

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

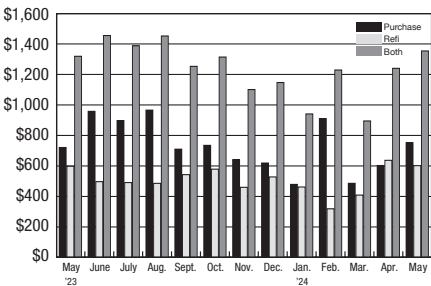
Records for the following municipalities were not collected this week.
All records will be published as they become available.

NO MISSING TOWNS

CONNECTICUT WEEKLY MORTGAGE REPORT

CONNECTICUT MARKET STATISTICS

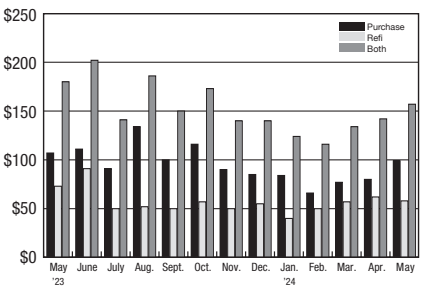
CT Statewide Single-Family Homes
Dollar Volume of Mortgages



May

Year	Purchase	Refi	Both
2020	\$720	\$1,925	\$2,645
2021	\$1,016	\$2,291	\$3,307
2022	\$986	\$1,072	\$2,058
2023	\$721	\$599	\$1,320
2024	\$752	\$602	\$1,354

CT Statewide Condos
Dollar Volume of Mortgages



May

Year	Purchase	Refi	Both
2020	\$67	\$368	\$435
2021	\$112	\$13,170	\$13,282
2022	\$131	\$68	\$199
2023	\$107	\$73	\$180
2024	\$99	\$58	\$157

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					
5	Bethel (B)	07/19/2024	29	Rocky Hill (W)	07/19/2024
5	Bridgeport (W)	07/19/2024	29	Simsbury (W)	07/19/2024
6	Brookfield (W)	07/19/2024	29	South Windsor (W) ...	07/19/2024
7	Danbury (W)	07/18/2024	30	Southington (W)	07/19/2024
8	Darien (W)	07/18/2024	30	Suffield (B)	07/18/2024
8	Easton (B)	07/18/2024	31	West Hartford (W) ...	07/19/2024
8	Fairfield (W)	07/19/2024	31	Wethersfield (W)	07/18/2024
9	Greenwich (W)	07/18/2024	32	Windsor (W)	07/19/2024
10	Monroe (W)	07/16/2024	32	Windsor Locks (B) ...	07/18/2024
10	New Canaan (W)	07/11/2024	Litchfield County		
10	New Fairfield (B)	07/19/2024	33	Barkhamsted (M)	07/18/2024
11	Newtown (W)	07/19/2024	33	Bethlehem (M)	07/19/2024
11	Norwalk (W)	07/19/2024		Bridgewater (M)	07/10/2024
12	Redding (B)	07/18/2024		Canaan (M)	07/08/2024
12	Ridgefield (W)	07/19/2024		Colebrook (M)	07/16/2024
13	Shelton (W)	07/19/2024	33	Cornwall (M)	07/16/2024
14	Sherman (M)	07/18/2024	33	Goshen (M)	07/19/2024
14	Stamford (W)	07/19/2024	33	Harwinton (M)	07/18/2024
15	Stratford (W)	07/19/2024	33	Kent (M)	07/18/2024
16	Trumbull (W)	07/19/2024	33	Litchfield (B)	07/19/2024
16	Weston (B)	07/18/2024	34	Morris (M)	07/15/2024
16	Westport (W)	07/19/2024	34	New Hartford (B)	07/19/2024
17	Wilton (W)	07/19/2024	34	New Milford (W)	07/19/2024
Hartford County					
18	Avon (W)	07/19/2024	35	Norfolk (M)	07/16/2024
18	Berlin (W)	07/19/2024	35	North Canaan (M) ...	07/16/2024
18	Bloomfield (W)	07/19/2024	35	Plymouth (B)	07/19/2024
19	Bristol (W)	07/19/2024		Roxbury (M)	07/19/2024
20	Burlington (B)	07/16/2024	35	Salisbury (M)	07/19/2024
20	Canton (B)	07/19/2024	35	Sharon (M)	07/18/2024
20	East Granby (W)	07/19/2024	36	Thomaston (M)	07/19/2024
20	East Hartford (W)	07/19/2024	36	Torrington (W)	07/19/2024
21	East Windsor (B)	07/18/2024	36	Warren (M)	07/17/2024
21	Enfield (W)	07/19/2024	37	Washington (M)	07/19/2024
21	Farmington (W)	07/19/2024	37	Watertown (B)	07/19/2024
22	Glastonbury (W)	07/19/2024	37	Winchester (B)	07/18/2024
23	Granby (B)	07/19/2024	37	Woodbury (B)	07/19/2024
23	Hartford (W)	07/19/2024	Middlesex County		
25	Hartland (M)	07/16/2024	38	Chester (M)	07/15/2024
26	Manchester (W)	07/19/2024	38	Clinton (B)	07/18/2024
26	Marlborough (B)	07/17/2024	38	Cromwell (B)	07/19/2024
26	New Britain (W)	07/19/2024		Deep River (M)	07/12/2024
27	Newington (W)	07/19/2024	38	Durham (B)	07/17/2024
28	Plainville (B)	07/18/2024	39	East Haddam (B)	07/15/2024
			39	East Hampton (B) ...	07/19/2024
			39	Essex (B)	07/19/2024
			39	Haddam (B)	07/18/2024
			40	Killingworth (M)	07/19/2024
			40	Middlefield (M)	07/17/2024
			40	Middletown (W)	07/19/2024
			41	Old Saybrook (B)	07/18/2024
			41	Portland (B)	07/17/2024
			41	Westbrook (B)	07/18/2024
New Haven County					
			42	Ansonia (B)	07/19/2024
			42	Beacon Falls (M)	07/17/2024
			42	Bethany (M)	07/18/2024
			42	Branford (W)	07/19/2024
			43	Cheshire (W)	07/19/2024
			43	Derby (B)	07/18/2024
			43	East Haven (W)	07/19/2024
			43	Guilford (W)	07/19/2024
			44	Hamden (W)	07/18/2024
			45	Madison (W)	07/18/2024
			45	Meriden (W)	07/19/2024
			46	Middlebury (B)	07/17/2024
			47	Milford (W)	07/19/2024
			47	Naugatuck (W)	07/18/2024
			48	New Haven (W)	07/19/2024
			49	North Branford (B) ...	07/19/2024
			49	North Haven (W)	07/19/2024
			50	Orange (B)	07/19/2024
			50	Oxford (B)	07/17/2024
			50	Prospect (M)	07/19/2024
			50	Seymour (B)	07/19/2024
			51	Southbury (W)	07/19/2024
			51	Wallingford (W)	07/19/2024
			52	Waterbury (W)	07/19/2024
			53	West Haven (W)	07/19/2024
			54	Wolcott (B)	07/19/2024
			54	Woodbridge (B)	07/19/2024
New London County					
			55	Bozrah (M)	07/17/2024
			55	Colchester (W)	07/19/2024
			55	East Lyme (B)	07/19/2024
				Franklin (M)	06/24/2024
			56	Griswold (B)	07/19/2024
			56	Groton (W)	07/19/2024
			56	Lebanon (B)	07/18/2024
			56	Ledyard (B)	07/18/2024
			57	Lisbon (M)	07/18/2024
				Lyme (M)	06/28/2024
			57	Montville (W)	07/19/2024
			57	New London (B)	07/19/2024
			58	North Stonington (M) .	07/18/2024
			58	Norwich (W)	07/19/2024
			59	Old Lyme (B)	07/19/2024
			59	Preston (M)	07/19/2024
			59	Salem (M)	07/18/2024
			59	Sprague (M)	07/18/2024
			59	Stonington (B)	07/19/2024
				Voluntown (M)	07/16/2024
			59	Waterford (B)	07/19/2024
Tolland County					
				Andover (M)	06/20/2024
			60	Bolton (M)	07/19/2024
			60	Columbia (M)	07/17/2024
			60	Coventry (B)	07/18/2024
			60	Ellington (B)	07/18/2024
			60	Hebron (B)	07/16/2024
			61	Mansfield (B)	07/18/2024
			61	Somers (B)	07/18/2024
			61	Stafford (B)	07/18/2024
			61	Tolland (B)	07/18/2024
			62	Union (M)	07/17/2024
			62	Vernon (W)	07/11/2024
				Willington (M)	07/10/2024
Windham County					
			63	Ashford (M)	07/19/2024
			63	Brooklyn (B)	07/18/2024
			63	Canterbury (M)	07/17/2024
			63	Chaplin (M)	07/16/2024
				Eastford (M)	07/10/2024
			63	Hampton (M)	07/18/2024
			63	Killingly (B)	07/19/2024
			64	Plainfield (B)	07/18/2024
			64	Pomfret (M)	07/18/2024
			64	Putnam (B)	07/18/2024
			65	Scotland (M)	07/16/2024
			65	Sterling (M)	07/15/2024
			65	Thompson (B)	07/19/2024
			65	Windham (B)	07/18/2024
			65	Woodstock (B)	07/18/2024

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

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).

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.*

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: ABC Bank

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

KEY TO LABELS

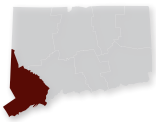
B = Buyer
S = Seller
Mtg = Mortgage lender and amount
Use = purchase
Bdrm = bedrooms
Lot = lot size in square feet
YTD = year-to-date

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



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

1 CLEARVIEW AVE \$480,600

B: Manorama Chandramohan
S: Sharon A Forbes
Vol/Page: 1181/80, Date: 07/18/24, Warranty
Mtg: Digital FCU \$250,000
Use: 3 Bdrm Cape Cod, Lot: 32670sf

4 DEER RUN U:4 \$390,000

B: Antonio Bueti Jr & Nicole Bueti
S: Valerie L Prue
Vol/Page: 1180/1067, Date: 07/15/24, Warranty
Mtg: Cross Country Mtg Inc \$308,000
Use: 3 Bdrm Condo
Prior Sale: \$220,000 (06/13)

35 KATRINA CIR \$768,500

B: Christopher Oconnor & Agota Oconnor
S: Jared D Robinson & Lauryn V Robinson
Vol/Page: 1181/53, Date: 07/18/24, Warranty
Mtg: Guaranteed Rate Affin \$576,375
Use: 4 Bdrm Contemporary, Lot: 40075sf
Prior Sale: \$408,000 (09/16)

46 MAPLE AVE \$550,000

B: Fabian Alvarez
S: Ak Barchi Hm Improvement
Vol/Page: 1180/1138, Date: 07/17/24, Warranty
Mtg: Visionary Lenders \$522,500
Use: 2-Family Old Style, Lot: 14810sf
Prior Sale: \$305,000 (08/03)

6 MARVIN PL \$730,000

B: Carlo Serrano & Jesmy Pujols
S: Krishna K Pathiranalage
Vol/Page: 1181/100, Date: 07/18/24, Warranty
Mtg: Nationwide Mtg Banker \$584,000
Use: 5 Bdrm Raised Ranch, Lot: 114998sf
Prior Sale: \$390,900 (09/20)

92 OLD HAWLEYVILLE RD \$655,900

B: Philip Coiro & Lauren Ciardullo
S: Richard F Kaechele & Regina M Kaechele
Vol/Page: 1181/10, Date: 07/17/24, Warranty
Mtg: LoanDepot.Com \$327,950
Use: 4 Bdrm Colonial, Lot: 57499sf

NO STREET GIVEN \$485,000

B: William B Pilato
S: Shepard John B Est & Mary E Corbiere
Vol/Page: 1181/127, Date: 07/19/24, Executor

► MORTGAGES

20 CALDWELL TER U:2801 \$200,000

Alexis M Koukos+ from Savings Bank of Danbury

42 CHESTNUT ST U:7 \$47,500

Louis Duin+ from Rocket Mortgage

4 DEER RUN U:4 \$308,000

Nicole Bueti+ from Cross Country Mortgage Inc

28 FAR HORIZONS DR \$80,000

Stanislaus N Nkwain+ from United Nations Federal C

11 FRANCIS J CLARKE CIR \$1,500,000

Boccarossa Land Invs LLC+ from Essex Savings Bank

11 HOYT RD \$250,000

Lammia H Agoora+ from Savings Bank of Danbury

37-1/2 MAPLE AVE EXT \$85,500

Brenda S Amaya-Silva+ from Better Mortgage Corp

1-A MIDWAY DR \$13,267

Melissa A Little+ from USA Housing and Urban Devel

144 ROCKWELL RD \$202,700

Nicole M Cruz+ from Savings Bank of Danbury

14-1/2 TOPSTONE DR U:J \$87,000

Heather J Schlitz+ from Rocket Mortgage

BRIDGEPORT

TOWN CLERK: CHARLIE L. STALLWORTH

45 Lyon Ter, Rm 122, Bridgeport, CT, 06608
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

404 ARCTIC ST \$300,000

B: Lucette Jean
S: Orlando Perez & Denny Perez
Vol/Page: 11226/251, Date: 07/19/24, Warranty
Use: 3 Bdrm Conventional, Lot: 2291sf
Prior Sale: \$130,000 (09/22)

99 ATLANTIC ST \$185,000

B: Krzysztof Wnorowski
S: Breveglieri Douglas Est & James Peace
Vol/Page: 11224/95, Date: 07/16/24, Executor
Mtg: Adrian Wnorowski \$92,500
Use: 3 Bdrm Conventional, Lot: 1975sf
Prior Sale: \$40,000 (03/05)

591 BISHOP AVE \$20,000

B: Hector D Velez
S: Orlando Rivera
Vol/Page: 11224/266, Date: 07/17/24, Warranty
Use: 3 Bdrm Conventional, Lot: 3750sf
Prior Sale: \$130,000 (12/03)

33 BOSTON TER U:7 \$273,000

B: Jifeng Liu & Nan Xu
S: Agata Witelus
Vol/Page: 11224/312, Date: 07/17/24, Warranty
Mtg: General Mortgage Corp \$204,750
Use: 2 Bdrm Condo
Prior Sale: \$224,900 (05/07)

458 BREWSTER ST \$635,000

B: Kristen Maynard & Patricia Kalm
S: Eusebio M Sevilla & Donna M Sevilla
Vol/Page: 11224/120, Date: 07/16/24, Warranty
Mtg: M&T Bank NA \$325,000
Use: 4 Bdrm Conventional, Lot: 10748sf
Prior Sale: \$325,000 (08/12)

270 CLEVELAND AVE \$370,000

B: Mirian E Narvaez
S: Luzia Ffreitas
Vol/Page: 11223/66, Date: 07/15/24, Warranty
Mtg: Prysm Lending Group \$295,000
Use: 2 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$235,000 (02/07)

819 CONNECTICUT AVE U:5 \$68,500

B: Quentin Morgan
S: Patricia Wilson
Vol/Page: 11225/76, Date: 07/18/24, Warranty
Use: Condo

144 COTTAGE ST \$275,000

B: Anew M&m Renovations LLC
S: Kennedy George
Vol/Page: 11225/206, Date: 07/19/24, Warranty
Mtg: Loan Funder LLC \$455,500
Use: 5 Bdrm Conventional, Lot: 5311sf
Prior Sale: \$117,000 (08/20)

109 DEAN PL \$290,000

B: Darrin Dang
S: Andrea T Nogradi
Vol/Page: 11227/40, Date: 07/19/24, Warranty
Mtg: Savings Bk of Danbury \$165,000

38 ENID ST U:C \$185,000

B: Christon O Gilbert, Tr for Onrie G RET
S: Amanda Feminelli
Vol/Page: 11225/27, Date: 07/18/24, Warranty
Mtg: Bank of America NA \$175,750
Use: 1 Bdrm Condo
Prior Sale: \$105,000 (02/22)

116 FERN ST \$215,000

B: Rahat Chaudhry
S: Brit LLC
Vol/Page: 11224/276, Date: 07/17/24, Warranty
Use: 2 Bdrm Ranch, Lot: 5300sf
Prior Sale: \$225,000 (05/05)

154-160 GEORGE ST \$2,000

B: Tamas Muller
S: 154-160 George St Assoc L
Vol/Page: 11224/7, Date: 07/15/24, Quit Claim
Mtg: Quontic Bank \$249,900
Use: Apartment Bldg - 4-8 Units, Lot: 5041sf
Prior Sale: \$150,000 (12/10)

117 GILMAN ST \$550,000

B: Carl E Hedman
S: Richard Shea, Tr for Lundberg Ft
Vol/Page: 11223/88, Date: 07/15/24, Trustee
Mtg: Cross Country Mtg Inc \$251,831
Use: 2 Bdrm Colonial, Lot: 5450sf
Prior Sale: \$340,000 (07/18)

90 GLENWOOD AVE U:90 \$255,000

B: Natasha E Beckford
S: Iyana Joseph
Vol/Page: 11226/109, Date: 07/19/24, Warranty
Mtg: NFM Inc \$242,500
Use: 3 Bdrm Condo
Prior Sale: \$185,000 (10/21)

69 HANOVER ST \$545,000

B: Anderson J Phillippe & Jocelyn Louis
S: Edward Martinez
Vol/Page: 11223/176, Date: 07/15/24, Warranty

71 HANOVER ST	\$545,000
B: Anderson J Phillipe & Jocelyn Louis	
S: Edward Martinez	
Vol/Page: 11223/176, Date: 07/15/24, Warranty	
73 HANOVER ST	\$545,000
B: Anderson J Phillipe & Jocelyn Louis	
S: Edward Martinez	
Vol/Page: 11223/176, Date: 07/15/24, Warranty	
Use: Accessory Land Improved, Lot: 1308sf	
Prior Sale: \$1,500 (07/11)	
120 HUNTINGTON TPKE U:708	\$145,000
B: Mumtaz Kudia	
S: Marco E Ayora	
Vol/Page: 11225/170, Date: 07/18/24, Warranty	
Mtg: Angel Oak Mortgage \$108,750	
Use: 1 Bdrm Condo	
Prior Sale: \$80,000 (08/22)	
28 JETLAND PL	\$350,000
B: Niall Brennan	
S: Thomas R Benz	
Vol/Page: 11224/280, Date: 07/17/24, Warranty	
Mtg: Prime Lending Inc \$280,000	
Use: 2 Bdrm Conventional, Lot: 3438sf	
Prior Sale: \$280,000 (05/22)	
370 LENOX AVE	\$180,000
B: Vian LLC	
S: Gladstone Campbell & Kevin P Campbell	
Vol/Page: 11225/59, Date: 07/18/24, Warranty	
372 LENOX AVE	\$180,000
B: Vian LLC	
S: Gladstone Campbell & Kevin P Campbell	
Vol/Page: 11225/59, Date: 07/18/24, Warranty	
LINDLEY ST	\$350,000
B: Mirella R Santos	
S: Lindman Eleanor L Est & Anne Delorenzo	
Vol/Page: 11226/335, Date: 07/19/24,	
183 LIVINGSTON PL U:11	\$140,000
B: Jhonatan Restrepo & Karen B Moros	
S: Velissa Y Mendoza	
Vol/Page: 11225/124, Date: 07/18/24, Warranty	
Mtg: United Wholesale Mtg \$135,800	
Use: 1 Bdrm Condo	
Prior Sale: \$74,000 (02/19)	
3944 MADISON AVE	\$370,000
B: Berkshire Ct Re LLC	
S: Christopher Obrien & Doreen Obrien	
Vol/Page: 11224/306, Date: 07/17/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 9213sf	
Prior Sale: \$175,000 (09/14)	
52 MCKINLEY AVE	\$1,150,000
B: Mckinley Equities LLC	
S: J&m Re Holdings LLC	
Vol/Page: 11226/214, Date: 07/19/24, Warranty	
Mtg: Webster Bank \$930,000	
Use: Apartment Building, Lot: 7200sf	
Prior Sale: \$525,000 (10/07)	
410 MILL HILL AVE	\$360,000
B: Jamie R Samaniego	
S: Ralph R Ford Jr & Kimberly T Ford	
Vol/Page: 11223/210, Date: 07/15/24, Warranty	
Mtg: Pryma Lending Group \$216,000	
Use: 4 Bdrm Conventional, Lot: 7000sf	
206 PRINCE ST	\$270,000
B: John S Gualipa & Carlos Gualipa	
S: Wilkes Melvin L Est & Yvette Haughton	
Vol/Page: 11223/46, Date: 07/15/24, Executor	
Mtg: Meadowbrook Fnci Mtg \$216,000	
Use: 2 Bdrm Conventional, Lot: 3230sf	
Prior Sale: \$65,000 (05/93)	

