TOLLAND

TOWN CLERK:KATHLEEN PAGAN
 21 Tolland Green, 5th Level, Tolland, CT, 06084
 Phone:860-871-3630

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	47
Median Price	\$348,500	\$400,000

► REAL ESTATE SALES

55 BUFF CAP RD \$400,000
 B: Daniel S Luckingham & Phuc T Hoang
 S: Steven P Leitao & Kayla Leitao
 Vol/Page: 1647/13, Date: 07/08/24, Warranty
 Mtg: AmWest Funding Corp \$360,000
 Use: 3 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$295,000 (03/21)

23 CIDER MILL RD \$385,000
 B: Grace Milone & Alexander Milone
 S: Morrison George W Est & Jimmy M Morrison
 Vol/Page: 1647/134, Date: 07/10/24, Executor
 Mtg: United Wholesale Mtg \$346,500
 Use: 3 Bdrm Cape Cod, Lot: 43560sf
 Prior Sale: \$156,400 (09/98)

16 JULIA RD \$859,000
 B: Debbie Pilcher & Howard Pilcher
 S: Sean A Patterson & Kimberly A Patterson
 Vol/Page: 1647/91, Date: 07/09/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 74052sf
 Prior Sale: \$650,000 (07/06)

15 KOZLEY RD \$265,000
 B: Remodeling Solutions LLC
 S: Legacy Mtg Asset T 2020-G
 Vol/Page: 1647/53, Date: 07/09/24, Warranty
 Mtg: Planet Mgmt Group LLC \$252,000
 Use: 3 Bdrm Raised Ranch, Lot: 81457sf
 Prior Sale: \$246,276 (08/23)

88 SANDY DR \$605,000
 B: Kellyn R Siracusa & Jeffrey M Lebaron
 S: Robin L Morfit
 Vol/Page: 1647/171, Date: 07/11/24, Warranty
 Mtg: Province Mtg Assoc \$325,000
 Use: 4 Bdrm Colonial, Lot: 88427sf
 Prior Sale: \$363,000 (04/15)

► MORTGAGES

87 CHARDONNAY LN \$84,000
 Michael Vandeventer+ from United Wholesale Mortgage

34 DOYLE RD \$800,000
 Shawn D Zahner+ from Bonnie L Zahner

63 GOTTIER RD \$800,000
 Shawn D Zahner+ from Bonnie L Zahner

150 NEW RD \$65,000
 Robin Dionne+ from Finex CU

56 OLD FARMS RD \$55,100
 Yatitza R Feliciano+ from Liberty Bank

UNION

TOWN CLERK:HEIDI BRADRICK
 1043 Buckley Hwy, Union, CT, 06076
 Phone:860-684-3770

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$200,000	\$450,000

► REAL ESTATE SALES

441 STICKNEY HILL RD \$130,000
 B: Norcross Wildlife Foundat
 S: Duane S Bradway
 Vol/Page: 72/466, Date: 07/11/24, Warranty
 Use: Mixed Use-Res Dwell & OpenSp, Lot: 2983860sf

► MORTGAGES

621 BUCKLEY HWY \$50,000
 Heidi L Lambert+ from Stafford Savings Bank

WILLINGTON

TOWN CLERK:ROBIN CAMPBELL
 40 Old Farms Rd, Willington, CT, 06279
 Phone:860-487-3121

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	8
Median Price	\$290,000	\$347,500

► REAL ESTATE SALES

RIVER RD \$225,000
 B: 83 River Rd LLC
 S: L&m Prop Hldg LLC
 Vol/Page: 235/832, Date: 06/12/24, Warranty

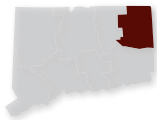
► MORTGAGES

23 CLOVER SPRINGS DR \$746,800
 Valerie S Rogers+ from Members Mortgage Co Inc

9 HOCKLA FARMS RD \$50,000
 Jayson R Righenzi+ from CSE Credit Union Inc

11 MEADOW LN \$25,000
 Robert J Testa Jr+ from Bank of America NA

5 SCHOFIELD RD \$255,500
 Caleb Debella+ from Orion Lending



WINDHAM COUNTY

ASHFORD

TOWN CLERK:SHERRI L. MUTCH
 5 Town Hall Rd, Ashford, CT, 06278
 Phone:860-487-4401