229 RIDGFIELD AVE	\$295,400
B: Katrice D Dennis & Damonee Dennis	
S: Lynda J Shea & Caitlin S Shea	
Vol/Page: 11225/301, Date: 07/19/24, Warranty	
Mtg: Nations Direct Mtg \$290,049	
84-86 ROSE ST	\$405,555
B: New Wave Holdings LLC	
S: Turechek Peter J Est & David P Turechek	
Vol/Page: 11225/80, Date: 07/18/24,	
Mtg: James A Ellison \$400,000	
Use: 2-Family Two Family, Lot: 5000sf	
11 TERESA PL U:11	\$250,000
B: Greg Scinto	
S: Nara C Santis & Mike P Ribeiro	
Vol/Page: 11225/12, Date: 07/18/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$145,000 (07/23)	
333 VINCELLETTE ST U:23	\$200,000
B: Sadrack Jusma	
S: Whuist Boursiquot	
Vol/Page: 11224/163, Date: 07/16/24, Warranty	
Mtg: Cross Country Mtg Inc \$180,000	
Use: 1 Bdrm Condo	
Prior Sale: \$145,000 (02/22)	
126 WASHINGTON AVE	\$420,000
B: Southern New Eng Conferen	
S: Iglesia Bautista Emanuel	
Vol/Page: 11224/33, Date: 07/16/24, Warranty	
Use: Religious Property, Lot: 18814sf	

► FORECLOSURE DEEDS

393 LAUREL AVE U:415	\$85,000
B: Janet Chavez	
S: Larry Hughes & Aviation 22 LLC	
Vol/Page: 11224/215, Date: 07/17/24, Committee	
Use: 1 Bdrm Condo	
385 WESTFIELD AVE	\$315,000
B: Konika Rashid	
S: Debbie Roy & Hsbc Bank Usa Na	
Vol/Page: 11223/171, Date: 07/15/24, Committee	
Use: 3 Bdrm Colonial, Lot: 6950sf	
Prior Sale: \$150,000 (05/89)	

► MORTGAGES

404 ARCTIC ST	\$285,000
Lucette Jean-Charles+ from CMG Mortgage Inc	
31-33 BASSICK AVE	\$330,000
Lexington Equities LLC+ from Logan Finance Corp	
BEECH ST	\$25,000
Lucette Jean-Charles+ from Connecticut Housing Fin	
208 BROOKS ST	\$262,500
Vian LLC+ from Logan Fin Corporation	
76 DANIEL DR	\$75,000
Ricky Sherrod+ from Sikorsky Financial Credit Unio	
63 DERMAN CIR	\$210,000
Eli V Rosa Jr+ from Fairway Independent Mortgage	
483 DEXTER DR	\$100,000
Kathleen J Ross+ from Bank of America NA	
1987-1989 E MAIN ST	\$350,000
Aneury Richiez+ from Rocket Mortgage	
51 FAIRBANKS ST	\$5,657
Falconery H Ruiz+ from USA Housing and Urban Devel	
89 FAYERWEATHER TER	\$150,000
Jane Barnes+ from Third Federal Saving & Loan Asso	
29 FOSTER SQ	\$187,300
Cesar F Rios+ from Citizens Bank	
425 GRANT ST	\$750,000
Golden Hill Fndtn Inc+ from Newtown Savings Bank	
445 GRANT ST	\$750,000
Golden Hill Fndtn Inc+ from Newtown Savings Bank	
69-71 HANOVER ST	\$525,309
Anderson J Philippe+ from Paramount Residential Mo	

1626 IRANISTAN AVE	\$269,500
Paula Coriano+ from United Wholesale Mortgage	
220 KENSINGTON PL	\$313,390
Choshi Muyunda+ from JP Morgan Chase Bank	
167 KENT AVE	\$100,000
Shiva Devarinti+ from Citizens Bank	
544 LINCOLN AVE	\$12,854
Jennifer Mckoy-Allen+ from USA Housing and Urban D	
1245 LINDLEY ST	\$245,000
Mirella R Santos+ from Clearedge Lending Llc	
1245 LINDLEY ST	\$245,000
Mirella R Santos+ from Clearedge Lending Llc	
23 MARSDALE AVE	\$90,000
Peter Spinelli Jr+ from Sikorsky Financial Credit	
325 NUTMEG RD	\$165,000
Jose Rojas+ from Rocket Mortgage	
264 PALMETTO RD	\$50,000
Marta J Guillaume+ from Third Federal Saving & Loa	
45 SEASIDE AVE	\$125,000
Ryan E Jennings+ from Sikorsky Financial Credit Un	
131-133 SUMMERFIELD AVE	\$18,000
Luis A Romero-Jimenez+ from Bridgeport City Of	
115 SUNBURST RD	\$300,000
Patricia Jackman+ from Manufacturers and Traders T	
51-53 WADE ST	\$468,050
Stamatia Koutikas+ from Norwich Commercial Group	
263-267 WELLS ST	\$45,000
Paulette Dixon+ from Bridgeport City Of	
62-64 WHITE ST	\$352,000
New Wave Holdings LLC+ from RCN Capital LLC	
598 WILLIAM ST	\$11,644
George E Wright+ from USA Housing and Urban Develo	

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

19 ANDOVER CT U:19	\$275,000
B: Irina Grottola	
S: 19 Andover LLC	
Vol/Page: 831/865, Date: 07/17/24, Warranty	
Mtg: Prime Lending A Plain \$220,000	
Use: 1 Bdrm Condo	
Prior Sale: \$185,000 (03/23)	
10 ESSEX CT U:10	\$300,000
B: Jason Burger & Jessica Burger	
S: Arthur Teicher & Marilyn Krohn-Teicher	
Vol/Page: 831/960, Date: 07/18/24, Warranty	
Mtg: William Raveis Mtg Co \$195,000	
Use: 2 Bdrm Condo	
Prior Sale: \$148,000 (09/14)	
7 FREDDYS LN	\$430,000
B: Manuel A Garcia & Maria D Moyano	
S: Jean M Hartell & Cheryl Hartell	
Vol/Page: 831/696, Date: 07/15/24, Executor	
Mtg: Pentagon FCU \$310,000	
Use: 3 Bdrm Split Level, Lot: 34848sf	
6 GREENRIDGE DR	\$505,000
B: Richard Kappel	
S: Busch Fred W Est & Annette M Barbour	
Vol/Page: 831/770, Date: 07/15/24, Executor	
Use: 4 Bdrm Raised Ranch, Lot: 40075sf	

100 KELLOGG ST	\$2,500,000
B: Carol Gemayel	
S: Brooke E Cucinella	
Vol/Page: 831/668, Date: 07/15/24, Warranty	
Use: Residential-Multiple Bldgs, Lot: 24394sf	
Prior Sale: \$1,800,000 (09/19)	
53 MOUNTAIN VIEW DR	\$420,000
B: Kimberly Reddington	
S: Jsjs LLC	
Vol/Page: 831/850, Date: 07/17/24, Warranty	
Mtg: Jsjs Llc \$419,984	
Use: 2 Bdrm Ranch, Lot: 7405sf	
86 OBTUSE RD S	\$699,000
B: Elizabeth M Hurlburt & Noah J Hurlburt	
S: Richard Sanders	
Vol/Page: 831/679, Date: 07/15/24, Warranty	
Mtg: Total Mtg Svcs \$594,150	
Use: 4 Bdrm Antique, Lot: 87556sf	
Prior Sale: \$484,500 (04/20)	
221 STILL WATER CIR U:221	\$547,000
B: Sharon O Rege, Tr for Sharon O Rege RET	
S: Michael E Neustadt & Catherine D Neustadt	
Vol/Page: 831/833, Date: 07/16/24, Warranty	
Use: 2 Bdrm Condo, Lot: 43560sf	
Prior Sale: \$360,000 (11/18)	
101 STONY HILL RD	\$632,500
B: Mervyn Boone Jr & Zuliah Y Echevarria	
S: Joseph D Ottoshavett	
Vol/Page: 831/799, Date: 07/16/24, Warranty	
Mtg: United Wholesale Mtg \$500,000	
Use: 3 Bdrm Raised Ranch, Lot: 47480sf	
Prior Sale: \$162,000 (05/94)	

► 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	
24 FLAX HILL RD	\$175,000
Catherine A Kovacs+ from Union Savings Bank	
43 GREENKNOLL DR	\$537,240
Chnowski Lt+ from Cardinal Financial Company, LP	
6 HILLSIDE CT	\$275,000
Candy Murias+ from Plaza Home Mortgage Inc	
101 LAUREL HILL RD	\$24,200,000
Fourth Quarry Assoc LLC+ from Guilford Savings Ban	
24 MIST HILL DR	\$402,658
Brian F Lindquist+ from Veterans United Home Loans	
8 OLD WOODS RD	\$50,000
Megan L Castellucci+ from US Bank NA	
15 RIVERVIEW CT U:15	\$78,200
Vijo Joseph+ from Spring EQ LLC	
27 RIVERVIEW CT U:27	\$240,000
Ferdinand M Suarez Jr+ from M&T Bank NA	
63 S LAKE SHORE DR	\$50,000
James C Cullen+ from Savings Bank of Danbury	
11 WILLOW RUN	\$13,306
Matthew Camarota+ from USA Housing and Urban Devel	

DANBURY

TOWN CLERK: LAURIE ESPOSITO
155 Deer Hill Ave, Danbury, CT, 06804
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

16 ASPEN WAY	\$267,500
B: Trm Investment LLC	
S: Mckinley Kevin P Est & Kerry Mckinley	
Vol/Page: 2695/505, Date: 07/15/24, Executor	
Use: 4 Bdrm Raised Ranch, Lot: 20038sf	
Prior Sale: \$165,000 (08/90)	
18 BRINSCALL CT U:18	\$510,000
B: Sarah Weirsman	
S: Mwi Holdings LLC	
Vol/Page: 2695/318, Date: 07/15/24, Warranty	
Mtg: Rocket Mortgage LLC \$450,000	
Use: 2 Bdrm Condo	
Prior Sale: \$290,000 (12/11)	
20 CALDWELL TER U:20	\$550,000
B: Pamela M Brown & Alexis M Koukos	
S: Adrian Hsing & Gabriela Szalayova	
Vol/Page: 1180/1098, Date: 07/16/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$361,000 (02/11)	
20 CALDWELL TER U:20	\$550,000
B: Pamela M Brown & Alexis M Koukos	
S: Adrian Hsing & Gabriela Szalayova	
Vol/Page: 2695/792, Date: 07/16/24, Warranty	
Mtg: Savings Bk of Danbury \$200,000	
Use: 3 Bdrm Condo	
Prior Sale: \$550,000 (07/24)	
16 CONTEMPORARY DR	\$589,000
B: Mark J Schwartz	
S: Christopher J Harris & Noreen Dolan	
Vol/Page: 2695/276, Date: 07/15/24, Warranty	
Use: 4 Bdrm Contemporary, Lot: 46174sf	
Prior Sale: \$455,000 (06/04)	
55 CROSS ST U:B6	\$295,000
B: Andrew Dibenedetto & Elena Deas	
S: Christopher Viviano	
Vol/Page: 2695/1032, Date: 07/16/24, Warranty	
Mtg: Total Mtg Svcs \$265,500	
Use: 2 Bdrm Condo	
Prior Sale: \$240,000 (01/05)	
3 DURANT ST	\$620,000
B: Ada L Badia & Esteisy Reynoso	
S: Baltazar L Dealmeida & Rosa L Martins	
Vol/Page: 2696/25, Date: 07/17/24, Warranty	
Mtg: United Wholesale Mtg \$599,307	
Use: 3-Family Mlti-Unt Bldg, Lot: 6534sf	
Prior Sale: \$620,000 (07/24)	
3 DURANT ST	\$620,000
B: Ada L Badia & Esteisy Reynoso	
S: Baltazar L Dealmeida & Rosa L Martins	
Vol/Page: 2695/688, Date: 07/15/24, Warranty	
Mtg: United Wholesale Mtg \$599,307	
Use: 3-Family Mlti-Unt Bldg, Lot: 6534sf	
Prior Sale: \$45,500 (07/15)	
5 DURANT ST	\$95,000
B: Ada L Badia & Esteisy Reynoso	
S: Baltazar L Dealmeida & Rosa L Martins	
Vol/Page: 2696/22, Date: 07/17/24, Warranty	
5 DURANT ST	\$95,000
B: Ada L Badia & Esteisy Reynoso	
S: Baltazar L Dealmeida & Rosa L Martins	
Vol/Page: 2695/710, Date: 07/15/24, Warranty	
5 ELLSWORTH AVE U:D	\$305,000
B: Ahmad J Zahran & Joseline V Ordonez	
S: Fred M Aanonsen	
Vol/Page: 2695/812, Date: 07/16/24, Warranty	
Mtg: CMG Mortgage Inc \$299,475	
Use: 2 Bdrm Condo	
Prior Sale: \$145,000 (11/08)	

7 FAIRVIEW DR U:3	\$225,000
B: Adalgiza L Perez	
S: Fairview Condo Land T	
Vol/Page: 2696/131, Date: 07/18/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$76,000 (12/10)	
5 GOLFVIEW DR	\$445,000
B: Joselyn G Yuqui & Dannis P Sigua	
S: Arthur C Kuebler	
Vol/Page: 2696/1, Date: 07/17/24, Warranty	
Mtg: CMG Mortgage Inc \$422,750	
Use: 3 Bdrm Ranch, Lot: 23087sf	
47 HIGHLAND AVE	\$600,000
B: Digna R Lligui	
S: Juan P Juanacio & Ruth V Mayancela	
Vol/Page: 2696/182, Date: 07/18/24, Warranty	
Use: 4 Bdrm Ranch, Lot: 8712sf	
Prior Sale: \$57,000 (09/18)	
42 HILLDALE RD	\$541,000
B: Trang L Owens & Chad D Owens	
S: Jordan D Salvesen	
Vol/Page: 2695/244, Date: 07/15/24, Warranty	
Mtg: United Wholesale Mtg \$486,900	
Use: 3 Bdrm Raised Ranch, Lot: 13939sf	
Prior Sale: \$305,000 (12/22)	
43 JEFFERSON AVE	\$380,000
B: Alexander L Raab	
S: Dale Negri, Tr for J A Negri RET	
Vol/Page: 2695/445, Date: 07/15/24, Trustee	
Mtg: Homestead Fund Corp \$304,000	
Use: 3 Bdrm Ranch, Lot: 13939sf	
5 LANCEY ST	\$450,000
B: Mario Mejia & Iscander Mejia	
S: Elwood Maureen K Est & Melissa Chojnacki	
Vol/Page: 2695/478, Date: 07/15/24, Executor	
Mtg: LoanDepot.Com \$427,500	
Use: 4 Bdrm Cape Cod, Lot: 10890sf	
44 LOCUST AVE	\$390,000
B: Walther A Guaman	
S: Donald Rotella & Karen Mock	
Vol/Page: 2695/856, Date: 07/16/24, Warranty	
Mtg: Pryisma Lending Group \$312,000	
Use: 3 Bdrm Conventional, Lot: 7405sf	
26 LONG RIDGE RD	\$315,000
B: Tashaya Augustus & Sheldon Augustus	
S: Christine M Fiore, Tr for Christine Marie Fiore Lt	
Vol/Page: 2695/996, Date: 07/16/24, Trustee	
Use: 4 Bdrm Colonial, Lot: 91912sf	
Prior Sale: \$315,000 (07/24)	
26 LONG RIDGE RD	\$315,000
B: Tashaya Augustus & Sheldon Augustus	
S: Donald J Fiore, Tr for Donald Joseph Fiore Lt	
Vol/Page: 2695/993, Date: 07/16/24, Trustee	
Mtg: Cross Country Mtg Inc \$441,000	
Use: 4 Bdrm Colonial, Lot: 91912sf	
Prior Sale: \$385,000 (08/12)	
55 MILL PLAIN RD U:30-3	\$310,000
B: Robert Schmidt & Violette Ardevela	
S: Peter J Julian & Susanne H Julian	
Vol/Page: 2696/98, Date: 07/18/24, Warranty	
Mtg: Northeastern Operatin \$248,000	
Use: 2 Bdrm Condo	
Prior Sale: \$107,000 (04/89)	
166 OLD BROOKFIELD RD U:21A5	\$210,000
B: Catherine N Minaya & Samuel Minaya	
S: Jimei Yan	
Vol/Page: 2695/1195, Date: 07/17/24, Warranty	
Mtg: Cross Country Mtg Inc \$168,000	
Use: 1 Bdrm Condo	
Prior Sale: \$127,500 (06/18)	

7 PADANARAM RD U:E103	\$210,000
B: Jesus Guide Me Auto Trans	
S: Gordon Davidson & Gwendolyn Davidson	
Vol/Page: 2696/127, Date: 07/18/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$92,500 (05/13)	
77 PURCELL DR	\$445,000
B: Nelson Peralta & Agustina R Peralta	
S: Maria P Pires	
Vol/Page: 2695/1098, Date: 07/16/24, Warranty	
Mtg: Total Mtg Svcs \$432,030	
Use: 3 Bdrm Raised Ranch, Lot: 11761sf	
Prior Sale: \$176,000 (03/87)	
14 ROLF DR	\$730,000
B: Mark A Cucinell Sr & Terryann Cucinell	
S: Vincent Tancora & Kim P Tancora	
Vol/Page: 2695/1013, Date: 07/16/24, Warranty	
Mtg: First Priority Mtg \$610,000	
Use: 4 Bdrm Raised Ranch, Lot: 44431sf	
9 ROSE LN	\$460,000
B: Christhan J Zuniga & Erika G Salinas	
S: Richard Inniss & Hazel Inniss	
Vol/Page: 2695/970, Date: 07/16/24, Warranty	
Mtg: MLD Mortgage Inc \$365,547	
Use: 4 Bdrm Raised Ranch, Lot: 13068sf	
Prior Sale: \$159,900 (12/96)	
23 SCUppo RD U:3-2	\$255,000
B: Zaida Natal	
S: Eric Branecky	
Vol/Page: 2696/123, Date: 07/18/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$174,000 (10/20)	
157 SHELTER ROCK RD U:22	\$295,000
B: Joseph Decicco Jr & Lisa Golino	
S: Nicholas A Fucci	
Vol/Page: 2695/986, Date: 07/16/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$174,000 (12/02)	
93 STARRS PLAIN RD	\$820,000
B: Cleo Caldeira & Franklin T Allen	
S: David V Imbrogno & Kristina Imbrogno	
Vol/Page: 2695/1059, Date: 07/16/24, Warranty	
Mtg: M&T Bank NA \$656,000	
Use: 4 Bdrm Colonial, Lot: 90605sf	
Prior Sale: \$522,500 (07/18)	
► MORTGAGES	
199 BRUSHY HILL RD	\$80,000
Kathleen Hannigan+ from NBKC Bank	
1 CAMBRIDGE DR U:1	\$85,000
Bonnie R Matteis+ from Hudson Valley Credit Union	
7 CAROLYN AVE	\$275,000
George W Rahmsdorf Jr+ from Rocket Mortgage	
28 CEDAR DR	\$75,000
Phyllis C Waddell+ from Savings Bank of Danbury	
15 CLAREMONT AVE	\$344,800
Ernie Parker+ from Newtown Savings Bank	
55 CROSS ST U:B6	\$11,800
Andrew Dibenedetto+ from Connecticut Housing Finan	
20 DEER PARK RD	\$507,500
Robert Irvin+ from Rocket Mortgage	
14 E GATE RD	\$59,000
Jose W Posadas-Aguirre+ from Union Savings Bank	
7 FAIRVIEW DR U:6810	\$213,750
Adalgiza L Perez+ from Pennymac Loan Services LLC	
43 JEFFERSON AVE	\$25,000
Alexander L Raab+ from Connecticut Housing Finance	
2 JUNIPER RIDGE DR	\$50,000
Arthur J Haddad+ from Savings Bank of Danbury	
32 LAKE PL N U:32	\$250,000
David S Brody+ from Citizens Bank	

166 LAKE PL S	\$328,815
Frederick A Holden Jr+ from Rocket Mortgage	
2 MARIANA FARMS DR	\$250,000
Samantha Pineda+ from Total Mortgage Services	
166 OLD BROOKFIELD RD U:21A5	\$168,000
Catherine N Minaya+ from Cross Country Mortgage In	
30 PARK AVE	\$300,000
Ana P Tigre+ from M&T Bank NA	
15 WATERVIEW DR	\$50,000
Ian K Rodgers+ from Bank Fund Staff Federal Credit	
15 WATERVIEW DR	\$50,000
Ian K Rodgers+ from Bank Fund Staff Federal Credit	

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

14 CHESTER RD	\$1,930,800
B: Scott Brown & Lindsay Harkness	
S: Christopher C Hall & Alexandra M Hall	
Vol/Page: 1765/585, Date: 07/16/24, Warranty	
Mtg: US Bank NA \$1,380,000	
Use: 4 Bdrm Colonial, Lot: 9148sf	
Prior Sale: \$1,350,000 (11/16)	
25 GOODWIVES RIVER RD	\$1,548,500
B: Eric Bruce & Maria Bruce	
S: Eautha Munkelwitz	
Vol/Page: 1765/553, Date: 07/16/24, Warranty	
Mtg: Citizens Bank \$1,238,800	
Use: 3 Bdrm Split Level, Lot: 48352sf	
121 HOLMES AVE	\$1,875,000
B: Kathleen Black & Ty Black	
S: Jennifer Eldin	
Vol/Page: 1765/469, Date: 07/15/24, Warranty	
Mtg: JPMorgan Chase Bank \$1,500,000	
Use: 3 Bdrm Colonial, Lot: 217860sf	
Prior Sale: \$1,485,000 (07/23)	
40 RELIHAN RD	\$1,600,000
B: David J Gacom & Violet Kois	
S: Barbara S Andrianus	
Vol/Page: 1765/651, Date: 07/16/24, Warranty	
Mtg: US Bank NA \$1,280,000	
Use: 4 Bdrm Colonial, Lot: 22651sf	
Prior Sale: \$259,000 (09/09)	
23 RICHMOND DR	\$1,680,000
B: Hugh B Lee & Melanie K Harris	
S: Rachael Palacios	
Vol/Page: 1765/518, Date: 07/15/24, Warranty	
Mtg: US Bank NA \$990,000	
Use: 4 Bdrm Cape Cod, Lot: 21780sf	
Prior Sale: \$575,000 (10/99)	
6 WEEDS LNDG	\$2,500,000
B: Scott Bassler & Nina Bassler	
S: Arthur H Maycock & Vantane Maycock	
Vol/Page: 1765/703, Date: 07/17/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 21780sf	
Prior Sale: \$710,000 (09/94)	
NO STREET GIVEN	\$6,600,000
B: Brenda S Thompson, Tr for Schaefer Thompson T	
S: Brenda Thompson	
Vol/Page: 1765/460, Date: 07/15/24, Warranty	
NO STREET GIVEN	\$6,100,000
B: Whitney George & Meredith M George	
S: Kyle F Keogh & Elizabeth F Keogh	
Vol/Page: 1765/582, Date: 07/16/24, Warranty	

► MORTGAGES

7 CROSS RD	\$639,602
Stephen J Carre+ from TD Bank NA	
5 HAMPTON LN	\$480,000
Deborah Kuttyeff+ from Patricia D Clements	
350 MANSFIELD AVE	\$345,000
Thomas Carruthers+ from USA Alliance Federal Credi	
16 PARSONS WALK	\$2,995,000
David J Marshall+ from Citizens Bank	
5 PLYMOUTH RD	\$150,000
Daniel A Wise+ from Ridgewood Savings Bank	

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

► REAL ESTATE SALES

126 SPORT HILL RD	\$1,181,000
B: Saravanan V Gajendran & Chandralekha Joshi	
S: Piotr Brakoniecki & Elizabeth Brakoniecki	
Vol/Page: 708/1065, Date: 07/18/24, Warranty	
Mtg: Sikorsky Fnci CU Inc \$944,800	
Use: 4 Bdrm Colonial, Lot: 50530sf	
Prior Sale: \$739,000 (02/21)	
55 TUCKAHOE RD	\$1,500,000
B: John T Hoey & Lisa Hoey	
S: Stephen Poulos	
Vol/Page: 708/987, Date: 07/15/24, Warranty	
Mtg: Cross Country Mtg Inc \$1,050,000	
Use: Residential-Multiple Bldgs, Lot: 131551sf	
Prior Sale: \$1,275,000 (09/21)	
► MORTGAGES	
30 EVERETT RD	\$500,000
Ryszard Klos+ from Sikorsky Financial Credit Union	
60 HARVEST MOON RD	\$250,000
Demetris Papanikolaou+ from Sikorsky Financial Cre	
62 SHERWOOD DR	\$175,000
Jennifer Kossler-Haouari+ from Spring EQ LLC	

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

40 BEACON VIEW DR	\$650,000
B: Vilma Berisha & Mike Berisha	
S: Jean-Carlos L Carias & Tanbir Ahmed	
Vol/Page: 6525/114, Date: 07/19/24, Warranty	
Mtg: Savings Bk of Danbury \$487,500	
Use: 2-Family Duplex, Lot: 9720sf	
Prior Sale: \$525,000 (05/22)	
297 BRONSON RD	\$965,000
B: John Yoo	
S: Todd J Palumbo & Tina M Pagano	
Vol/Page: 6524/296, Date: 07/18/24, Warranty	
Mtg: All Credit Considered \$675,000	
Use: 4 Bdrm Raised Ranch, Lot: 17910sf	
Prior Sale: \$273,500 (08/99)	

29 COBURN ST	\$550,000
B: Alexander Dacruz & Erin Dacruz S: Melissa Kavarsky Vol/Page: 6524/201, Date: 07/17/24, Warranty Mtg: JPMorgan Chase Bank \$440,000 Use: 3 Bdrm Ranch, Lot: 7500sf Prior Sale: \$152,000 (10/95)	
17 ELIOT ST	\$1,100,000
B: Shelby Organization LLC S: Eliot St Partners LLC Vol/Page: 6525/75, Date: 07/19/24, Warranty Use: Commercial Building, Lot: 13495sf	
73 ELIOT ST	\$1,100,000
B: Shelby Organization LLC S: Eliot St Partners LLC Vol/Page: 6525/75, Date: 07/19/24, Warranty Use: Commercial Building, Lot: 7000sf	
610 FAIRFIELD BEACH RD	\$1,275,000
B: Paul Pinto Jr S: Jeffrey P Valko Vol/Page: 6524/29, Date: 07/15/24, Warranty Mtg: US Bank NA \$1,020,000 Use: 3 Bdrm Raised Ranch, Lot: 32462sf Prior Sale: \$360,000 (06/88)	
29 FAIRFIELD PL	\$500,000
B: 29 Fairfield Pl LLC S: Peter Ambrose Vol/Page: 6525/165, Date: 07/19/24, Warranty Use: 2 Bdrm Conventional, Lot: 4204sf	
1081 HILLSIDE RD	\$2,599,000
B: Amrita Roy & Kirk Mackinnon S: Anna Taylor & Jeffrey Taylor Vol/Page: 6524/312, Date: 07/18/24, Warranty Use: Residential-Multiple Bldgs, Lot: 155945sf Prior Sale: \$2,000,000 (12/20)	
418 JEFFERSON ST	\$559,000
B: Sharyn Firebrace & Steven Boutin S: Robert Fuda Vol/Page: 6525/84, Date: 07/19/24, Warranty Mtg: Rocket Mortgage LLC \$503,100 Use: 3 Bdrm Ranch, Lot: 28980sf Prior Sale: \$379,000 (05/05)	
354 KNAPPS HWY U:354	\$335,000
B: Stacie B Reisner & Steven J Reisner S: Marjorie O Solomon & Midge Assoc Lp Vol/Page: 6524/224, Date: 07/17/24, Warranty Mtg: Members Mtg Co Inc \$268,000 Use: 3 Bdrm Condo Prior Sale: \$36,000 (01/95)	
6 MELLOW ST	\$965,000
B: Brandon Unger & Alexandra Garvey S: Michael J Dowling & Keely Douglas Vol/Page: 6524/320, Date: 07/18/24, Warranty Mtg: United Wholesale Mtg \$720,000 Use: 5 Bdrm Colonial, Lot: 6693sf Prior Sale: \$840,000 (12/21)	
2179 POST RD	\$700,000
B: 2179 Post Rd LLC S: Peter Ambrose Vol/Page: 6525/168, Date: 07/19/24, Warranty Use: Commercial Vacant Land, Lot: 11617sf Prior Sale: \$350,000 (02/00)	
2199 POST RD	\$1,300,000
B: 2199 Post Rd LLC S: Bruce Czaplá Vol/Page: 6525/171, Date: 07/19/24, Warranty Use: Mixed Use-Prim Comm & Other, Lot: 15141sf	

120 RHODA AVE	\$2,300,000
B: John Capasso & Barbara Capasso S: Richard C Brodsky & Wendy A Kampman Vol/Page: 6524/168, Date: 07/16/24, Warranty Use: 5 Bdrm Colonial, Lot: 10125sf Prior Sale: \$1,500,000 (10/15)	
489 S PINE CREEK RD	\$1,561,000
B: Ross Campbell & Alexis Ditomassi S: Megan Donofrio & Robert Donofrio Vol/Page: 6525/216, Date: 07/19/24, Warranty Mtg: Prosperity Home Mtg \$761,000 Use: 4 Bdrm Colonial, Lot: 6000sf Prior Sale: \$389,000 (12/10)	
675 WINNEPOGE DR	\$1,410,000
B: Danielle N Rogan & Daniel P Rogan S: Leann N Ratner Vol/Page: 6523/307, Date: 07/15/24, Warranty Mtg: Morgan Stanley Privat \$1,010,000 Use: 4 Bdrm Colonial, Lot: 20287sf Prior Sale: \$255,000 (04/99)	
WORMWOOD RD	\$840,000
B: Elisabeth T King S: Robert A Prusak & Nancy Prusak Vol/Page: 6523/270, Date: 07/15/24, Warranty	

► MORTGAGES

40 BEACON VIEW DR	\$487,500
Mikel Berisha+ from Savings Bank of Danbury	
12 BEECHWOOD LN	\$108,900
John A Suriel+ from Bank of America NA	
94 BLACK ROCK AVE	\$181,500
Nancy Anderson+ from LoanDepot.Com LLC	
29 COBURN ST	\$440,000
Erin Dacruz+ from JP Morgan Chase Bank	
303 CROSS HWY	\$28,950
Tucker H Drimal+ from Spring EQ LLC	
94 CUMMINGS AVE	\$380,000
Bryan Frinhani+ from Bank of America NA	
733 FAIRFIELD BEACH RD U:733	\$510,000
Frank M Byrne+ from Newrez LLC	
185 HIGHLAWN RD	\$80,000
William T Wintermute+ from Sikorsky Financial Cred	
1799 JENNINGS RD	\$150,000
James A Oliver+ from Connex Credit Union	
2057 KINGS HWY	\$96,000
Peter Antonicelli+ from Bank of America NA	
180 MAIN ST U:180	\$661,500
Matthew L Richardson+ from Hometown Equity Mtg	
839 MILL PLAIN RD	\$102,300
Katherine Montzingo+ from Citizens Bank	
108 NICHOLS ST	\$1,200,000
IC Contracting LLC+ from Secure Capital Group LLC	
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	
59 OSBORNE PL	\$200,000
Michael Ancuta+ from Bank of America NA	
3546 POST RD	\$444,500
Riccio Ct Rity LLC+ from Connecticut Community Ban	
21 QUEENS GRANT DR	\$1,464,000
Herbert Harrington+ from United Wholesale Mortgage	
77 REYNOLDS DR	\$70,000
Joseph Valle+ from Achieve Financial Credit Union	
90 RIDGEVIEW AVE	\$150,000
Gp3re LLC+ from Fairfield County Bank Corp	
370 STRATFIELD RD	\$770,000
370 Stratfield Rd LLC+ from LendingOne LLC	
1820 STRATFIELD RD	\$75,000
Christopher Gasiewski+ from Newrez LLC	
60 WALBIN CT	\$115,000
Stacey Wood+ from Homebridge Financial Services In	

GREENWICH

TOWN CLERK: JACQUELINE A BUDKINS

101 Field Point Rd, Greenwich, CT, 06831
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

22 ANGUS LN	\$6,450,000
B: Zach Angus LLC S: Eric W Swann & Marissa J Swann Vol/Page: 8343/6, Date: 07/17/24, Warranty Use: 6 Bdrm Colonial, Lot: 63162sf Prior Sale: \$4,350,000 (12/21)	
29 BAYSIDE TER	\$3,750,000
B: Amanda Gagliardi & Daniel Faison 3rd S: 3769 10th Ave Realty Corp Vol/Page: 8342/294, Date: 07/16/24, Warranty Mtg: 3769 10th Ave Rity Co \$3,750,000 Use: 4 Bdrm Colonial, Lot: 11326sf Prior Sale: \$1,610,000 (09/21)	
42 CIRCLE DR	\$1,450,000
B: Nicolas A Pistell & Barbara J Jara S: Marion Chlla Vol/Page: 8343/119, Date: 07/18/24, Warranty Mtg: Wells Fargo Bank \$1,160,000 Use: 3 Bdrm Colonial, Lot: 15246sf Prior Sale: \$140,000 (10/99)	
14 DAWN HARBOR LN	\$8,495,000
B: Norseman T S: Jonathan Isherwood & Georgina Isherwood Vol/Page: 8342/192, Date: 07/15/24, Warranty Use: 6 Bdrm Colonial, Lot: 38768sf Prior Sale: \$6,650,000 (11/21)	
155 FIELD POINT RD U:5N	\$1,755,556
B: Christopher Bucchino & Bettyann Bucchino S: Ronald Zielinski & Elizabeth Grimm Vol/Page: 8342/139, Date: 07/15/24, Warranty Mtg: JPMorgan Chase Bank \$500,000 Use: 3 Bdrm Condo Prior Sale: \$1,070,000 (05/18)	
22 GRAND ST	\$610,000
B: Amin Construction LLC S: Finnace Of Amer Structure & Wilmington Saving Fund So Vol/Page: 8342/197, Date: 07/15/24, Warranty Use: 5 Bdrm Colonial, Lot: 5227sf Prior Sale: \$686,000 (06/24)	
55 GREENWICH HILLS DR U:55	\$1,200,000
B: Catherine Stathakopoulos S: Anna Desimone Vol/Page: 8342/265, Date: 07/16/24, Warranty Mtg: Morgan Stanley Privat \$650,000 Use: 3 Bdrm Condo Prior Sale: \$680,000 (07/21)	
27 GROVE ST	\$2,605,000
B: Meghan Stakel & Jeffrey Stakel S: Stephen F Carolan Vol/Page: 8342/321, Date: 07/16/24, Warranty Mtg: Citibank Na \$1,953,750 Use: 5 Bdrm Colonial, Lot: 8712sf Prior Sale: \$1,639,000 (09/11)	
HIGHGATE RD	\$2,700,000
B: Robert S Amato & Anne C Amato S: Harbo Gate LLC Vol/Page: 8343/27, Date: 07/17/24, Warranty	

7 INTERLAKEN RD..... \$2,500,000
 B: Anthony Brunetti & Tringa Dedushi
 S: Grace C Chian
 Vol/Page: 8343/9, Date: 07/17/24, Warranty
 Mtg: Emporium TPO LLC \$1,875,000
 Use: 4 Bdrm Colonial, Lot: 89734sf

47 LAFAYETTE PL U:4F..... \$1,500,000
 B: Victor H Romley, Tr for Victor H Romley RET
 S: Allison C Parker, Tr for Arricle Viii Alice L Pke
 Vol/Page: 8342/317, Date: 07/16/24, Trustee
 Use: 2 Bdrm Condo
 Prior Sale: \$400,000 (10/95)

135 LANCER RD..... \$1,465,000
 B: Dagmar Nedgal
 S: Peng Yan & Ying Li
 Vol/Page: 8342/239, Date: 07/16/24, Warranty
 Mtg: Citibank Na \$1,172,000
 Use: 4 Bdrm Colonial, Lot: 7841sf
 Prior Sale: \$830,000 (07/04)

MEADOW RD..... \$8,500,000
 B: Peter Reid & Jessica H Reid
 S: Derek T Chalmers & Cherlotte Chalmers
 Vol/Page: 8343/96, Date: 07/18/24, Warranty

11 MEYER PL..... \$3,090,000
 B: Alexandra V Baan & Alexander V Baan
 S: Victor J Maniaci & Paige B Maniaci
 Vol/Page: 8342/109, Date: 07/15/24, Warranty
 Mtg: Bank of America NA \$2,163,000
 Use: 5 Bdrm Colonial, Lot: 11326sf
 Prior Sale: \$80,000 (12/13)

11 RED COAT LN..... \$3,200,000
 B: Ronald Ziellinski & Elizabeth Grimm
 S: Briggs Elwell & Sasha Elwell
 Vol/Page: 8343/170, Date: 07/18/24, Warranty
 Mtg: US Bank NA \$2,400,000
 Use: 4 Bdrm Colonial, Lot: 91040sf
 Prior Sale: \$2,000,000 (05/21)

141 WOODSIDE DR..... \$1,900,000
 B: 141 Woodside Dr LLC
 S: Emilio Alvarez-Recio & Lolita Alvarez-Recio
 Vol/Page: 8342/292, Date: 07/16/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 19166sf

NO STREET GIVEN..... \$1,277,000
 B: Sam T Waldner Jr & Youxuan L Waldner
 S: Seton Suzanne M Est & Charles B Seton Jr
 Vol/Page: 8342/166, Date: 07/15/24, Executor

► MORTGAGES

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

6 CLIFFDALE RD..... \$5,000,000
 Mark M Dowley+ from Bank of America NA

100 E PUTNAM AVE..... \$12,300,000
 100e Putnam LLC+ from First County Bank

22 GRAND ST..... \$682,500
 Amin Constrution LLC+ from Chruchill Funding I L

7 INTERLAKEN RD..... \$1,875,000
 Tringa Dedushi+ from Emporium TPO LLC

3 MEADOW WOOD DR..... \$400,000
 Andrew Adams+ from Citizens Bank

60 PARK AVE..... \$2,500,000
 Aristide C Brou+ from US Bank NA

71 RICHLAND RD U:B..... \$85,000
 Trung Pham+ from Spring EQ LLC

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

4 DEEPWOOD CIR U:4..... \$415,000
 B: Ewa E Turosienski
 S: Danielle M Brown

Vol/Page: 2226/481, Date: 07/16/24, Warranty
 Mtg: Guaranteed Rate Affin \$290,500
 Use: 1 Bdrm Condo
 Prior Sale: \$265,000 (08/08)

296 GARDER RD..... \$200,000
 B: Romano Bro Bldrs LLC
 S: Janet Decarlo

Vol/Page: 2226/464, Date: 07/16/24, Warranty
 Mtg: Doreen Watmough \$200,000
 Use: Residential Open Land, Lot: 87120sf
 Prior Sale: \$133,000 (06/17)