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	5
Median Price	\$289,900	\$325,000

► **REAL ESTATE SALES**

SOUTHWORTH DR **\$60,000**
 B: Dustin T Stachelsky
 S: Kunihiro Kaneda
 Vol/Page: 211/521, Date: 07/10/24, Warranty

BROOKLYN

TOWN CLERK:KATHERINE BISSON
 4 Wolf Den Rd, Brooklyn, CT, 06234
 Phone:860-779-3411

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	17
Median Price	\$312,500	\$399,900

► **REAL ESTATE SALES**

153 CHURCH ST **\$75,000**
 B: Kevin M Jones
 S: Douglas W Jones
 Vol/Page: 729/230, Date: 07/08/24, Quit Claim
 Use: 2 Bdrm Conventional, Lot: 209088sf

110 PRINCE HILL RD **\$369,900**
 B: Enrica P Desabota
 S: Elizabeth Leighton & Matthew Mahoney
 Vol/Page: 729/265, Date: 07/10/24, Warranty
 Mtg: Liberty Bk \$295,920
 Use: 3 Bdrm Ranch, Lot: 124146sf
 Prior Sale: \$325,000 (06/23)

385 TRIPP HOLLOW RD **\$579,900**
 B: Heather L Field & Todd S Field
 S: Shane J Pollock
 Vol/Page: 729/300, Date: 07/10/24, Warranty
 Mtg: Paramount Res Mtg Gp \$550,905
 Use: Residential Open Land, Lot: 97139sf

► **MORTGAGES**

82 CREAMERY BROOK RD **\$150,000**
 Daune Rzeznikiewicz+ from Griffin Holdings Llc

33 GORMAN RD **\$10,408**
 Rock M Riche+ from USA Housing and Urban Developme

114 GORMAN RD **\$150,000**
 Daune Rzeznikiewicz+ from Griffin Holdings Llc

208 POMFRET RD **\$45,000**
 Lorraine M Blake+ from Rocket Mortgage

291 SOUTH ST **\$377,955**
 Ian R Stoddard+ from T2 Financial LLC

CANTERBURY

TOWN CLERK:NATALIE ELLSTON
 1 Municipal Dr, Canterbury, CT, 06331
 Phone:860-546-9377

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	\$337,500	\$350,000

► **REAL ESTATE SALES**

29 N SOCIETY RD **\$350,000**
 B: Matthew M Lawrence & Alexander L Bruneau
 S: Keshia M Koen & Justin R Koen
 Vol/Page: 274/878, Date: 07/10/24, Warranty
 Mtg: United Wholesale Mtg \$270,000
 Use: 2 Bdrm Ranch, Lot: 87120sf
 Prior Sale: \$157,000 (03/18)

► **MORTGAGES**

403 BROOKLYN RD **\$65,631**
 Gary Giguere+ from USA Housing and Urban Developme

173-A S CANTERBURY RD **\$30,000**
 David P Schmitt+ from Eastern CT Savings Bank

EASTFORD

TOWN CLERK:JOHANNA WOLFE
 16 Westford Rd, Eastford, CT, 06242
 Phone:860-974-0133

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	3
Median Price	\$290,000	\$440,000

► **REAL ESTATE SALES**

43 LAKE DR **\$161,050**
 B: Donna E Tedford
 S: Tedford Kenneth N Est & Winthrop S Smith Jr
 Vol/Page: 81/193, Date: 07/09/24, Executor
 Use: 3 Bdrm Conventional, Lot: 7405sf

► **MORTGAGES**

ASHFORD RD L:2 **\$50,000**
 Jeffrey O Sandness+ from Farm Credit East ACA

CRYSTAL POND RD L:2 **\$50,000**
 Jeffrey O Sandness+ from Farm Credit East ACA

108 CRYSTAL POND RD **\$50,000**
 Jeffrey O Sandness+ from Farm Credit East ACA

109 CRYSTAL POND RD **\$50,000**
 Jeffrey O Sandness+ from Farm Credit East ACA

WESTFORD RD L:11 **\$50,000**
 Jeffrey O Sandness+ from Farm Credit East ACA

HAMPTON

TOWN CLERK:KAYE H JOHNSON
 164 Main St, Hampton, CT, 06247
 Phone:860-455-9132

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	6
Median Price	\$339,000	\$327,500

► **REAL ESTATE SALES**

DRAIN ST **\$55,000**
 B: Richard Dancause & Sandra F Dancause
 S: Christopher Morris & Melissa Morris
 Vol/Page: 89/225, Date: 07/11/24, Warranty

53 STATION RD **\$325,000**
 B: Melissa Read
 S: Wilford Leinbach & Carla Leinbach
 Vol/Page: 89/193, Date: 07/11/24, Warranty
 Mtg: Navigant Credit Union \$260,000
 Use: 3 Bdrm Cape Cod, Lot: 91040sf
 Prior Sale: \$200,000 (12/19)

► **MORTGAGES**

18 CEDAR SWAMP RD **\$75,000**
 Jennifer L Thurber+ from TD Bank NA

62 HAMMOND HILL RD **\$254,375**
 Lisa A Tucker+ from LoanDepot.Com LLC

21-A S BIGELOW RD **\$31,875**
 Rozana G Keith+ from Jewett City Savings Bank

53 STATION RD **\$65,000**
 Melissa Read+ from Navigant Credit Union

KILLINGLY

TOWN CLERK:ELIZABETH M. WILSON
 172 Main St, Killingly, CT, 06241
 Phone:860-779-5308

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	50
Median Price	\$285,500	\$305,500

► **REAL ESTATE SALES**

579 BAILEY HILL RD **\$110,000**
 B: D Armstrong Rity Inc
 S: Raymond D Moran & Ann M Moran
 Vol/Page: 1424/54, Date: 07/11/24, Warranty
 Mtg: 2285 Ibis Llc \$100,000
 Use: Mobile Home, Lot: 42689sf

4 LAWTON LN **\$345,000**
 B: Sean Missal & Brande Missal
 S: Kellee Peckham & William Peckham
 Vol/Page: 1417/289, Date: 11/08/23, Warranty
 Use: Residential Developable Land, Lot: 5140sf

- 66 OTIS ST** **\$369,000**
 B: Nicolette Filippou & Zachary Drake
 S: Pyramid Bldrs 993 Bk St L
 Vol/Page: 1421/495, Date: 04/09/24, Warranty
 Mtg: Paramount Res Mtg Gp \$350,550
 Use: Land-Vacant & Open, Lot: 10019sf
- 68 OTIS ST** **\$389,000**
 B: David A Root
 S: Pyramid Bldrs 993 Bank St
 Vol/Page: 1422/860, Date: 05/21/24, Warranty
 Mtg: Axia Financial \$381,954
 Use: Land-Vacant & Open, Lot: 10454sf
- 32 POLLY AVE** **\$350,000**
 B: Michael E Pagliarini & Sarah E Emerson
 S: John A Chretien & Madeline Chretien
 Vol/Page: 1423/1164, Date: 07/08/24, Warranty
 Mtg: Movement Mtg LLC \$339,500
 Use: 3 Bdrm Raised Ranch, Lot: 20909sf
 Prior Sale: \$276,000 (04/21)
- 48 SCHOOL ST** **\$160,000**
 B: TMC Keywest LLC
 S: E L Attella Jr & Denise Y Attella
 Vol/Page: 1424/32, Date: 07/11/24, Warranty
 Mtg: Jared Ballin \$190,000
 Use: 2-Family Two Family, Lot: 3485sf
 Prior Sale: \$108,000 (08/03)
- 178 SNAKE MEADOW RD** **\$140,000**
 B: Northeast T Svcs LLC
 S: Paul M Spear & Linda Spear
 Vol/Page: 1244/368, Date: 09/18/12, Warranty
 Mtg: Paul M Spear \$130,000
 Use: Mobile Home, Lot: 21780sf