27 TANGLEWOOD CIR U:27..... \$435,000
 B: Dennis Carde & Yeymy W Carde
 S: Magida Suzanne Est & Jodi Lester

Vol/Page: 2226/513, Date: 07/16/24, Executor
 Use: 2 Bdrm Condo
 Prior Sale: \$260,000 (02/10)

11 WESTVIEW DR..... \$570,000
 B: Jenna Bartley & Michael Bartley
 S: Lois P Smith, Tr for Lois P Smith T

Vol/Page: 2226/410, Date: 07/16/24, Trustee
 Mtg: Fairway Ind Mtg \$666,894
 Use: 4 Bdrm Colonial, Lot: 43996sf

► MORTGAGES

20 CARRIE HILL RD..... \$100,000
 John M Dugan+ from Manufacturers and Traders Trust

4 DEEPWOOD CIR U:4..... \$290,500
 Ewa S Turosienski+ from Guaranteed Rate Affinity L

72 SWENDSEN DR..... \$40,400
 Dominique D Caramanica+ from Citizens Bank

9 WHITETAIL DR..... \$450,000
 Michael Czesnowski+ from Newtown Savings Bank

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

88 4 WINDS LN..... \$2,690,000
 B: Konstantinos Melitsanopou & Debbie Bakes
 S: Lee Meyerson & Margaret L Reiss-Meyerson

Vol/Page: 1089/689, Date: 07/09/24, Warranty
 Mtg: Citibank Na \$2,420,731
 Use: 5 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$1,435,000 (03/93)

34 ADAMS LN..... \$5,250,000
 B: Mfb T 12 20 2018 & Matthew F Bishop
 S: Stephen M Campe RET 11 15 & Karen D Campe RET 11

15 2
 Vol/Page: 1089/724, Date: 07/10/24, Trustee
 Mtg: Bank of America NA \$3,500,000

101 FERRIS HILL RD..... \$2,000,000

B: William Scanlon & Gabrielle Scanlon
 S: Bruce A Maclear & Jennifer Maclear
 Vol/Page: 1089/573, Date: 07/09/24, Warranty
 Mtg: Citizens Bank \$1,600,000
 Use: 5 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$1,260,000 (06/04)

259 FROGTOWN RD..... \$1,400,000
 B: Frog Pond Estates LLC

S: Twin Ponds LLC
 Vol/Page: 1089/803, Date: 07/11/24, Warranty
 Use: Retail-Service, Lot: 87120sf
 Prior Sale: \$1,000,000 (11/06)

437 MAIN ST..... \$3,200,000
 B: Justin Snyder & Irina R Snyder

S: Brian C Ong & Katherine E Ong
 Vol/Page: 1089/617, Date: 07/09/24, Warranty
 Mtg: Bank of America NA \$2,240,000

7 MAPLE ST U:7..... \$544,000
 B: Jin Zheng & Xiaoli Deng

S: Michael M Aldrich
 Vol/Page: 1089/766, Date: 07/11/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$816,000 (07/24)

7 MAPLE ST U:7..... \$816,000
 B: Jin Zheng & Xiaoli Deng

S: Alexandra M Spellman, Ex for Aldrich Mary F Est
 Vol/Page: 1089/763, Date: 07/11/24, Executor
 Use: 2 Bdrm Condo
 Prior Sale: \$1,050,000 (04/13)

137 OLD KINGS HWY..... \$2,500,000
 B: Brian P Nasti & Catherine G Pulgieste

S: Alessandra V Laureda Lt & Alessandra V Laureda
 Vol/Page: 1089/545, Date: 07/09/24, Trustee
 Mtg: Bank of America NA \$800,000
 Use: 4 Bdrm Colonial, Lot: 13068sf
 Prior Sale: \$1,310,000 (09/10)

323 SMITH RIDGE RD..... \$2,795,000
 B: Juan C Mayoral & Maria J Quilez

S: Georg R Wells & Sonja M Wells
 Vol/Page: 1089/520, Date: 07/08/24, Warranty
 Mtg: Citibank Na \$645,000
 Use: 5 Bdrm Colonial, Lot: 126324sf
 Prior Sale: \$1,750,000 (07/18)

► MORTGAGES

250 CARTER ST..... \$2,400,000
 250 Carter LLC+ from Guilford Savings Bank

77 DOUGLAS RD..... \$450,000
 Benjamin Colin Bryce RET+ from Bank of America NA

47 JELLIFF MILL RD U:4..... \$400,000
 Peter M Imbrogno+ from First Bank of Greenwich

41 KNOLLWOOD LN..... \$1,277,000
 Corey Bleil+ from Citizens Bank

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

4 CLARK RD..... \$195,000
 B: Manette Parr

S: Kovalec Raymond T Est
 Vol/Page: 581/1230, Date: 07/19/24, Quit Claim
 Use: 3 Bdrm Raised Ranch, Lot: 17424sf

15 COLUMBIA DR.....	\$665,000
B: Anthony Tiletnick & Shirley Tiletnick S: Paul M Pesco & Elka Fernhout Vol/Page: 581/1175, Date: 07/17/24, Warranty Mtg: Prime Lending Inc \$560,000 Use: 4 Bdrm Colonial, Lot: 43560sf Prior Sale: \$407,000 (08/16)	
2 FIELDSTONE DR.....	\$530,000
B: Nicole Nearchou & Nicholas Nearchou S: Vida Aurelien Vol/Page: 581/1114, Date: 07/15/24, Warranty Mtg: LoanDepot.Com \$413,400 Use: 3 Bdrm Ranch, Lot: 69696sf Prior Sale: \$174,950 (02/18)	
9 FLEETWOOD DR.....	\$675,000
B: Teotonio Branco & Amelia Branco S: Catherine M Gerhard Vol/Page: 581/1198, Date: 07/17/24, Warranty Use: 3 Bdrm Raised Ranch, Lot: 46174sf Prior Sale: \$444,000 (06/20)	
12 FLEETWOOD DR.....	\$715,000
B: Johanna M Dediaz & Enrique Diaz S: Jose Vasquez & Nielkys M Vasquez Vol/Page: 581/1145, Date: 07/16/24, Warranty Mtg: Logan Fin Corporation \$572,000 Use: 4 Bdrm Colonial, Lot: 43996sf Prior Sale: \$510,000 (12/20)	
OLD SHORTWOODS RD.....	\$135,000
B: Neumann & White Hm Bldrs S: Alicia Macri & Theodore Macri Jr Vol/Page: 581/1205, Date: 07/17/24, Warranty	
27 SATTERLEE RD.....	\$180,000
B: Pietro Ciccone S: Garcia Joseph Est & Anthony Garcia Vol/Page: 581/1225, Date: 07/19/24, Warranty Use: Residential Open Land, Lot: 378101sf	
► MORTGAGES	
28 JEREMY DR.....	\$61,500
Vincent A Rizzo+ from Rocket Mortgage	
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	
33 RITA DR.....	\$98,900
Victoria J Cooke+ from Orange B&T Co	

NEWTOWN

TOWN CLERK:DEBBIE AURELIA HALSTEAD
3 Primrose St, Newtown, CT, 06470
Phone:203-270-4210

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

► REAL ESTATE SALES

127 CASTLE HILL RD.....	\$1,050,000
B: Meghan L Sperry S: Erica Sullivan Vol/Page: 1222/811, Date: 07/17/24, Warranty Use: 6 Bdrm Cape Cod, Lot: 44431sf Prior Sale: \$537,500 (09/15)	
40 COBBLERS MILL RD.....	\$935,000
B: Crystal M Kubelle & Michael A Kubelle S: Jeffrey P Bertsche & Dorothy A Bertsche Vol/Page: 1222/822, Date: 07/17/24, Warranty Mtg: Fairfield County Bank \$468,000 Use: 4 Bdrm Colonial, Lot: 82328sf Prior Sale: \$527,500 (07/16)	

18 DIAMOND DR.....	\$255,000
B: Timothy Kelly S: Suzanne Kelly Vol/Page: 1222/839, Date: 07/17/24, Quit Claim Use: 3 Bdrm Ranch, Lot: 17424sf Prior Sale: \$179,000 (02/99)	
40 GELDING HILL RD.....	\$605,000
B: Danielle J Deakins & Zachary S Deakins S: Robyn J Santagata Vol/Page: 1222/806, Date: 07/17/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 51401sf Prior Sale: \$370,000 (08/17)	
34 HONEY LN.....	\$535,000
B: Anthony Caruso & Jessica Caruso S: Miguel A Abundiz & Nohemi H Molina Vol/Page: 1222/917, Date: 07/19/24, Warranty Use: 3 Bdrm Split Level, Lot: 61420sf Prior Sale: \$430,000 (04/23)	
76 HUNTINGTOWN RD.....	\$325,000
B: Genevieve F Celentano S: Jennifer B Hare Vol/Page: 1222/848, Date: 07/18/24, Warranty Use: 2 Bdrm Colonial, Lot: 155074sf	
5 OLD FARM HILL RD.....	\$853,500
B: Theresa Marx & Patrick Gulak S: David Winters & Patricia Winters Vol/Page: 1222/637, Date: 07/15/24, Warranty Use: 4 Bdrm Colonial, Lot: 135907sf Prior Sale: \$564,000 (08/02)	
12 PALESTINE RD.....	\$975,011
B: Edward Zerjav S: Thomas Rauch & Johanna Rauch Vol/Page: 1222/773, Date: 07/16/24, Warranty Mtg: Homestead Fund Corp \$660,011 Use: 4 Bdrm Colonial, Lot: 204732sf Prior Sale: \$609,000 (05/17)	
22 PARMALEE HILL RD.....	\$450,000
B: Walk Invest LLC S: Douglas C Macdaid & Andrew M Macdaid Vol/Page: 1222/653, Date: 07/15/24, Warranty Mtg: ABL Res Credit Ac \$501,000 Use: 5 Bdrm Colonial, Lot: 97139sf	
6 RIDGE VALLEY RD.....	\$826,000
B: Peter Michalsky & Aimee Michalsky S: Patrick Keefe & Helena Keefe Vol/Page: 1222/862, Date: 07/18/24, Warranty Mtg: Savings Bk of Danbury \$495,600 Use: 4 Bdrm Colonial, Lot: 191228sf Prior Sale: \$480,000 (11/16)	

► MORTGAGES

6 CHARLIES CIR.....	\$50,000
Sarah E Rosecrans+ from Mutual Security Credit Uni	
55 JO AL CT U:55.....	\$100,000
Melvin R Fritsche+ from Wells Fargo Bank NA	
60 MAIN ST.....	\$113,017
Paul Dagostino+ from New American Funding	
7 MAPLE DR.....	\$163,000
Robert W Miles+ from Newtown Savings Bank	
8 MELODY LN.....	\$80,000
Martin E Mueller+ from Digital Federal Credit Unio	
7 PARMALEE PARK PL.....	\$227,411
Brenden Walsh+ from Cross Country Mortgage Inc	
5 PATRICIA LN.....	\$411,000
Timothy Adam+ from Nationstar Mortgage	
45 PINE TREE HILL RD.....	\$50,000
Jonathan Fritch+ from Sikorsky Financial Credit Un	
21 TUNNEL RD.....	\$10,726
Lance Galassi+ from USA Housing and Urban Developm	
18 TWIST HILL RD.....	\$100,000
Keith Neidig+ from Newtown Savings Bank	

NORWALK

TOWN CLERK:RICHARD A MCQUAID
125 East Ave Rm102, Norwalk, CT, 06850
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

11 BEDFORD AVE U:C3.....	\$260,000
B: Steven G Berg & Virginia Berg S: Kersten Schriel & Mariela Schriel Vol/Page: 9755/305, Date: 07/15/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$128,000 (07/03)	
11 BEDFORD AVE U:D4.....	\$267,000
B: Elizabeth Myles & Kenneth Pino S: Mary E Halloran Vol/Page: 9756/67, Date: 07/15/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$126,000 (09/89)	
10 ERIN CT.....	\$315,000
B: Next Door Properties LLC S: Thomas V Volpe Vol/Page: 9757/2, Date: 07/18/24, Warranty Use: 3 Bdrm Raised Ranch, Lot: 6970sf	
10 ERIN CT.....	\$410,000
B: Express Ct Hm Buyers LLC S: Next Door Properties LLC Vol/Page: 9757/5, Date: 07/18/24, Warranty Mtg: Loan Funder LLC \$509,000 Use: 3 Bdrm Raised Ranch, Lot: 6970sf Prior Sale: \$315,000 (07/24)	
14-1/2 FAIRVIEW AVE U:C12.....	\$290,000
B: Autumn Brown S: David M Routt Jr T & David M Routt Jr Vol/Page: 9757/169, Date: 07/19/24, Trustee Mtg: Guaranteed Rate Affin \$275,500 Use: 1 Bdrm Condo Prior Sale: \$225,000 (10/22)	
109 FLAX HILL RD.....	\$550,000
B: 109 Flax Hill Norwalk LLC S: 109 Flax Hill Road LLC Vol/Page: 9757/141, Date: 07/19/24, Warranty Mtg: Nationwide Mtg Banker \$320,000 Use: 2-Family Colonial, Lot: 3920sf	
7 HILLCREST PL.....	\$1,325,000
B: Alessandra N Knight & Louis W Breuner S: Jeffrey M Johnson & Mona Johnson Vol/Page: 9756/244, Date: 07/17/24, Warranty Mtg: Total Mtg Svcs \$1,060,000 Use: 4 Bdrm Colonial, Lot: 43560sf Prior Sale: \$627,500 (03/10)	
311 MILL RD.....	\$3,500,000
B: Walshe Birney & Caroline Conway S: Raymond Ariola & Elizabeth Ariola Vol/Page: 9756/191, Date: 07/17/24, Warranty	
2 NORTPORT DR.....	\$2,000,000
B: Linda C Glascott, Tr for Linda C Glascott Lt S: Christopher Saunders Vol/Page: 9756/156, Date: 07/16/24, Warranty	
61 OLD ROCK LN.....	\$1,375,000
B: Michael Karacsony & Violet Karacsony S: Nelson Tavares & Rosalia Tavares Vol/Page: 9756/324, Date: 07/18/24, Warranty Use: 4 Bdrm Colonial, Lot: 43560sf Prior Sale: \$742,032 (07/12)	

9 RAVENWOOD RD.....	\$1,625,000
B: Suzanne V Fletcher & Frederick C Fletcher 2nd	
S: Thomas M Cragin 3rd & Stacy L Cragin	
Vol/Page: 9757/133, Date: 07/19/24, Warranty	
Use: 5 Bdrm Colonial, Lot: 25700sf	
Prior Sale: \$1,425,000 (12/22)	
17 RUDOLF LN.....	\$895,000
B: Jake Kenowitz & Amy Kenowitz	
S: David Goldbaum & Fabiola Goldbaum	
Vol/Page: 9756/93, Date: 07/16/24, Warranty	
Mtg: William Raveis Mtg Co \$716,000	
Use: 5 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$556,000 (12/12)	
8 TEAKETTLE PL.....	\$610,000
B: Ernes H Bonilla	
S: Michael Tromba, Tr for Kimberly Tromba	
Vol/Page: 9755/320, Date: 07/15/24, Warranty	
Mtg: Nqm Funding Llc \$488,000	
Use: 3 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$390,000 (01/24)	
NO STREET GIVEN.....	\$1,300,880
B: Phyllis L Yavner	
S: Helen C Jaeger, Tr for Helen C Jaeger 2023 RET	
Vol/Page: 9757/162, Date: 07/19/24, Trustee	
NO STREET GIVEN.....	\$920,000
B: Ronnie Chen	
S: Richard Labbadia & Barbara Labbadia	
Vol/Page: 9757/139, Date: 07/19/24, Warranty	

► MORTGAGES

71 AIKEN ST U:B12.....	\$222,250
Pamela J Colarusso+ from Evolve Bank & Trust	
11 BEDFORD AVE U:GU20.....	\$213,600
Elizabeth Myles+ from LoanDepot.Com LLC	
BUTLER ST.....	\$1
6 Butler Properties LLC+ from Belpointe Capital Ma	
16 DONNA DR U:6.....	\$340,000
Giorgi Kveladze+ from Primis Mtg Company	
50 GRUMMAN AVE.....	\$50,000
Pamela J Vincent+ from Sikorsky Financial Credit U	
43 HARBOR VIEW AVE U:39A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:39B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:39C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:39D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:41A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:41C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:41D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:43A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:43B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:43C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:43D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:44A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:44B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:44C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:44D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:45A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:45B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	

43 HARBOR VIEW AVE U:45C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:45D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:46A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:46B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:46C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:46D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:47A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:47B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:47D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:48B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:48C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:48D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:49A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:49B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:49C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:49D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:50A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:50B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:50C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:51A.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:51B.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:51C.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
43 HARBOR VIEW AVE U:51D.....	\$1
Harborview Norwalk LLC+ from Belpointe Capital Man	
35 HOMER ST.....	\$428,900
Zeng G Huang+ from Arc Home LLC	
92 MAGNOLIA AVE.....	\$10,227
Robert Northolm+ from USA Housing and Urban Develo	
82-84 MAIN ST.....	\$1
82-84 Main Street LLC+ from Belpointe Capital Mana	
88 MAIN ST.....	\$1
88 Main Vona LLC+ from Belpointe Capital Managemen	
311 MILL RD.....	\$2,000,000
Caroline Conway+ from Bank of America NA	
6 NORTH AVE.....	\$1
6 North Vona LLC+ from Belpointe Capital Managemen	
8 NORTH AVE.....	\$1
8 North Vona LLC+ from Belpointe Capital Managemen	
58 OLD ROCK LN.....	\$280,000
Mark J Mohrman+ from Quorum Federal Credit Union	
38 ORCHARD ST.....	\$1
38 O LLC+ from Belpointe Capital Management LLC	
14 PATCHEN ST.....	\$179,795
Amy D Hoyt+ from Rocket Mortgage	
9 POCONO RD.....	\$480,000
Muriel M Gerhard RET+ from M&T Bank NA	
1 SHERRY ST.....	\$200,000
David Vargas+ from Bank of America NA	
3 SILVER RIVER CT.....	\$200,000
Rosemarie Lanard+ from Rocket Mortgage	
9 SPICEWOOD RD.....	\$40,000
Christopher Vasely+ from Hudson Valley Credit Unio	

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

53 BLACK ROCK TPKE.....	\$683,750
B: Ryan Tita	
S: Nicholas Dimeglio & Mariagrazia Dimeglio	
Vol/Page: 448/451, Date: 07/16/24, Warranty	
Mtg: Mutual Security Cr Un \$512,800	
Use: 3 Bdrm Colonial, Lot: 38333sf	
9 BROOKSIDE RD U:A.....	\$500,000
B: Stormfield Prop LLC	
S: Isley Properties LLC	
Vol/Page: 448/351, Date: 07/15/24, Warranty	
Mtg: Union Savings Bank \$425,000	
Use: Office Condo Unit	
Prior Sale: \$700,000 (06/01)	
3 MALLORY LN.....	\$850,000
B: Robin Tepper	
S: Stephen Krukin & Catherine Stephen	
Vol/Page: 448/321, Date: 07/15/24, Warranty	
Mtg: Citizens Bank \$442,500	
Use: 3 Bdrm Contemporary, Lot: 101495sf	
Prior Sale: \$575,000 (11/17)	
66 SANFORDTOWN RD.....	\$1,547,500
B: Bennett Clark & Ariel Williams	
S: Robert Van Buren & Mariann Van Buren	
Vol/Page: 448/316, Date: 07/15/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 151153sf	
Prior Sale: \$775,000 (09/10)	
45 SIDECUT RD.....	\$2,900,000
B: Thomas Neilly & Jennifer Neilly	
S: Robin Sozzi & Bruce Sozzi	
Vol/Page: 448/447, Date: 07/16/24, Warranty	
Use: Mixed Use-Res Dwell & OpenSp, Lot: 2016828sf	
Prior Sale: \$1,125,000 (06/99)	

► MORTGAGES

53 BLACK ROCK TPKE.....	\$68,375
Ryan Tita+ from Mutual Security Credit Union	
321 BLACK ROCK TPKE.....	\$24,954
Christine M Balbi+ from USA Housing and Urban Deve	
9 BROOKSIDE RD U:A.....	\$182,000
Stormfield Properties LLC+ from Community Investme	
25 MARK TWAIN LN.....	\$350,000
Anthony Santorelli+ from Palo Alto Properties	
4 THANKFUL BRADLEY RD.....	\$200,000
Patricia A Randall+ from TD Bank NA	
20 WOOD RD.....	\$250,000
Dwayne G Boulden+ from Savings Bank of Danbury	

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

26 ARMAND PL	\$1,125,000
B: Melina Wald & Daniel Wald S: Gregory K Ragland, Tr for Ragland T Vol/Page: 1168/839, Date: 07/15/24, Trustee Mtg: Morgan Stanley Privat \$731,250 Use: 4 Bdrm Colonial, Lot: 91040sf Prior Sale: \$755,000 (08/18)	
106 CEDAR LN	\$888,000
B: Louis Ioanilli Jr S: Wendy Santacroce Vol/Page: 1168/1016, Date: 07/19/24, Warranty Mtg: Keystone Funding \$710,400 Use: 4 Bdrm Colonial, Lot: 91040sf Prior Sale: \$730,000 (05/21)	
305 FLORIDA HILL RD	\$930,000
B: Lillian F Rushnock & Dustin Rushnock S: Edward H Schrag & Linda C Fountain Vol/Page: 1168/936, Date: 07/16/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 95832sf Prior Sale: \$340,000 (12/97)	
3 FOREST LN U:3	\$515,000
B: Kacie Reilly & Keith Nocera S: Thomas V Bueti Vol/Page: 1168/864, Date: 07/15/24, Warranty Use: 2 Bdrm Condo, Lot: 43560sf Prior Sale: \$293,500 (06/09)	
107 GREAT HILL RD	\$735,000
B: Sofian Khan S: Amy Perry & Neil Perry Vol/Page: 1168/984, Date: 07/18/24, Warranty Use: 2 Bdrm Ranch, Lot: 54886sf Prior Sale: \$525,000 (07/04)	
1 KEELER CLOSE U:1	\$449,000
B: 82 Lawson Lane LLC S: Hope Wise Vol/Page: 1168/1011, Date: 07/19/24, Warranty Use: 2 Bdrm Condo, Lot: 43560sf Prior Sale: \$323,000 (10/05)	
225 NOD RD	\$2,000,000
B: David Prezioso S: Brian G Sallaberry & Deborah L Sallaberry Vol/Page: 1168/909, Date: 07/16/24, Warranty Mtg: Total Mtg Svcs \$1,500,000 Use: 5 Bdrm Colonial, Lot: 87120sf Prior Sale: \$1,250,000 (10/15)	
28 NORTH ST	\$730,000
B: Denys Kotskyy S: Anne Lewson Vol/Page: 1168/809, Date: 07/15/24, Warranty Mtg: Navy FCU \$665,212 Use: 3 Bdrm Raised Ranch, Lot: 12197sf Prior Sale: \$390,000 (07/03)	
93 PEACEABLE HILL RD	\$2,202,500
B: Rajan Goel & Neha Goel S: Vincent M Zandvliet & Martina M Zandvliet Vol/Page: 1168/1038, Date: 07/19/24, Warranty Use: 5 Bdrm Colonial, Lot: 138956sf Prior Sale: \$390,000 (12/03)	
158 PEACEABLE RIDGE RD	\$1,175,000
B: David Tyler & Meaghan Tyler S: Marvin R Lange & Ellen Metzger Vol/Page: 1168/939, Date: 07/16/24, Warranty Mtg: Bethpage FCU \$1,057,500 Use: 4 Bdrm Contemporary, Lot: 89298sf Prior Sale: \$929,000 (06/05)	

35 PUMPING STATION RD	\$2,525,000
B: William Firkus & Cyndy Firkus S: Todd M Smith, Tr for Smith Woolley T Vol/Page: 1168/964, Date: 07/17/24, Trustee Use: 4 Bdrm Colonial, Lot: 137650sf Prior Sale: \$1,512,500 (06/20)	
24 STRAWBERRY RIDGE RD	\$1,120,000
B: Jose Gutierrez & Michelle Powrie S: James R Kimball Jr & Jennifer E Kimball Vol/Page: 1168/868, Date: 07/15/24, Warranty Mtg: Cross Country Mtg Inc \$731,328 Use: 4 Bdrm Colonial, Lot: 91040sf Prior Sale: \$875,000 (10/20)	
24 TEAHOUSE LN	\$2,164,275
B: Maya Gat & Tarkan Dinckan S: Richard P Buckanavage & Susan P Buckanavage Vol/Page: 1168/835, Date: 07/15/24, Warranty Use: 5 Bdrm Colonial, Lot: 108900sf Prior Sale: \$1,410,000 (06/01)	

► MORTGAGES

8 CONANT RD	\$147,000
Dennis M Bell+ from Point Digital Finance Inc	
35 COOPER HILL RD	\$200,000
Richard Crai+ from Union Savings Bank	
29 CRAIGMOOR RD S	\$405,000
Alfred D Sanchirico+ from Citizens Bank	
38-C GROVE ST	\$850,000
Damima Rdgfield Assoc LLC+ from Union Savings Bank	
29 HICKORY LN	\$500,000
Jeffrey S Macdonald+ from State Department Federal	
365 LIMESTONE RD	\$42,193
Thomas S Hawker+ from USA Housing and Urban Develo	
212 MAIN ST	\$150,000
Kenneth Fichtelman+ from Guaranteed Rate Affinity	

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 ANN AVE	\$517,000
B: Bryan Garcia & Lizday K Correa Renteria S: Krzysztof M Puchlik & Agnieszka A Puchlik Vol/Page: 4237/369, Date: 07/18/24, Warranty Mtg: United Wholesale Mtg \$481,650 Use: 3 Bdrm Raised Ranch, Lot: 5663sf Prior Sale: \$250,000 (07/13)	
199 BUDDINGTON RD	\$570,000
B: Eric Padua & Lina Padua S: Linda J Mushala Vol/Page: 4237/477, Date: 07/19/24, Warranty Mtg: T2 Financial LLC \$541,500 Use: 3 Bdrm Cape Cod, Lot: 65340sf Prior Sale: \$130,000 (11/94)	
18 BUTTON RD	\$460,000
B: Sean Boccuzzi S: Mark Pekar Vol/Page: 4237/167, Date: 07/16/24, Warranty Mtg: M&T Bank NA \$381,800 Use: 3 Bdrm Raised Ranch, Lot: 53579sf	

31 COPPER PENNY LN	\$845,000
B: John Onofrio S: Bryan J Venza & Patricia Venza Vol/Page: 4237/189, Date: 07/16/24, Warranty Use: 4 Bdrm Colonial, Lot: 43560sf Prior Sale: \$686,000 (07/21)	
53 FEDERAL RD	\$430,000
B: Nicole Fontoura & Andrew Fontoura S: Daniel Mcpadden & Patricia Marsilio Vol/Page: 4237/197, Date: 07/17/24, Warranty Mtg: Sikorsky Fncl CU Inc \$344,000 Use: 3 Bdrm Ranch, Lot: 43560sf Prior Sale: \$249,850 (02/17)	
18 HAZEL CT	\$1,100,000
B: Hernando Cepeda S: Steven Ferreira & Melissa B Ferreira Vol/Page: 4237/303, Date: 07/17/24, Warranty Mtg: A & D Mortgage LLC \$880,000 Use: 4 Bdrm Colonial, Lot: 40075sf Prior Sale: \$675,000 (03/20)	
63 JARDIN CIR U:63	\$518,000
B: Albert Mossa & Eileen Mossa S: Lorraine Mirto Vol/Page: 4237/327, Date: 07/17/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$360,000 (12/20)	
295 LONG HILL AVE	\$235,000
B: Prestige Builders LLC S: Patrick W Serino & Joseph A Serino Vol/Page: 4237/340, Date: 07/18/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 12197sf Prior Sale: \$230,000 (02/19)	
10 MONTAGNE DR U:10	\$535,000
B: Brad Cohen & Elizabeth Cohen S: Evelyn Paul Vol/Page: 4237/283, Date: 07/17/24, Warranty Mtg: ARK LA Tex Svcs LLC \$401,250 Use: 2 Bdrm Condo Prior Sale: \$420,000 (02/05)	
36 PAWTUCKET AVE	\$540,000
B: Xiaonan Li & Lei Yu S: Gerard J Griffin Jr & Patricia A Griffin Vol/Page: 4237/246, Date: 07/17/24, Warranty Mtg: Ion Bank \$432,000 Use: 3 Bdrm Colonial, Lot: 4792sf Prior Sale: \$390,000 (02/07)	
RENAISSANCE CONDO	\$560,000
B: Gary S Vastola, Tr for Gary S Vastola RET S: Gary Nolan & Maureen Nolan Vol/Page: 4237/74, Date: 07/15/24, Executor	
110 SHELTON AVE	\$460,000
B: Eric W Black S: Carlos R Pereira Vol/Page: 4237/121, Date: 07/15/24, Warranty Mtg: Bank of America NA \$345,000 Use: 3 Bdrm Ranch, Lot: 17424sf Prior Sale: \$320,000 (12/20)	
26 SPINDRIFT LN	\$589,900
B: Kathleen Manjos S: Daybreak Ridge LLC Vol/Page: 4237/105, Date: 07/15/24, Warranty Use: Accessory Land Improved	
51 STENDAHL DR	\$565,000
B: John Deida & Erica Deida S: Patrick Ritenour & Doris Ritenour Vol/Page: 4237/429, Date: 07/18/24, Warranty Mtg: Nations Direct Mtg \$526,500 Use: 3 Bdrm Raised Ranch, Lot: 23958sf Prior Sale: \$339,900 (10/17)	

40 STEPHENS TER **\$167,000**
 B: Laima Reiss
 S: Skelly Karen K Est & Phil A Marino
 Vol/Page: 4237/359, Date: 07/18/24,

451 WALNUT TREE HILL RD **\$550,000**
 B: Linda-Marie C Romano
 S: William R Garrity & Anna M Garrity
 Vol/Page: 4237/494, Date: 07/19/24, Warranty
 Mtg: American Ngbd Mtg Acc \$100,000
 Use: 4 Bdrm Ranch, Lot: 40946sf
 Prior Sale: \$200,000 (09/88)

112 WELLS VIEW RD U:112 **\$720,000**
 B: Robert W Hall
 S: Heber A Meraz
 Vol/Page: 4237/243, Date: 07/17/24, Warranty
 Use: 3 Bdrm Condo

27 WINCHESTER DR **\$540,000**
 B: James R Bedard
 S: Market Equities Grp LLC
 Vol/Page: 4237/78, Date: 07/15/24, Warranty
 Mtg: Union Savings Bank \$509,600
 Use: 3 Bdrm Ranch, Lot: 85378sf
 Prior Sale: \$280,000 (03/24)

151 WOOSTER ST **\$577,500**
 B: Vignesh Giridharan & Rithanya Lakshmann
 S: Prakash Thapa & Prem K Yakha Thapa
 Vol/Page: 4237/54, Date: 07/15/24, Warranty
 Mtg: Guaranteed Rate Affin \$528,845
 Use: 3 Bdrm Colonial, Lot: 6098sf
 Prior Sale: \$389,900 (10/19)

► MORTGAGES

39 BIRCHBANK RD **\$126,000**
 Christian A Mazza+ from Nationstar Mortgage

273 BUDDINGTON RD **\$105,000**
 Joseph Ayles 3rd+ from Sikorsky Financial Credit U

14 CISCO DR U:14 **\$116,000**
 Darren G Kimsey+ from Sikorsky Financial Credit Un

14 COPPER PENNY LN **\$100,000**
 Joseph Bacarella+ from US Bank NA

3 HIDDEN POND LN **\$225,000**
 Gary J Valinsky+ from SoundView Financial Credit U

120 ISINGLASS RD **\$135,000**
 Ayham N Chalghin+ from Sikorsky Financial Credit U

18 ROYAL CT **\$77,000**
 Aimee N Chase+ from Newrez LLC

73 RUGBY RD **\$230,000**
 Evelyn L Perez+ from Wells Fargo Bank NA

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

► REAL ESTATE SALES

33 ROUTE 55 W **\$280,000**
 B: Taylor Mccourt & Lindsey Mccourt
 S: Michael T Mccourt & Michele M Mccourt
 Vol/Page: 181/983, Date: 07/18/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 137650sf
 Prior Sale: \$138,000 (10/95)

STAMFORD

TOWN CLERK:LYDA RUIJTER
 888 Washington Blvd, Stamford, CT, 06901
 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

440-444 BEDFORD ST U:9L **\$190,000**
 B: Warren Abad
 S: Tony Cologero & Anthony S Ciuffo
 Vol/Page: 13362/340, Date: 07/19/24, Warranty
 Use: Condo

257 BOUTON ST W **\$800,000**
 B: Nicola D Casinell & Lori A Courtney
 S: Angelo Mallozzi, Tr for Antonietta Casinelli RET
 Vol/Page: 13362/120, Date: 07/18/24, Trustee
 Mtg: Antonietta Casinelli \$600,000
 Use: 4 Bdrm Split Level, Lot: 13939sf

26 BRINCKERHOFF AVE **\$150,000**
 B: Mary J Karwoski
 S: Suzanne Jonker
 Vol/Page: 13362/291, Date: 07/19/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 12197sf
 Prior Sale: \$200,000 (07/24)

26 BRINCKERHOFF AVE **\$200,000**
 B: Mary J Karwoski
 S: Thomas B Karwoski
 Vol/Page: 13362/289, Date: 07/19/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 12197sf

5 COLUMBUS PL U:B **\$687,500**
 B: Daniel J Sottini & Samantha M Heerman
 S: Jason J Klein & Kristyn A Sabini
 Vol/Page: 13362/343, Date: 07/19/24, Warranty
 Mtg: Bank of America NA \$594,000
 Use: 3 Bdrm Condo
 Prior Sale: \$545,000 (05/19)

59 COURTLAND AVE U:1G **\$285,000**
 B: Sandra V Peraltz & Jose D Alvarez-Juarez
 S: Andrew A Swaby
 Vol/Page: 13362/307, Date: 07/19/24, Warranty
 Mtg: Magnolia Bank Inc \$228,000
 Use: 2 Bdrm Condo
 Prior Sale: \$190,000 (07/18)

149 DON BOB RD **\$200,000**
 B: National Enterprises LLC
 S: High Ridge Dev LLC
 Vol/Page: 13360/179, Date: 07/16/24, Warranty
 Use: Residential Open Land, Lot: 43560sf

149 DON BOB RD **\$280,000**
 B: 149 Don Bob LLC
 S: National Enterprises LLC
 Vol/Page: 13360/190, Date: 07/16/24, Warranty
 Use: Residential Open Land, Lot: 43560sf
 Prior Sale: \$200,000 (07/24)

324 ERSKINE RD **\$1,545,000**
 B: Uri Shanske & Lauren N Shanske
 S: David Halasz & Gregory T Kramer
 Vol/Page: 13362/173, Date: 07/19/24, Warranty
 Mtg: UBS Bank USA \$1,158,750
 Use: 4 Bdrm Colonial, Lot: 100188sf
 Prior Sale: \$999,000 (01/20)

134 FOXWOOD RD **\$1,350,000**
 B: Geoge L Epperson
 S: Monika Novograd & Nikolas N Novograd
 Vol/Page: 13362/328, Date: 07/19/24, Warranty
 Use: 5 Bdrm Ranch, Lot: 47045sf
 Prior Sale: \$472,000 (03/87)

194 FREDERICK ST **\$830,000**
 B: Johannes D Voogd & Magda Ferencz
 S: Rudy A Soto
 Vol/Page: 13360/120, Date: 07/15/24, Warranty
 Mtg: FM Home Loans LLC \$622,500
 Use: 2-Family Mlti-Unt Bldg, Lot: 6970sf
 Prior Sale: \$365,650 (01/01)

135 GARY RD **\$1,250,000**
 B: Lee J Merryman & Andrea T Merryman
 S: Brandon Pinderhughes
 Vol/Page: 13360/230, Date: 07/16/24, Warranty
 Use: 4 Bdrm Split Level, Lot: 43560sf
 Prior Sale: \$652,300 (12/16)

87 GLENBROOK RD U:9G **\$285,000**
 B: Dzavid Neljkovic & Sanija Neljkovic
 S: Malloy Willam F Est & Dannel Malloy
 Vol/Page: 13362/335, Date: 07/19/24, Executor
 Use: 2 Bdrm Condo

596 GLENBROOK RD U:26 **\$685,000**
 B: Claire M Bauer
 S: Fano Carbina A Est & Dena Zarra
 Vol/Page: 13362/203, Date: 07/19/24, Executor
 Mtg: Roland H Bauer \$500,000
 Use: 2 Bdrm Condo
 Prior Sale: \$650,000 (07/06)

37 GRANT AVE **\$685,000**
 B: Abani Shariff & Momin Ullah
 S: 37 Grant LLC
 Vol/Page: 13360/142, Date: 07/15/24, Warranty
 Mtg: Total Mtg Svcs \$616,500
 Use: 2-Family Mlti-Unt Bldg, Lot: 4792sf
 Prior Sale: \$255,000 (01/12)

161 HARTSWOOD RD **\$850,000**
 B: Kate Wanzer & Nebojsa Kezunovic
 S: Domenick Servedio Jr & Rosely Servedio
 Vol/Page: 13361/241, Date: 07/17/24, Warranty
 Mtg: Prosperity Home Mtg \$765,000
 Use: 3 Bdrm Split Level, Lot: 10890sf
 Prior Sale: \$570,000 (08/18)

71 HAVEMEYER LN U:1101 **\$235,000**
 B: Toni Petrova & Peter Petrova
 S: Susan M Luckefield, Tr for Susan M Luckfield RET
 Vol/Page: 13361/212, Date: 07/17/24, Trustee
 Use: Condo

77 HAVEMEYER LN **\$725,000**
 B: Rita Migliaccio
 S: Mandy Wang
 Vol/Page: 13361/184, Date: 07/17/24, Warranty
 Mtg: JPMorgan Chase Bank \$580,000

77 HAVEMEYER LN U:101 **\$1,260,000**
 B: Kent Cheng & Meili Lin
 S: Guido Teichner, Tr for Sybaite Asset T
 Vol/Page: 13361/90, Date: 07/17/24, Trustee
 Use: 3 Bdrm Condo
 Prior Sale: \$1,175,000 (11/23)

11 HAZELWOOD LN **\$793,000**
 B: Peter Kinahan & Barbara Kinahan
 S: Christine Schultz & Robert C McDonald
 Vol/Page: 13361/118, Date: 07/17/24, Warranty
 Mtg: Cross Country Mtg Inc \$396,500
 Use: 3 Bdrm Ranch, Lot: 10019sf
 Prior Sale: \$580,000 (08/11)

562 HOPE ST U:5 **\$600,000**
 B: Sujana Lama
 S: Vinod Mansukhani & Puja Mansukhani
 Vol/Page: 13361/216, Date: 07/17/24, Warranty
 Mtg: Warshaw Capital \$480,000
 Use: 2 Bdrm Condo
 Prior Sale: \$235,000 (05/89)

40 HOYT ST U:B6 **\$188,625**
 B: Vasyil Hryhorkiv & Mariya Hryhorkiv
 S: Paul A Rivera, Tr for P A & Leticia Riva RET
 Vol/Page: 13360/5, Date: 07/15/24, Trustee
 Use: Condo
 Prior Sale: \$38,000 (01/94)