► **MORTGAGES**

- 5 BALLOUVILLE RD** **\$247,500**
 WTA Properties LLC+ from Kiavi Funding Incorporate
- 19 DAVIS ST** **\$5,661**
 John J Xenias 4th+ from USA Housing and Urban Deve
- 44 OTIS ST** **\$19,573**
 Anthony J Gianfriddo+ from USA Housing and Urban D
- 68 OTIS ST** **\$113,615**
 David A Root+ from Axia Financial LLC
- 6 PLEASANT ST** **\$806,250**
 John Herlihy+ from OneTrust Home Loans
- 8 PLEASANT ST** **\$806,250**
 John Herlihy+ from OneTrust Home Loans
- 35 PLEASANT VIEW DR** **\$264,550**
 Laura L Tryba+ from Mutual of Omaha Mortgage
- 130 PUTNAM RD** **\$460,000**
 Nathan Vanderswaagh+ from UniBank for Savings
- 146 SCHOOL ST** **\$6,067**
 Jay P Denton Jr+ from USA Housing and Urban Develo
- 178 SNAKE MEADOW RD** **\$130,000**
 Northeast T Services LLC+ from Wyndham Land T Inc
- 157 TUCKER DISTRICT RD** **\$30,000**
 Renee A Berube+ from Community Economic Developmen
- 17 WILLIAMSVILLE RD** **\$50,000**
 Jamie L Ashmore+ from Mindy Raup

PLAINFIELD

TOWN CLERK:DIANNE TALBOT
 8 Community Ave, Plainfield, CT, 06374
 Phone:860-230-3009

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	19
Median Price	\$267,000	\$290,000

► **REAL ESTATE SALES**

- 8 BEECHWOOD BLVD** **\$350,000**
 B: John Sabados
 S: Madison Fournier
 Vol/Page: 622/390, Date: 07/08/24, Warranty
 Mtg: Rocket Mortgage LLC \$325,000
 Use: 3 Bdrm Raised Ranch, Lot: 25700sf
 Prior Sale: \$219,000 (09/09)
- 42 BEECHWOOD BLVD** **\$340,000**
 B: David D Sanchez
 S: Taylor Mastriani
 Vol/Page: 622/546, Date: 07/11/24, Warranty
 Mtg: Rocket Mortgage LLC \$351,220
 Use: 3 Bdrm Raised Ranch, Lot: 22651sf
 Prior Sale: \$155,000 (01/14)
- 108-110 CHURCH ST** **\$185,000**
 B: TMC Keywest LLC
 S: E L Attella Jr & Denise Y Attella
 Vol/Page: 622/582, Date: 07/11/24, Warranty
 Mtg: Christopher Sanford \$190,000
 Use: Residential-Multiple Bldgs, Lot: 43560sf
 Prior Sale: \$120,000 (03/88)
- 23 GEORGE ST** **\$285,000**
 B: Scott Lenney
 S: Eugene Ciccarelli & Barbara J Ciccarelli
 Vol/Page: 622/463, Date: 07/10/24, Warranty
 Mtg: Chelsea Groton Bank \$233,700
 Use: 2 Bdrm Raised Ranch, Lot: 22651sf
- 10-16 MAIN ST** **\$395,000**
 B: TMC Keywest LLC
 S: E L Attella Jr
 Vol/Page: 622/604, Date: 07/11/24, Warranty
 Mtg: Red House Custom Buil \$490,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 3485sf
 Prior Sale: \$130,000 (09/03)
- 10 WHITNEY HILL RD** **\$300,000**
 B: Scott I Mcdonald & Christina L Anthony
 S: Alain Westover & Jill Westover
 Vol/Page: 622/503, Date: 07/11/24, Warranty
 Mtg: First World Mortgage \$291,000
- **MORTGAGES**
- 6 ASHLEY ST** **\$230,000**
 Thomas A Hollis+ from Citizens Bank
- 19 BEECHWOOD BLVD** **\$104,000**
 Rebekah Normandeau+ from Americas First Network Cr
- 74 GENDRON RD** **\$50,000**
 Jeffrey Bergeron+ from Citizens Bank
- 23 GEORGE ST** **\$25,000**
 Scott Lenney+ from Connecticut Housing Finance Aut

- 123 LOVERS LN** **\$13,614**
 Paul P Levesque Jr+ from USA Housing and Urban Dev
- 58 NEW RD** **\$295,000**
 William J Parker+ from Cross Country Mortgage Inc
- 1070 NORWICH RD** **\$372,847**
 Noah Westfall+ from Veterans United Home Loans
- 218 PLATT RD** **\$450,000**
 Stephen Mull+ from Total Mortgage Services
- 18 PLEASANT ST** **\$9,237**
 Antonio M Garcia+ from Plainfield, Town of
- 174 POND HILL RD** **\$83,000**
 Samara L Basilone+ from Rocket Mortgage
- 10 TRILLIUM CT** **\$25,000**
 Jesse M Appel+ from Charter Oak Federal Credit Uni
- 10 WHITNEY HILL RD** **\$12,000**
 Scott I Mcdonald+ from Connecticut Housing Finance