INTERLAKEN RD	\$845,000
B: Jamie P Matis	
S: Caleigh S Dougherty	
Vol/Page: 13361/259, Date: 07/17/24, Warranty	
1630 LONG RIDGE RD	\$712,000
B: Austin Krainz	
S: Kimberly E Rogers & Robert Rogers	
Vol/Page: 13360/274, Date: 07/16/24, Warranty	
Mtg: Greenway Mtg Fundg \$534,000	
Use: 3 Bdrm Colonial, Lot: 19166sf	
Prior Sale: \$256,000 (11/98)	
84 MAHER RD	\$635,000
B: Altina Torba	
S: Scott G Sanseverino	
Vol/Page: 13360/305, Date: 07/16/24, Warranty	
Mtg: William Raveis Mtg Co \$220,000	
Use: 3 Bdrm Cape Cod, Lot: 8276sf	
481 OLD LONG RIDGE RD	\$1,250,000
B: Jessica Mendoza	
S: Rosemary Faver	
Vol/Page: 13360/235, Date: 07/16/24, Warranty	
Mtg: Thomas Mawhinney \$1,000,000	
Use: Residential-Multiple Bldgs, Lot: 185566sf	
Prior Sale: \$840,000 (04/18)	
26 PERSHING AVE	\$510,000
B: Trogon Lm Development LLC	
S: Lb-Cabana Series Iv T & Us Bank TNa Tr	
Vol/Page: 13362/253, Date: 07/19/24, Warranty	
Mtg: Brooklyn Funding Grp \$920,421	
Use: 4 Bdrm Cape Cod, Lot: 14375sf	
Prior Sale: \$445,000 (07/02)	
49 PUTTER DR	\$865,000
B: Patrick D Cullen & Laura E Cullen	
S: Kc M Acampora & Anne Acampora	
Vol/Page: 13361/96, Date: 07/17/24, Warranty	
Mtg: Plaza Home Mtg \$648,750	
Use: 3 Bdrm Split Level, Lot: 20909sf	
Prior Sale: \$550,000 (03/10)	
106 ROCKLEDGE DR	\$1,350,000
B: Haun Chen & Jennifer Chen	
S: Lindsay Horrigan	
Vol/Page: 13360/46, Date: 07/15/24, Warranty	
Mtg: TD Bank NA \$1,214,865	
Use: 3 Bdrm Raised Ranch, Lot: 10019sf	
511 ROXBURY RD	\$770,000
B: Edward Nunez & Michelle Arias	
S: James A Martin	
Vol/Page: 13362/82, Date: 07/18/24, Warranty	
Mtg: Sikorsky Fnci CU Inc \$654,500	
Use: 4 Bdrm Ranch, Lot: 43560sf	
99 SILVER HILL LN	\$1,200,000
B: Elizabeth Roth & Andre Jacobovitz	
S: Aimee Michalsky & Peter Michalsky	
Vol/Page: 13360/333, Date: 07/16/24, Warranty	
Mtg: US Bank NA \$1,080,000	
Use: 5 Bdrm Cape Cod, Lot: 15682sf	
Prior Sale: \$820,000 (10/14)	
202 SOUNDVIEW AVE U:11	\$510,000
B: Wanda Hickey & Kevin M Hickey	
S: Chia H Lee & Min Y Lee	
Vol/Page: 13360/1, Date: 07/15/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$414,000 (06/08)	
122 SUMMER ST U:2B	\$235,000
B: Renato Reyes & Cherie Reyes	
S: Jacob Robinson & Cynthia Chu	
Vol/Page: 13360/35, Date: 07/15/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$192,500 (06/20)	

1515 SUMMER ST U:506	\$383,000
B: Karen Tapia	
S: Robert A Urban & Jenna E Urban	
Vol/Page: 13361/144, Date: 07/17/24, Warranty	
Mtg: Prosperity Home Mtg \$306,400	
Use: 1 Bdrm Condo	
Prior Sale: \$340,000 (04/20)	
15 VINCENT AVE	\$1,000,000
B: Chaim J Gartenberg & Julia Y Stern	
S: Sam Fischel	
Vol/Page: 13361/167, Date: 07/17/24, Warranty	
Mtg: Savings Bk of Danbury \$750,000	
Use: 4 Bdrm Colonial, Lot: 9148sf	
Prior Sale: \$325,000 (08/00)	
W HILL RD	\$1,299,000
B: Christine K Frisbee & Richard D Frisbee Jr	
S: Abigail L McGannon, Tr for Abigail Cone Leibell Lt	
Vol/Page: 13361/330, Date: 07/18/24, Trustee	
NO STREET GIVEN	\$10,000
B: Lahcen Baaouche & Fatima Z Mokdar	
S: John C Landsiedel & Deborah P Landsiedel	
Vol/Page: 13362/223, Date: 07/19/24, Quit Claim	
► FORECLOSURE DEEDS	
16 MURIEL DR	\$400,000
B: Christopher Kuczo Jr	
S: Kanin George Est & Stamford City Of	
Vol/Page: 13359/229, Date: 07/15/24, Committee	
Use: 3 Bdrm Split Level, Lot: 14375sf	
► MORTGAGES	
121 BARNCROFT RD	\$154,509
Todd Parker+ from Figure Lending LLC	
27 BRIAR BRAE RD	\$85,000
James B Renwick Jr+ from HSBC Bank USA	
58 E CROSS RD	\$1,687,500
James V Lacerenza+ from Finance America LLC	
58 E CROSS RD	\$1,687,500
James V Lacerenza+ from USA Housing and Urban Deve	
44 GUINEA RD	\$200,000
Charles H Nobs+ from Citizens Bank	
725 HIGH RIDGE RD	\$150,000
Carl Ortmann+ from LoanDepot.Com LLC	
25 HILLCREST AVE	\$200,000
Louis A Paiz+ from Ark-La-Tex Financial Services L	
45 HILLCREST PARK RD	\$250,000
John C Fox+ from Webster Bank	
106 JORDAN LN	\$336,500
James R Hawkins 2nd+ from Wells Fargo Bank NA	
60 LAWN AVE U:40	\$80,000
Willis Gonzalez+ from Third Federal Saving & Loan	
84 MAHER RD	\$25,000
Altina Torba+ from Connecticut Housing Finance Aut	
106 ROCKLEDGE DR	\$1,214,865
Huan Chen+ from TD Bank NA	
60 SEA BEACH DR	\$1,977,300
Bccb 60sb LLC+ from Rlty Closing Solution	
233 SHELTER ROCK RD	\$740,500
John Ngwaro+ from Pennymac Loan Services LLC	
71 STRAWBERRY HILL AVE U:1111	\$150,000
Artel Pro LLC+ from Ukrainian Natl Fcu	
148 TOMS RD	\$27,465
Lashonda Scott+ from USA Housing and Urban Develop	
119 WEDGEMERE RD	\$663,000
Antonio Garrizzo+ from LoanDepot.Com LLC	
764 WESTOVER RD	\$410,000
Kathryn B McGlynn+ from Citizens Bank	
184 WILLOWBROOK AVE	\$125,000
Lauren Prince+ from Figure Lending LCC	

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

191 2ND AVE	\$705,000
B: Cindy Kassimis & Dennis Kassimis	
S: Meghan Corvington & Nicholas Bourque	
Vol/Page: 4871/144, Date: 07/17/24, Warranty	
Mtg: Cross Country Mtg Inc \$115,000	
Use: 4 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$414,500 (04/20)	
430 ALLYNDALE DR	\$527,000
B: Kathleen Buck & Mahmudur Rahman	
S: Maribeth C Studley	
Vol/Page: 4871/223, Date: 07/18/24, Warranty	
Mtg: Sikorsky Fnci CU Inc \$474,300	
Use: 4 Bdrm Colonial, Lot: 4792sf	
188 BURRITT AVE	\$400,000
B: Michelle L Hendricks & Francis J Hendricks	
S: Jon C Figueroa & Chloe Figueroa	
Vol/Page: 4871/100, Date: 07/17/24, Warranty	
Mtg: T2 Financial LLC \$392,755	
Use: 3 Bdrm Cape Cod, Lot: 5227sf	
Prior Sale: \$249,000 (03/19)	
105 CORINTHIAN AVE	\$330,000
B: City Lending Group LLC	
S: Forest Ira Est & Michael S Meehan	
Vol/Page: 4870/104, Date: 07/15/24, Conservator	
Use: 3 Bdrm Ranch, Lot: 15246sf	
1491 ELM ST	\$250,000
B: Lori J Kaime	
S: Daniel Brown	
Vol/Page: 4871/332, Date: 07/19/24, Warranty	
Use: 2-Family Colonial, Lot: 21780sf	
1491 ELM ST	\$125,000
B: Lori J Kaime	
S: Diane Barker	
Vol/Page: 4871/329, Date: 07/19/24, Warranty	
300 FLAGLER AVE	\$630,000
B: Natacha Joseph	
S: Mark N Crowther & Karen A Crowther	
Vol/Page: 4871/20, Date: 07/16/24, Warranty	
Mtg: New American Funding \$414,000	
Use: 4 Bdrm Colonial, Lot: 10019sf	
528 HIGHLAND AVE	\$463,500
B: Amber Freedman & Christopher Lousos	
S: Wilson Paulino	
Vol/Page: 4871/335, Date: 07/19/24, Warranty	
Mtg: William Raveis Mtg Co \$393,975	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	
Prior Sale: \$265,000 (10/19)	
190 KENWOOD AVE	\$500,000
B: Lizbeth C Ceja & Jesus Sanchez	
S: Maria C Lage & Rai D Lage	
Vol/Page: 4872/18, Date: 07/19/24, Warranty	
210 MOREHOUSE AVE	\$565,000
B: Dennys Carphio	
S: Dennis J Kassimis & Cindy A Kassimis	
Vol/Page: 4870/183, Date: 07/16/24, Warranty	
Mtg: United Wholesale Mtg \$509,000	
Use: 3 Bdrm Split Level, Lot: 7841sf	
Prior Sale: \$188,000 (09/90)	
41 MORNINGSIDE DR	\$425,000
B: Janet Pine	
S: Eileen L Caldwell	
Vol/Page: 4871/308, Date: 07/19/24, Warranty	
Mtg: William Raveis Mtg Co \$318,750	
Use: 2 Bdrm Ranch, Lot: 12632sf	
Prior Sale: \$204,000 (07/02)	

93 PLYMOUTH ST.....	\$520,000
B: Samuel Kavarsky & Melissa Kavarsky S: Michael Mariano & Christina Mariano Vol/Page: 4871/122, Date: 07/17/24, Warranty Mtg: William Raveis Mtg Co \$468,000 Use: 4 Bdrm Colonial, Lot: 6098sf Prior Sale: \$319,587 (05/19)	
74 RIVER BEND RD U:A.....	\$380,000
B: Wen Yang & Bing S Lin S: Richard M Rosewood & Kathryn E Rosewood Vol/Page: 4871/193, Date: 07/18/24, Warranty Mtg: First Natl Bk \$201,400 Use: 2 Bdrm Condo Prior Sale: \$245,000 (03/08)	
175 ROCKLAND AVE.....	\$420,000
B: Jorge Padilla & Yegleny A Cerrato S: John A Baroni & Elaine S Baroni Vol/Page: 4870/84, Date: 07/15/24, Warranty Mtg: Pentagon FCU \$420,000 Use: 3 Bdrm Cape Cod, Lot: 4792sf	
115 SHORT BEACH CONDO U:212.....	\$191,000
B: Rehcgj Re Group LLC S: Brian Morrissey Vol/Page: 4871/296, Date: 07/19/24, Warranty Use: Condo	
W BEACH DR.....	\$75,000
B: David Bigley & Mary B Bigley S: Donald Gorlo Vol/Page: 4871/247, Date: 07/18/24, Warranty	

► MORTGAGES

105 ALVORD ST.....	\$45,000
Teresa Marante-Mercado+ from Sikorsky Financial Cr	
145 ALVORD ST.....	\$70,000
Thomas Cushing+ from US Bank NA	
19 BATES ST.....	\$2,446,463
Stratford Town Of+ from Ct State Of Decd	
141 BOSTON AVE.....	\$381,177
Dorothy Workman+ from United Trust Bank	
188 BURRITT AVE.....	\$18,750
Michelle L Hendricks+ from Connecticut Housing Fin	
14 CHELSEA ST.....	\$41,000
Patricio Maldonado+ from M&T Bank NA	
528 HIGHLAND AVE.....	\$393,975
Amber Freedman+ from William Raveis Mortgage Co	
102 JAMESTOWN RD U:102.....	\$150,000
Elizabeth Gavern+ from Jonathan Gavern	
190 KENWOOD AVE.....	\$462,000
Lizbeth C Ceja+ from Total Mortgage Services	
190 KENWOOD AVE.....	\$50,000
Lizbeth C Ceja+ from Connecticut Housing Finance A	
161 KNOLLWOOD DR.....	\$149,000
Jennifer A Gifford+ from Sikorsky Financial Credit	
75 KRUEGER LN.....	\$100,000
Peter A Adzima+ from Webster Bank	
41 MORNINGSIDE DR.....	\$318,750
Janet Pine+ from William Raveis Mortgage Co	
655 ROBIN LN.....	\$88,000
Janice D Seawright+ from Bank of America NA	
248 SHERWOOD PL.....	\$100,000
Noel Rivera+ from Citizens Bank	
115 SHORT BEACH RD U:212.....	\$215,000
Rehcgj Re Group LLC+ from Robert John Valentine	
255 SPRUCE ST.....	\$300,000
Thomas W Gerrity+ from M&T Bank NA	
109 SUNNYBANK AVE.....	\$215,000
Margaret A Ciba+ from Caliber Funding	
64 VERNON ST.....	\$259,462
Daniel S Ott+ from Cross Country Mortgage Inc	

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

68 CALHOUN AVE.....	\$499,000
B: Philippe Desroches & Marie G Desroches S: Sebastian E Minciardi Vol/Page: 1930/603, Date: 07/19/24, Warranty Mtg: Rocket Mortgage LLC \$424,150 Use: 2 Bdrm Ranch, Lot: 15682sf	
99 ELLIOTT RD.....	\$600,000
B: Antonio Omarra & Kelsey Omarra S: Simoni Desouza Vol/Page: 1930/646, Date: 07/19/24, Warranty Use: 2 Bdrm Ranch, Lot: 16988sf Prior Sale: \$280,000 (05/14)	
30 HILLSBORO RD.....	\$750,000
B: Tiffany J Cruz S: Rohit Nair & Maitreyi Rohit Vol/Page: 1930/414, Date: 07/16/24, Warranty Mtg: Newrez LLC \$724,968 Use: 3 Bdrm Ranch, Lot: 44431sf Prior Sale: \$625,000 (12/22)	
2203 HUNTINGTON TPKE.....	\$950,000
B: Shenglan Ma S: Dennis Carde Vol/Page: 1930/482, Date: 07/16/24, Warranty Mtg: General Mortgage Corp \$570,000 Use: 4 Bdrm Colonial, Lot: 46174sf Prior Sale: \$590,000 (01/18)	
260 OLD TOWN RD.....	\$210,000
B: Luis Vaz & Ailton Goncalves S: Ivy League Concessions LL Vol/Page: 1930/576, Date: 07/17/24, Warranty Use: 1 Bdrm Ranch, Lot: 12632sf Prior Sale: \$90,000 (08/17)	
100 ROOSEVELT DR.....	\$750,000
B: Jayasree Vuppala S: Patrick R Grella Vol/Page: 1930/549, Date: 07/17/24, Warranty Mtg: Union Savings Bank \$675,000 Use: 3 Bdrm Raised Ranch, Lot: 45302sf	
21 SAXONY DR.....	\$675,000
B: Rafael D Martinez S: Robert A Selleck, Tr for Robert A Selleck T Vol/Page: 1930/379, Date: 07/15/24, Trustee Mtg: Better Mortgage Corp \$607,500 Use: 4 Bdrm Colonial, Lot: 46609sf	
45 SURREY LN.....	\$1,300,000
B: Daniel S Queiroz & Flavia E Chamie S: Richard G Youngblood & Katherine J Youngblood Vol/Page: 1930/312, Date: 07/15/24, Warranty Mtg: Ridgewood Savings Bk \$1,040,000 Use: 5 Bdrm Colonial, Lot: 81893sf Prior Sale: \$1,200,000 (07/22)	
TEETER ROCK RD.....	\$828,000
B: Nicholas A Salese & Tara L Salese S: Nancy Long, Tr for Nancy Long T Vol/Page: 1930/663, Date: 07/19/24, Trustee	
53 WILDWOOD DR.....	\$1,000,000
B: Michael Purcell S: Doreen A Tilt, Tr for Wildwood Eastate Lt Vol/Page: 1930/292, Date: 07/15/24, Trustee Mtg: Primelending \$766,550 Use: 3 Bdrm Raised Ranch, Lot: 49223sf	

88 WOOLSLEY AVE.....	\$620,000
B: Madalena E Obrien & Harry M Scoble Jr S: Marie Allen Vol/Page: 1930/508, Date: 07/16/24, Warranty Mtg: Cross Country Mtg Inc \$565,000 Use: 3 Bdrm Ranch, Lot: 18731sf Prior Sale: \$459,000 (02/24)	

► MORTGAGES

68 CALHOUN AVE.....	\$424,150
Philippe Desroches+ from Rocket Mortgage	
87 CANOE BROOK RD.....	\$500,000
Sara M Foster+ from Bank of America NA	
107 CRANBURY DR.....	\$200,000
Monisha Gibson+ from Citizens Bank	
4 EDDIE RD.....	\$14,562
Kaden R Darrow+ from USA Housing and Urban Develop	
99 ELLIPTT RD.....	\$480,000
Antonio Omarra+ from Union Home Mortgage	
4753 MADISON AVE.....	\$100,000
Donald L Crecca+ from Key Bank N.A.	
4943 MADISON AVE.....	\$100,000
Susan Reynolds+ from M&T Bank NA	
23 ROSEBUD DR U:23.....	\$62,700
Subhamay Bhattacharyya+ from Rocket Mortgage	
45 SURREY LN.....	\$129,870
Daniel S Dequeiroz+ from Alliant Credit Union	
62 TEETER ROCK RD.....	\$400,000
Nicholas A Salese+ from Anthony Salese	
33 TURNER AVE.....	\$150,000
Jeffrey Pietrangeli+ from M&T Bank NA	

WESTON

TOWN CLERK:DONNA M. ANASTASIA

P0 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

21 WILSON RD.....	\$1,275,000
B: Mark Linsky & Carrie Sangiovanni S: Robert W Hall Vol/Page: 674/138, Date: 07/17/24, Warranty Use: 5 Bdrm Colonial, Lot: 114998sf Prior Sale: \$230,000 (09/88)	

► MORTGAGES

34 BLUEBERRY HILL RD.....	\$410,000
Noa Fleiss+ from Citizens Bank	
15 GREY FOX LN.....	\$160,000
Amy L Jansen+ from CSE Credit Union Inc	
5 LEDGEWOOD DR.....	\$554,100
Anne M Joyce+ from Citizens Bank	
3 NORTH AVE.....	\$250,000
Deborah J Gore+ from Union Savings Bank	
43 OLD EASTON TPKE.....	\$2,000,000
Jacques S Kremer+ from Fincl Casualty & Sure	
17 OSBORN FARM RD.....	\$320,000
Paul T Landry+ from Citizens Bank	

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

38 BAUER PL EXT	\$1,625,000
B: Nathaniel Probert & Colleen Probert S: Karim A Issa, Tr for Karim A Issa T Vol/Page: 4341/13, Date: 07/19/24, Trustee Mtg: Cross Country Mtg Inc \$1,275,000 Use: 4 Bdrm Colonial, Lot: 12197sf Prior Sale: \$965,000 (08/19)	
7 CACCAMO LN	\$3,200,023
B: Jessica Anderson & Stephen D Anderson S: David Greely & Jennifer Greely Vol/Page: 4340/1131, Date: 07/17/24, Warranty Mtg: Wells Fargo Bank \$2,400,017 Use: 5 Bdrm Colonial, Lot: 23087sf Prior Sale: \$2,375,000 (06/13)	
11 CRAWFORD RD	\$1,895,000
B: Tiffany Gallo & Andrew M Coats S: Jared Kallet & Laura Kallet Vol/Page: 4340/921, Date: 07/15/24, Warranty Mtg: Bank of America NA \$1,000,000 Use: 4 Bdrm Cape Cod, Lot: 104544sf Prior Sale: \$1,050,000 (11/18)	
7 FAIRVIEW DR	\$1,649,000
B: Mark A Stokvis & Namhee Stokvis S: John T Marshman & Ann Z Marshman Vol/Page: 4340/852, Date: 07/15/24, Warranty Mtg: Bay Equity LLC \$750,000 Use: 4 Bdrm Colonial, Lot: 87120sf Prior Sale: \$800,000 (07/00)	
33 HIAWATHA LN EXT	\$849,000
B: Qing Lin & Keng Lin S: 33 Hiawatha LLC Vol/Page: 4341/40, Date: 07/19/24, Warranty Mtg: Arc Home LLC \$594,300 Use: 4 Bdrm Split Level, Lot: 20473sf Prior Sale: \$570,000 (11/17)	
3 MAPLE LN	\$1,975,000
B: Ektaa Gandhi & Nikunj Gandhi S: Emily A Kugel & Frederick C Kugel Vol/Page: 4340/1156, Date: 07/17/24, Warranty Mtg: Sikorsky Fnci CU Inc \$1,480,000 Use: 5 Bdrm Colonial, Lot: 62291sf Prior Sale: \$1,265,000 (06/13)	
9 N SASCO CMN	\$2,755,000
B: Bradley Erlich & Jessica Erlich S: David S Atlas & Beth R Atlas Vol/Page: 4340/1046, Date: 07/17/24, Warranty Mtg: Wells Fargo Bank \$1,250,000 Use: 5 Bdrm Colonial, Lot: 33106sf Prior Sale: \$1,080,000 (05/98)	
2 NORPORT DR	\$2,000,000
B: Linda C Glascott, Tr for Linda C Glascott Lt S: Christopher Saunders Vol/Page: 4340/988, Date: 07/16/24, Warranty Use: 4 Bdrm Split Level, Lot: 15246sf Prior Sale: \$730,000 (12/01)	
12 NORTH AVE	\$1,820,000
B: Anna M Minogue & Terence M Minogue S: Eric Balay & Marie A Balay Vol/Page: 4340/1077, Date: 07/17/24, Warranty Mtg: Wells Fargo Bank \$1,274,000 Use: 3 Bdrm Colonial, Lot: 43560sf Prior Sale: \$1,140,000 (09/21)	
95 PARTRICK RD	\$1,575,000
B: Katherine D Jacob S: Charles L Stafford Vol/Page: 4340/954, Date: 07/15/24, Warranty Mtg: Key Bank NA \$766,550 Use: 2 Bdrm Cape Cod, Lot: 56628sf Prior Sale: \$1,225,000 (06/14)	

7 RIDGEWOOD LN	\$3,625,000
B: Jason E Rachlin & Adrienne Rachlin S: 7 Ridgewood Lane LLC Vol/Page: 4340/1018, Date: 07/17/24, Warranty Mtg: Bmo Bank Na \$2,718,750 Use: 4 Bdrm Cape Cod, Lot: 24829sf Prior Sale: \$850,000 (09/23)	
4 SYLVAN RD S	\$1,550,000
B: Christopher Tierno & Nicole Tierno S: Jeni Paoella & James Bianco Vol/Page: 4340/876, Date: 07/15/24, Warranty Mtg: Prosperity Home Mtg \$1,240,000 Use: 4 Bdrm Cape Cod, Lot: 32670sf Prior Sale: \$1,520,000 (12/21)	
10 WAKEMAN PL	\$3,501,000
B: Hollis Kleinert S: Christopher Cassell & Senta Cassell Vol/Page: 4340/1101, Date: 07/17/24, Warranty Mtg: Rocket Mortgage LLC \$2,100,000 Use: 5 Bdrm Colonial, Lot: 13504sf Prior Sale: \$2,500,000 (04/15)	

► MORTGAGES

11 BROOKSIDE DR	\$500,000
Jordan A Greenberg+ from Milford Bank	
4 DEXTER RD	\$100,000
Vittoria Maccaro+ from Bank of America NA	
22 JENNINGS CT	\$516,000
David J Schaefer+ from Bethpage Federal Credit Uni	
1 MARION RD	\$90,000
Lekha Mathew+ from Sikorsky Financial Credit Union	
21 RAYFIELD RD	\$15,000
Lisa Sealey+ from Figure Lending LLC	
3 RED COAT RD	\$135,000
Rita Costa+ from Rocket Mortgage	
41 RICHMONDVILLE AVE U:103	\$500,000
Joseph R Rokowski+ from Fairfield County Bank Corp	
16 WOODHILL RD	\$500,000
Paul D Levy+ from American Neighborhood Mtg Accept	

WILTON

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

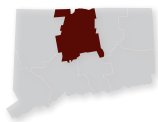
MARKET STATISTICS THROUGH MAY

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

► REAL ESTATE SALES

51 BRIARDALE PL	\$1,400,000
B: Christian Ciano & Andrea Ciano S: George F Morgan & Tracey M Morgan Vol/Page: 2571/1050, Date: 07/16/24, Warranty Mtg: US Bank NA \$840,000 Use: 4 Bdrm Colonial, Lot: 61420sf Prior Sale: \$577,500 (12/96)	
160 CATALPA RD	\$1,655,000
B: Jamie Knudsen & Peter Knudsen S: Sebnem Ozturk & Isik Gungen Vol/Page: 2571/1090, Date: 07/17/24, Warranty Mtg: Prosperity Home Mtg \$132,400 Use: 3 Bdrm Ranch, Lot: 87120sf Prior Sale: \$1,190,000 (08/21)	
9 CROWNE POND LN U:9	\$1,008,000
B: Yi Ma & Ting Zuo S: Andrew O Chow & Linda H Chow Vol/Page: 2571/1125, Date: 07/17/24, Warranty Mtg: JPMorgan Chase Bank \$585,000 Use: 4 Bdrm Condo Prior Sale: \$680,000 (09/04)	

11 DEERFIELD RD	\$614,000
B: Jacqueline Ballou S: Susan Sterling Vol/Page: 2571/987, Date: 07/16/24, Warranty Mtg: Citizens Bank \$571,020 Use: 3 Bdrm Cape Cod, Lot: 18853sf	
7 HUCKLEBERRY HILL RD	\$2,500,000
B: David W Doo & Amanda L Dinsmore S: Gcf 2022 Irt T & Deutsche Bk T Co Delaware Vol/Page: 2571/1086, Date: 07/17/24, Trustee Use: 5 Bdrm Colonial, Lot: 194713sf Prior Sale: \$2,500,000 (07/24)	
100 NOD HILL RD	\$3,675,000
B: Xiaoyun Zhang & Duncan R Rheingans-Yoo S: Thelma P Jones, Tr for Thelma Patricia Jones RET Vol/Page: 2572/27, Date: 07/19/24, Trustee Mtg: JPMorgan Chase Bank \$3,000,000 Use: 5 Bdrm Colonial, Lot: 99752sf Prior Sale: \$625,000 (11/97)	
149 OLD BOSTON RD	\$705,000
B: Charles A Howe & Emily M Howe S: Ting T Yuan & Jeremi Bigosinski Vol/Page: 2572/89, Date: 07/19/24, Warranty Mtg: US Bank NA \$564,000 Use: 3 Bdrm Ranch, Lot: 39640sf	
29 RANGE RD	\$990,000
B: Jeffrey Osta S: Susan P Senior Vol/Page: 2571/981, Date: 07/15/24, Warranty Use: 4 Bdrm Split Level, Lot: 45738sf	
99 TWIN OAK LN	\$1,385,000
B: David Goldbaum & Fabiola Goldbaum S: Bruce Macdonald & Marcy F Macdonald Vol/Page: 2571/1027, Date: 07/16/24, Warranty Mtg: Rocket Mortgage LLC \$480,000 Use: 5 Bdrm Colonial, Lot: 87556sf Prior Sale: \$500,000 (05/00)	
59 VILLAGE WALK U:59	\$430,000
B: Amy Blount S: Edyta Rozwadowski Vol/Page: 2571/1108, Date: 07/17/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$307,000 (09/11)	
129 W MEADOW RD	\$1,550,000
B: Cory Crosland & Anna Crosland S: Thomas F Scally Vol/Page: 2572/57, Date: 07/19/24, Warranty Mtg: US Bank NA \$1,240,000 Use: 4 Bdrm Colonial, Lot: 52510sf	
320 WESTPORT RD	\$1,275,000
B: Arash S Fard & Elnaz Shahbazali S: Neam Ahmed & Anisa Kelib Vol/Page: 2571/934, Date: 07/15/24, Warranty Mtg: US Bank NA \$875,000 Use: 4 Bdrm Colonial, Lot: 87556sf Prior Sale: \$819,000 (07/15)	
72-74 WILRIDGE RD	\$600,000
B: Soe Aldana & Nancy Velasquez S: Svenson Helge Est & Mark Stevenson Vol/Page: 2571/908, Date: 07/15/24, Executor Mtg: US Bank NA \$480,000 Use: Residential-Multiple Bldgs, Lot: 43560sf	
► MORTGAGES	
93 CARRIAGE RD	\$350,000
Samy B Aissa+ from Better Mortgage Corp	
152 MATHER ST	\$432,600
Peter J Holfelder Jr+ from Citizens Bank	
264 NEW CANAAN RD	\$20,000
James P Pickering Jr+ from Connex Credit Union	
363 NEWTOWN TPKE	\$125,000
Gregory P Feit+ from Savings Bank of Danbury	
5 SPRUCE MEADOW CT	\$500,000
Frances Lenich+ from TD Bank NA	



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

44 AVONWOOD RD U:213	\$165,000
B: Avon Place LLC	
S: John Barisano	
Vol/Page: 795/228, Date: 07/15/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$122,000 (09/89)	
3 COLUMBUS CIR	\$105,000
B: Titan Holdings LLC	
S: Margaret Alfeld	
Vol/Page: 795/483, Date: 07/19/24, Warranty	
Mtg: Henry Kaplon \$117,000	
Use: 1Fam-4Fam Residence, Lot: 6534sf	
Prior Sale: \$210,000 (04/07)	
5 ECHO LN U:5	\$561,000
B: Jeana Occhialini	
S: Robert C Severino & Barbara V Castillo	
Vol/Page: 795/246, Date: 07/16/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$452,000 (09/22)	
455 LOVELY ST	\$166,600
B: Husky Development LLC	
S: Jed Carini	
Vol/Page: 795/218, Date: 07/15/24, Warranty	
Use: Residential Open Land, Lot: 150282sf	
14 MIDLANDS DR	\$499,000
B: Aaron Feld & Natalie Summa	
S: Merrily L Dunford	
Vol/Page: 795/249, Date: 07/16/24, Warranty	
Mtg: Total Mtg Svcs \$399,200	
Use: 3 Bdrm Split Level, Lot: 30492sf	
239 OLD FARMS RD U:17A	\$120,000
B: Zachary Lorinsky	
S: Katherine E Case	
Vol/Page: 795/446, Date: 07/18/24, Warranty	
Mtg: New American Funding \$114,000	
Use: 1 Bdrm Condo	
Prior Sale: \$68,900 (01/04)	
9 SUNNYRIDGE RD	\$740,000
B: Jonathan Reis & Jenna Korbut	
S: Teresa Morrison & Diana Morrison	
Vol/Page: 795/140, Date: 07/12/24, Warranty	
Mtg: Fairway Ind Mtg \$621,860	
Use: 4 Bdrm Colonial, Lot: 42253sf	
Prior Sale: \$624,900 (08/22)	
75 SYLVAN ST	\$165,000
B: Amco Development LLC	
S: Susan K Ferrigno	
Vol/Page: 795/163, Date: 07/15/24, Warranty	
Mtg: Sachem Capital Corp \$160,000	
Use: Residential Open Land, Lot: 79715sf	
Prior Sale: \$150,000 (11/16)	

77 SYLVAN ST	\$165,000
B: Amco Development LLC	
S: Susan K Ferrigno	
Vol/Page: 795/165, Date: 07/15/24, Warranty	
Mtg: Sachem Capital Corp \$160,000	
Use: Residential Open Land, Lot: 80150sf	
Prior Sale: \$130,000 (09/14)	
1 WILTON CT U:1	\$264,000
B: Naveen Wadhwa & Deepti Rawal	
S: Barbara Labarre	
Vol/Page: 795/115, Date: 07/12/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$117,000 (08/92)	

► FORECLOSURE DEEDS

10 PINE HILL RD	\$410,500
B: A N D Management LLC	
S: Stephen Dimaria & Wilmington Svgs Fund Soc	
Vol/Page: 795/156, Date: 07/12/24, Committee	
Use: 3 Bdrm Ranch, Lot: 32234sf	
Prior Sale: \$380,000 (05/03)	

► MORTGAGES

3 COLUMBUS CIR	\$117,000
Titan Holdings LLC+ from Henry Kaplon	
38 LOVELY ST	\$149,000
Peter L Rullan+ from Connexus Credit Union	
80 SCOVILLE RD	\$175,100
Devin A Boisvert+ from Liberty Bank	
9 SUNNYRIDGE RD	\$621,860
Jonathan Reis+ from Fairway Independent Mortgage	

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

817 HIGH RD	\$380,000
B: Stacy Mathena	
S: St Jarre Regina M Est & Brian M St Jarre	
Vol/Page: 826/991, Date: 07/16/24, Fiduciary	
Mtg: Rocket Mortgage LLC \$341,440	
Use: 3 Bdrm Ranch, Lot: 20473sf	
21 IRIS WAY U:21	\$412,000
B: Pujia Mansukhani & Vinod K Mansukhani	
S: Michael P Egan & Margaret M Egan	
Vol/Page: 826/1021, Date: 07/16/24, Warranty	
Mtg: Guaranteed Rate Inc \$329,600	
Use: 3 Bdrm Condo, Lot: 43560sf	
Prior Sale: \$287,345 (01/10)	

24 LAWDALE ST	\$430,000
B: Conor J Shugrue	
S: Elliot R Antler	
Vol/Page: 826/1050, Date: 07/17/24, Warranty	
Mtg: Guaranteed Rate Inc \$230,000	
Use: 3 Bdrm Ranch, Lot: 16117sf	
Prior Sale: \$299,000 (07/21)	

10 YORK RD	\$405,000
B: Michael Blaha & Lauren Delvecchio	
S: Patricia T King	
Vol/Page: 826/952, Date: 07/15/24, Warranty	
Mtg: USAA Federal SB \$370,500	
Use: 3 Bdrm Ranch, Lot: 12197sf	
Prior Sale: \$225,500 (08/14)	

► MORTGAGES

74 CYNTHIA DR	\$50,000
Jessica R Petruzielo+ from Bank of America NA	
1014 FARMINGTON AVE	\$750,000
LLSS Realty LLC+ from DSJL Properties LLC	
1020 FARMINGTON AVE	\$750,000
LLSS Realty LLC+ from DSJL Properties LLC	
460 KENSINGTON RD	\$30,000
Suzanne E Slimskey+ from TD Bank NA	
550 LOWER LN	\$85,000
Kevin J King+ from Ion Bank	
77 MAIN ST	\$15,206
John D Norton+ from USA Housing and Urban Developm	
16 PLEASANT AVE	\$750,000
LLSS Realty LLC+ from DSJL Properties LLC	
282 SOMERSET DR	\$20,000
Mirek Golebiewski+ from Webster Bank	
65 SPICEWOOD LN	\$205,000
Raymond J Archacki+ from Liberty Bank	

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

5 BROOKDALE AVE	\$325,000
B: Nadine Wizzard & Cassandra J Dixon	
S: Xb Properties LLC	
Vol/Page: 2225/75, Date: 07/16/24, Warranty	
Mtg: First World Mortgage \$315,425	
Use: 3 Bdrm Colonial, Lot: 8712sf	
Prior Sale: \$70,000 (09/23)	
28 CHATEAU MARGAUX U:28	\$425,000
B: Sandra W Forand & Francis B Forand	
S: Lynn L Coda & Gary P Klein	
Vol/Page: 2225/35, Date: 07/15/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$229,900 (10/20)	

261 DUNCASTER RD	\$475,000
B: Scott Pinney & Jamie Pinney	
S: Benjamin J Skaught & Barbara I Steele	
Vol/Page: 2225/14, Date: 07/15/24, Warranty	
Mtg: Mtg Equity Partners \$451,250	
Use: 4 Bdrm Cape Cod, Lot: 41818sf	
Prior Sale: \$184,000 (03/92)	
9 GALE RD	\$650,000
B: David Coster & Kevin Kopelson	
S: Karen Martin	
Vol/Page: 2225/165, Date: 07/17/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 41382sf	
Prior Sale: \$500,000 (09/21)	
6 MALLARD DR	\$385,000
B: Cyrano R Jones	
S: Marvin Bachner	
Vol/Page: 2225/96, Date: 07/16/24, Warranty	
Mtg: Movement Mtg LLC \$225,000	
Use: 4 Bdrm Colonial, Lot: 31799sf	
85 PROSPECT ST	\$12,600,000
B: Townhouses At Prospect Pk	
S: Prospect Park Realty Lp	
Vol/Page: 2225/187, Date: 07/18/24, Warranty	
1 SCOTT DR	\$12,600,000
B: Townhouses At Prospect Pk	
S: Prospect Park Realty Lp	
Vol/Page: 2225/187, Date: 07/18/24, Warranty	
Use: Apartment Building, Lot: 415998sf	
81 SCOTT DR	\$12,600,000
B: Townhouses At Prospect Pk	
S: Prospect Park Realty Lp	
Vol/Page: 2225/187, Date: 07/18/24, Warranty	
451 SIMSBURY RD	\$572,000
B: Elizabeth H Schaff & Michael C Brunoli	
S: Peter C Walbert	
Vol/Page: 2225/142, Date: 07/17/24, Warranty	
Mtg: Movement Mtg LLC \$457,600	
Use: 4 Bdrm Colonial, Lot: 56192sf	
Prior Sale: \$212,500 (07/92)	
70 SUTTON PL U:70	\$123,000
B: Elsa Coko	
S: Brown Yvonne V Est & Carl M Christie	
Vol/Page: 2225/241, Date: 07/19/24, Executor	
Use: 2 Bdrm Condo	
Prior Sale: \$92,000 (10/21)	

► MORTGAGES

5 ARNOLD DR	\$100,000
Cynthia M Robbins+ from American Eagle Financial C	
BROOKDALE AVE	\$25,000
Nadine Wizzard-Edwards+ from Connecticut Housing F	
3 CAMELOT DR U:6	\$115,000
Victoria Bower+ from Prosperity Home Mortgage LLC	
3 CAMELOT DR U:6	\$25,000
Victoria Bower+ from Connecticut Housing Finance A	
12 PARENTS WAY	\$100,000
Ronnie Thomas+ from American Eagle Financial Credi	
357 PARK AVE	\$15,000
Keith L Martin+ from Manufacturers and Traders Tru	
71 PROSPECT ST	\$70,000
Deena Mosley+ from Liberty Bank	
11 SUNSET LN	\$236,000
Christopher E Gallagher+ from Northpointe Bank	
11 TALCOTTVIEW RD	\$184,167
Natasha McIntosh+ from Freedom Mortgage Corp	