POMFRET

TOWN CLERK:CHERYL A. GRIST
 5 Haven Rd, Pomfret, CT, 06259
 Phone:860-315-5730

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	4
Median Price	\$265,000	\$449,000

► **MORTGAGES**

- 142 GARY SCHOOL RD** **\$47,000**
 Lori L Ellsworth+ from Americas First Network Cred

PUTNAM

TOWN CLERK:CHRISTINE BRIGHT
 200 School St, Putnam, CT, 06260
 Phone:860-963-6800

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	29
Median Price	\$310,000	\$325,000

► **REAL ESTATE SALES**

- 16 DUDLEY ST** **\$350,000**
 B: Jenna Blanchard & Brandon Blanchard
 S: Cheryl A Livernoche
 Vol/Page: 864/490, Date: 07/09/24, Warranty
 Mtg: Paramount Res Mtg Gp \$353,535
 Use: 2-Family Ranch, Lot: 10019sf
 Prior Sale: \$126,000 (05/05)
- 197 PROVIDENCE ST** **\$150,000**
 B: JGRL Properties LLC
 S: Chestnut Hl Ins Gp LLC
 Vol/Page: 864/551, Date: 07/09/24, Warranty
 Mtg: Bankhometown \$180,400
 Use: Commercial Building, Lot: 2178sf
 Prior Sale: \$55,000 (02/17)

107-111 SMITH ST..... \$362,000
 B: Cn Capital LLC
 S: Jezierski Properties LLC
 Vol/Page: 864/511, Date: 07/09/24, Warranty
 Mtg: Signature Lending LLC \$379,589
 Use: Apartment Building, Lot: 11326sf
 Prior Sale: \$192,000 (03/18)

118 VIENS ST \$381,000
 B: Steve M Barton
 S: Nathan Lamay
 Vol/Page: 864/527, Date: 07/09/24, Warranty
 Mtg: Guaranteed Rate Inc \$333,000
 Use: 3 Bdrm Raised Ranch, Lot: 10890sf
 Prior Sale: \$245,000 (10/20)

► **MORTGAGES**

54 MILTON ST \$70,955
 Gina M Lamothe+ from Centreville Bank

STERLING

TOWN CLERK:HEATHER R. GEORGE
 1183 Plainfield Pike, Sterling, CT, 06377
 Phone:860-564-2904

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	11
Median Price	\$260,000	\$360,000

► **REAL ESTATE SALES**

42 INDUSTRIAL PARK RD..... \$532,000
 B: 42 Industrial Park LLC
 S: 9 Midway LLC
 Vol/Page: 177/311, Date: 07/09/24, Warranty
 Use: Industrial Building, Lot: 77101sf

THOMPSON

TOWN CLERK:RENEE WALDRON
 815 Riverside Dr, Thompson, CT, 06255
 Phone:860-923-9900

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	29
Median Price	\$305,000	\$339,000

► **REAL ESTATE SALES**

973 RIVERSIDE DR..... \$275,000
 B: Keith A Farrell & Robert C Farrell
 S: 64 Creamery Road LLC
 Vol/Page: 1064/144, Date: 07/11/24, Warranty
 Mtg: Baycoast Mortgage Co \$247,500
 Use: 2-Family Two Family, Lot: 9583sf
 Prior Sale: \$27,100 (07/11)

354 WILSONVILLE RD..... \$450,000
 B: Zachary Bousquet
 S: David Szeredy
 Vol/Page: 1064/91, Date: 07/10/24, Warranty
 Mtg: David Szeredy \$400,000
 Use: 2 Bdrm Ranch, Lot: 104544sf
 Prior Sale: \$105,000 (05/11)

► **MORTGAGES**

144 AZUD RD..... \$108,000
 James P Stringer+ from Family Choice Mortgage
10 ORCHARD DR \$241,500
 Alex P Vigliatura+ from Rocket Mortgage

WINDHAM

TOWN CLERK:PATRICIA P. SPRUANCE
 979 Main St, Windham, CT, 06226
 Phone:860-465-3013

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	52
Median Price	\$230,000	\$245,000

► **REAL ESTATE SALES**

43 BIRCH ST \$195,000
 B: Carlos Vazquez
 S: Gonzalez FT & Norberto Gonzalez
 Vol/Page: 1392/386, Date: 07/08/24, Trustee
 Use: 2-Family Two Family, Lot: 6098sf

22 CAREY ST \$330,000
 B: Jordan Balogh
 S: Sharmin Shuma
 Vol/Page: 1392/524, Date: 07/10/24, Warranty
 Mtg: Revolution Mortgage \$324,022
 Use: 3-Family Family Flat, Lot: 7405sf
 Prior Sale: \$148,000 (11/89)

202 LEWISTON AVE \$265,000
 B: Elliott Severino
 S: Krystin Mcbrien, Tr for Horrocks Ft
 Vol/Page: 1392/432, Date: 07/08/24, Trustee
 Mtg: Rocket Mortgage LLC \$165,000
 Use: 3 Bdrm Old Style, Lot: 5663sf

29 PEARL ST..... \$380,000
 B: Katherine Hernandez & Thiago B Batista
 S: Cecilia Cruz
 Vol/Page: 1392/404, Date: 07/08/24, Warranty
 Mtg: OCMBBC Inc \$276,000
 Use: 3-Family Family Flat, Lot: 3485sf
 Prior Sale: \$180,000 (03/05)

148 ROANOAK AVE \$198,150
 B: Javier Rivera
 S: Stephanie Plantier & Ana M Busanet
 Vol/Page: 1392/464, Date: 07/08/24, Warranty
 Mtg: Total Mtg Svcs \$201,337
 Use: 3 Bdrm Ranch, Lot: 10890sf
 Prior Sale: \$120,000 (03/12)

► **MORTGAGES**

400 BEAVER HILL RD..... \$125,000
 Catharina Oconnor+ from New American Funding
64 CLIFFORD ST \$9,675
 Edwin G Ramos+ from USA Housing and Urban Developm
173 NORTH ST..... \$45,000
 Mary A Galipeau+ from CSE Credit Union Inc
148 ROANOAK AVE \$18,750
 Javier Rivera+ from Connecticut Housing Finance Au

67 S WINDHAM RD \$12,160
 Christopher T Yates+ from USA Housing and Urban De
184 SOUTHRIDGE DR \$65,000
 Leah Grover+ from Community Healthcare Credit unio

WOODSTOCK

TOWN CLERK:JUDY WALBERG
 415 Route 169, Woodstock, CT, 06281
 Phone:860-928-6595

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	34
Median Price	\$427,500	\$431,000

► **REAL ESTATE SALES**

149 E QUASSET RD \$100,000
 B: Jason Glaude
 S: Natalie J Langlois
 Vol/Page: 728/293, Date: 07/11/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 8712sf
 Prior Sale: \$55,000 (06/00)

40 GREEN RD..... \$615,000
 B: Danielle M Myers & James M Obrien
 S: Traci D Storey
 Vol/Page: 728/217, Date: 07/09/24, Warranty
 Mtg: Fairway Ind Mtg \$522,750
 Use: 4 Bdrm Colonial, Lot: 137650sf
 Prior Sale: \$335,000 (07/12)

85 LAUREL HILL DR \$655,000
 B: Scott T Bowden & Erica M Bowden
 S: Lina D Spirko, Tr for Mary Ellen Dee Lt
 Vol/Page: 728/266, Date: 07/10/24, Trustee
 Mtg: Guild Mortgage Co \$255,000
 Use: 3 Bdrm Colonial, Lot: 11761sf

70 RED CEDAR RD \$325,000
 B: Amanda Rotatori & Bryan Rotatori
 S: Krysten Sullivan
 Vol/Page: 728/189, Date: 07/08/24, Warranty
 Mtg: Semper Home Loans \$319,113
 Use: 3 Bdrm Cape Cod, Lot: 13068sf
 Prior Sale: \$240,000 (04/07)

NO STREET GIVEN L:29..... \$33,000
 B: James Chquette
 S: Norman L Brockett Jr
 Vol/Page: 728/236, Date: 07/09/24, Warranty

► **MORTGAGES**

7 OLD SAWMILL RD..... \$80,000
 Linda Rybacki+ from Sierra Pacific Mortgage
70 RED CEDAR RD \$11,375
 Amanda Rotatori+ from Semper Home Loans