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

365 ALLENTOWN RD U:36	\$420,000
B: Craig Donofrio & Judith Albright	
S: Barbara Bellonio & Lisa Torvinen	
Vol/Page: 2289/702, Date: 07/15/24, Warranty	
Mtg: Liberty Bk \$63,500	
Use: 3 Bdrm Condo	
65 DAMATO LN	\$405,000
B: Kelly Orsini & Michael Orsini	
S: Matthew D Nieman	
Vol/Page: 2289/855, Date: 07/15/24, Warranty	
Mtg: Plaza Home Mtg \$324,000	
Use: 3 Bdrm Split Level, Lot: 14810sf	
Prior Sale: \$250,000 (01/19)	
290 EAST RD	\$255,000
B: Pierre Marescot	
S: Mason Campbell	
Vol/Page: 2289/1198, Date: 07/18/24, Warranty	
Mtg: First World Mortgage \$239,218	
Use: 3 Bdrm Ranch, Lot: 5227sf	
Prior Sale: \$176,000 (04/22)	
100 ELAINE DR	\$460,000
B: Marie R Evans	
S: Ronald Greenier & Debra M Greenier	
Vol/Page: 2289/837, Date: 07/15/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 43560sf	
Prior Sale: \$165,000 (10/87)	
32 ELBERTA ST	\$364,900
B: Joan M Slason	
S: Corey L Thomas	
Vol/Page: 2289/925, Date: 07/16/24, Warranty	
Mtg: United Wholesale Mtg \$254,900	
Use: 3 Bdrm Split Level, Lot: 16553sf	
Prior Sale: \$235,000 (12/17)	
150 LYNN RD	\$460,000
B: Jenny M Bourgoin & Paul J Laferriere	
S: Blake D Bianca	
Vol/Page: 2290/79, Date: 07/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 33977sf	
135 OAKRIDGE RD	\$550,000
B: Ronald Greenier & Debra M Greenier	
S: Charles R Glendon & Rosamond H Glendon	
Vol/Page: 2289/743, Date: 07/15/24, Warranty	
Mtg: Liberty Bk \$270,000	
Use: 5 Bdrm Cape Cod, Lot: 150282sf	
90 OLD FARM RD	\$360,000
B: Matthew P Vitello & Ilona Toth	
S: Kimberly Newman, Tr for Newman Lt	
Vol/Page: 2290/93, Date: 07/19/24, Warranty	
Mtg: First World Mortgage \$353,479	
Use: 3 Bdrm Raised Ranch, Lot: 15246sf	
Prior Sale: \$300,000 (11/22)	
40 ROBERTS ST	\$250,000
B: Dylan L Barriault & Hailie A Aponte	
S: Joseph Dabrowski & Debra Dabrowski	
Vol/Page: 2289/946, Date: 07/16/24, Warranty	
Mtg: CT Housing Fin Auth \$25,000	
Use: 2 Bdrm Conventional, Lot: 6534sf	

80 ROYAL DR	\$520,000
B: Steven Leitao & Kayla Leitao	
S: John P Gohsler & Danielle E Gohsler	
Vol/Page: 2289/778, Date: 07/15/24, Warranty	
Mtg: Guaranteed Rate Inc \$494,000	
Use: 4 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$325,000 (04/10)	
20 RUSS LN	\$189,900
B: Dnels Home Improv LLC	
S: Play Action Prop LLC	
Vol/Page: 2290/54, Date: 07/19/24, Warranty	
Mtg: Velocity Comm Cap LLC \$174,275	
Use: 3 Bdrm Conventional, Lot: 11761sf	
Prior Sale: \$100,000 (02/24)	
4 VILLAGE ST	\$440,000
B: Kerri A Guglietta	
S: Gilberto Marrero	
Vol/Page: 2289/1117, Date: 07/18/24, Warranty	
Mtg: Fairway Ind Mtg \$308,000	
Use: 3 Bdrm Cape Cod, Lot: 15246sf	
Prior Sale: \$415,000 (06/23)	
53 WEST ST	\$353,000
B: Wei G Huang	
S: Hydrant Hldg LLC	
Vol/Page: 2289/1023, Date: 07/17/24, Warranty	
Mtg: Arc Home LLC \$264,750	
Use: 3-Family Family Flat, Lot: 5663sf	
Prior Sale: \$115,000 (05/16)	
277 WEST ST	\$365,000
B: Aesthetic Artist Profenl	
S: Afp Rity LLC	
Vol/Page: 2289/893, Date: 07/16/24, Warranty	
Mtg: Thomaston Svgs Bk \$273,750	
Use: Commercial Building, Lot: 21780sf	
Prior Sale: \$360,000 (04/24)	
71 WESTCHESTER DR	\$235,000
B: Ariana Almeida	
S: Stephanie A Glasgow	
Vol/Page: 2289/991, Date: 07/17/24, Warranty	
Mtg: Security National Mtg \$227,156	
Use: 2 Bdrm Ranch, Lot: 6970sf	
Prior Sale: \$142,500 (07/13)	
66 WOODFIELD RD	\$405,000
B: Jamie Leroy & Duane Layden	
S: Stoltz Donald H Est & Christopher M Stoltz	
Vol/Page: 2289/1114, Date: 07/18/24, Executor	
Use: 3 Bdrm Cape Cod, Lot: 15246sf	

► MORTGAGES

68 ARLINGTON ST	\$7,521
Louis D Vamvakas+ from USA Housing and Urban Devel	
34 BUCKINGHAM ST	\$236,250
Buckingham Palace LLC+ from NBT Bank NA	
24 CRONIN ST	\$100,000
Joanne E Duhaime+ from TD Bank NA	
290 EAST RD	\$25,000
Pierre Marescot+ from Connecticut Housing Finance	
341 FALL MOUNTAIN RD	\$390,000
Timothy H Gaughan+ from Rocket Mortgage	
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	

67 HICKORY ST	\$10,492
Dorothy Perez+ from USA Housing and Urban Developm	
7 HOBSON AVE	\$70,000
Joseph Willis+ from American Eagle Financial Credi	
206 MARCIA DR	\$216,000
Jay Komanetsky+ from Rocket Mortgage	
104 MARK ST	\$68,000
Christopher R Mann+ from LoanDepot.Com LLC	
22 MERRILL CT	\$50,000
Anne M Clark-Nelson+ from M&T Bank NA	
41 MILTON RD	\$14,637
David J Tanasi+ from USA Housing and Urban Develop	
90 OLD FARM RD	\$14,400
Matthew P Vitello+ from Connecticut Housing Financ	
189 PENNWOOD PL	\$90,000
Chester P Daniello+ from Harwood Fincl Llc	
288 PINE ST	\$4,282,000
Mpt Investments LLC+ from Lument Real Estate	
40 ROBERTS ST	\$240,130
Dylan L Barriault+ from CMG Home Loans	
111 STEARNS ST	\$339,843
Keaton Orourke+ from Newrez LLC	
32 SUMMER GLN	\$200,000
Isaac J Yao+ from Bank of America NA	
89 VIEW ST	\$258,000
Eric D James+ from American Heritage	
225 WESTWOOD RD	\$160,000
Donald V Padlo+ from CSE Credit Union Inc	
84 WINDING BROOK RD	\$305,250
Faith M Brouker+ from Mr Cooper	

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

175 GREAT PYRENEES WAY	\$125,000
B: Sean C Smith & Sarah L Lafleur	
S: Dale Landeen & Laura A Landeen	
Vol/Page: 395/84, Date: 07/16/24, Warranty	
Use: Residential Open Land, Lot: 54886sf	
92 NELSON DR	\$1,398,819
B: Jeffrey R Hahn & Christine M Hahn	
S: Carrier Home Builders Inc	
Vol/Page: 395/52, Date: 07/15/24, Warranty	
Mtg: Union Savings Bank \$325,000	
Use: 4 Bdrm, Lot: 107463sf	

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

9 GARRETT RD	\$980,000
B: Joseph E Scuria & Julia Q Scuria	
S: Dominique Signorel & Elizabeth Pelletier	
Vol/Page: 483/403, Date: 07/16/24, Warranty	
Mtg: Ark-La-Tex Fin Svcs \$765,000	
Use: 4 Bdrm Cape Cod, Lot: 104108sf	
Prior Sale: \$580,000 (09/19)	

► MORTGAGES

141 TORRINGTON AVE	\$332,500
Michael Harkins+ from Prosperity Home Mortgage LLC	
112 W MOUNTAIN RD	\$60,000
Megan Fields+ from Bank of America NA	

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

4 RANDALL AVE	\$390,000
B: Lowela Ogayre	
S: Steven J Cline & Rachel E Cline	
Vol/Page: 242/57, Date: 07/15/24, Warranty	
Mtg: Fairway Ind Mtg \$382,936	
Use: 3 Bdrm Colonial, Lot: 42200sf	
Prior Sale: \$264,500 (01/20)	

► MORTGAGES

143-145 N MAIN ST	\$250,000
Paul Martins+ from Members Mortgage Co Inc	
21 NEWGATE RD	\$225,000
Stanley F Sedor Jr+ from Farm Credit East ACA	
27 NUTMEG RD	\$60,930
Barbara A Dubois+ from 360 Federal Credit Union	
30 WASHINGTON RIDGE RD	\$15,320
Andrew E Galarneau+ from USA Housing and Urban Dev	

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

22 BARBARA DR	\$336,000
B: David Patrick & Kelly K Vincent	
S: Tu N Huynh	
Vol/Page: 4246/922, Date: 07/17/24, Warranty	
Mtg: Norwich Commercial Grp \$322,000	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$135,000 (11/19)	
244 BURNSIDE AVE	\$460,000
B: Deepak Sharma	
S: Michael E Mitchell & Ena Mitchell	
Vol/Page: 4246/1111, Date: 07/19/24, Warranty	
Mtg: Velocity Comm Cap LLC \$345,000	
141 CHESTER ST	\$300,000
B: Cassandra J Odom & Kayla M Odom	
S: Chris Crawford & Betty Crawford	
Vol/Page: 4246/1066, Date: 07/18/24, Warranty	
Mtg: First World Mortgage \$280,000	
Use: 4 Bdrm Ranch, Lot: 10890sf	
Prior Sale: \$130,000 (11/02)	
315 FELDSPAR RDG	\$123,571
B: Express Ct Hm Buyer LLC	
S: April Policki	
Vol/Page: 4246/1169, Date: 07/19/24, Warranty	

55 JANET DR	\$306,000
B: Saul Vargas	
S: Roberto R Colon & Ada Delgado	
Vol/Page: 4246/817, Date: 07/16/24, Warranty	
Mtg: Mortgage Research Ctr \$306,000	
Use: 3 Bdrm Ranch, Lot: 11761sf	
Prior Sale: \$253,000 (12/22)	

21-23 JUNE ST	\$360,000
B: Raymond P Quinones	
S: Javier A Masias	
Vol/Page: 4246/700, Date: 07/15/24, Warranty	
Mtg: United Wholesale Mtg \$342,000	
Use: 3-Family Family Flat, Lot: 4792sf	
Prior Sale: \$238,000 (07/20)	

73 LEGION DR	\$165,000
B: Hedgerow Properties LLC	
S: Gregory Hohmann	
Vol/Page: 4246/1014, Date: 07/18/24, Warranty	
Mtg: Michael R Maurer \$210,000	
Use: 4 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$23,500 (02/02)	

112 MALLARD DR	\$352,500
B: Adam Desrosiers	
S: Grejdius Henry Est & Diane Snow	
Vol/Page: 4246/1140, Date: 07/19/24, Executor	
Mtg: Norwich Commercial Grp \$311,000	
Use: 3 Bdrm Raised Ranch, Lot: 14810sf	

41 NASSAU CIR	\$300,000
B: Hector F Morales Jr	
S: Norman J Turgeon	
Vol/Page: 4246/1042, Date: 07/18/24, Warranty	
Mtg: Fairway Ind Mtg \$306,450	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	

52 NORMAN DR	\$315,000
B: Jose A Orellana	
S: Liacg Community Inv Fund	
Vol/Page: 4247/31, Date: 07/19/24, Warranty	
Mtg: Prysma Lending Group \$252,000	
Use: 3 Bdrm Raised Ranch, Lot: 16117sf	

29 PENDELTON DR	\$400,000
B: Robert Morison & Sara Morison	
S: Pesky Properties LLC	
Vol/Page: 4246/728, Date: 07/15/24, Warranty	
Mtg: Guaranteed Rate Affin \$300,000	
Use: 4 Bdrm Colonial, Lot: 15682sf	
Prior Sale: \$150,000 (03/24)	

116 PORTERBROOK AVE	\$192,500
B: Elizabeth Sullivan	
S: Gionfrido Marcia M Est & James Evans	
Vol/Page: 4246/1136, Date: 07/19/24, Executor	
Use: 2 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$138,000 (10/05)	

82 SAWKA DR	\$345,000
B: Jeremie Mwenebyake & Yvonne Alenga	
S: Lilian Ijomah	
Vol/Page: 4246/938, Date: 07/17/24, Warranty	
Mtg: CMG Mortgage Inc \$311,355	
Use: 3 Bdrm Split Level, Lot: 15246sf	
Prior Sale: \$154,000 (11/00)	

55 TAYLOR ST	\$260,000
B: Kimberly Arocho	
S: Mark Denison	
Vol/Page: 4246/752, Date: 07/15/24, Warranty	
Mtg: Total Mtg Svcs \$247,350	
Use: 3 Bdrm Ranch, Lot: 16117sf	
Prior Sale: \$210,000 (02/22)	

► MORTGAGES

144 CENTRAL AVE	\$15,535
Pedro J Cartagena+ from USA Housing and Urban Deve	

141 CHESTER ST	\$25,000
Kassandra J Odom+ from Connecticut Housing Finance	
10 EAGLE CT	\$167,887
Amanda Smith+ from Newrez LLC	
28 FULLER AVE	\$18,581
Tamika Taylor+ from Connecticut Housing Finance Au	
571 GOODWIN ST	\$25,000
Donofrio Patricia M Est+ from Daniel Donofrio	
82 HOLLAND LN	\$231,125
Michael Polowitzer+ from LoanDepot.Com LLC	
60 LAFAYETTE ST	\$47,145,000
Goodwin University Inc+ from State Of Ct Health An	
37 LINWOOD DR	\$155,000
Todd Perkoski+ from American Eagle Financial Credi	
112 MALLARD DR	\$25,000
Adam Desrosiers+ from Connecticut Housing Finance	
99 MCKEE ST	\$12,000
Bruce E Kabel+ from American Eagle Financial Credi	
55 MULCAHY DR	\$55,666
Kharissa M Taylor+ from USA Housing and Urban Deve	
52 NORMAN DR	\$252,000
Joseph A Orellana+ from Pryisma Lending Group LLC	
211 RIVERSIDE DR	\$47,145,000
Goodwin University Inc+ from State Of Ct Health An	
SAWKA DR	\$50,000
Jeremie M Mwenebyake+ from Connecticut Housing Fin	
60 STANLEY ST	\$123,750
Joseph Loprete+ from Newrez LLC	
131 TIFFANY RD	\$6,445
April Smith+ from USA Housing and Urban Developmen	
131 WHITEHALL DR	\$100,000
Maxine Gordon+ from American Eagle Financial Credi	
40 WILLIAM ST	\$141,213
Express Ct Hm Buyers LLC+ from Loan Funder LLC	

EAST WINDSOR

TOWN CLERK:AMY R. LAM

11 Rye St, East Windsor, CT, 06016
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

11 REGGIE WAY U:B	\$340,000
B: Jeffrey P Bibeau & Laura K Bibeau	
S: Lisa P Dailey	
Vol/Page: 460/225, Date: 07/16/24, Warranty	
Mtg: Guaranteed Rate Affn \$230,000	
Use: 2 Bdrm Condo	
Prior Sale: \$234,900 (04/21)	
294 S MAIN ST L:8	\$26,750
B: John F Kupec 3rd	
S: Aimeett Rodriguez	
Vol/Page: 460/212, Date: 07/12/24, Conveyance	
Use: Mobile Home	
Prior Sale: \$26,500 (07/13)	

► MORTGAGES

27 CEMETERY RD	\$50,000
Shaughn Sargent+ from Citizens Bank	
66 CHAMBERLAIN RD	\$75,000
Coreen Seymour+ from Massmutual Federal Credit Uni	
140 ROCKVILLE RD	\$50,000
Casey R Wolverton+ from Bank of America NA	
351 SCANTIC RD	\$75,000
Albert J Gelsomino+ from Rocket Mortgage	

151 TROMLEY RD	\$50,000
Paul J Moreno+ from Liberty 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

14 ALAIMO DR	\$250,000
B: Christopher M Cacula	
S: First Lien Hecm Reo LLC	
Vol/Page: 2910/17, Date: 07/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 12632sf	
19 ALDEN AVE	\$259,000
B: Erykah Morgan	
S: Eric L Cormier & Kaycee Hubbard	
Vol/Page: 2909/675, Date: 07/15/24, Warranty	
Mtg: CMG Mortgage Inc \$246,050	
Use: 2-Family Family Flat, Lot: 6534sf	
Prior Sale: \$230,000 (05/23)	
BROAD BROOK RD	\$144,000
B: Owen Jarmoc	
S: Ann Scott & Michael Parakilas	
Vol/Page: 2909/878, Date: 07/16/24, Warranty	
73 COLLEGE ST	\$300,000
B: Evans Harris	
S: Diamond Homes LLC	
Vol/Page: 2909/1008, Date: 07/18/24, Warranty	
Mtg: First World Mortgage \$294,566	
Use: 4 Bdrm Conventional, Lot: 10475sf	
Prior Sale: \$130,000 (08/22)	
25 DONNA ST	\$205,000
B: Marek Gusciora	
S: First Lien Hecm Reo LLC	
Vol/Page: 2909/948, Date: 07/17/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$204,000	
Use: 3 Bdrm Ranch, Lot: 13068sf	
1180 ENFIELD ST	\$265,000
B: Leah J Annunziato & Robert Souza	
S: Play Action Prop LLC	
Vol/Page: 2909/916, Date: 07/17/24, Warranty	
Mtg: LoanDepot.Com \$255,682	
Use: 3 Bdrm Cape Cod, Lot: 12632sf	
Prior Sale: \$174,400 (12/23)	
28 MIDDLE RD U:3A	\$244,000
B: Rachel K Robie	
S: Cynthia C Shaughnessy	
Vol/Page: 2909/745, Date: 07/15/24, Warranty	
Mtg: First World Mortgage \$236,680	
Use: 2 Bdrm Condo	
Prior Sale: \$209,900 (09/22)	
240 N MAPLE ST	\$177,500
B: Krishna A Ganne	
S: Williams Paul L Est & Nichole A Williams	
Vol/Page: 2909/712, Date: 07/15/24, Executor	
Use: 5 Bdrm Conventional, Lot: 25700sf	
Prior Sale: \$110,000 (06/12)	
4 ORCHARD HILL DR	\$342,000
B: Corine B Ernst & David K Ernst	
S: Debora Jones	
Vol/Page: 2909/653, Date: 07/15/24, Warranty	
Mtg: Movement Mtg LLC \$262,000	
Use: 3 Bdrm Ranch, Lot: 11326sf	
Prior Sale: \$212,000 (08/19)	

4 WEYMOUTH RD	\$240,000
B: Thomas W Korzynski	
S: Ildiko Vamos & Eugene Vamos	
Vol/Page: 2909/1030, Date: 07/18/24, Warranty	
Mtg: Prosperity Home Mtg \$223,500	
Use: 2 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$81,900 (05/98)	

► MORTGAGES

18 ALBAN RD	\$106,400
Robert J Dembinske Jr+ from American Eagle Financi	
19 ALDEN AVE	\$103,360
Erykah Morgan+ from Connecticut Housing Finance Au	
38 ALDEN AVE	\$160,000
60 Windsor Street LLC+ from Windsor Federal Bank	
73 COLLEGE ST	\$18,750
Evans Harris+ from Connecticut Housing Finance Aut	
1180 ENFIELD ST	\$25,000
Leah J Annunziato+ from Connecticut Housing Financ	
HICKORY LN	\$103,000
Thomas Korzynski+ from Connecticut Housing Finance	
18 HOLIDAY LN	\$112,800
Marcos J Rodriguez+ from Bank of America NA	
28 MIDDLE RD U:3A	\$9,760
Rachel K Robie+ from Connecticut Housing Finance A	
34 OHEAR AVE	\$60,000
Laurie A Pierce+ from River Bank	
85 PEARL ST	\$206,500
Madison Construction LLC+ from Hometown Equity Mtg	
27 PLAINFIELD ST	\$314,000
Nichole M Dolgos+ from Torrington Savings Bank	
52 PLEASANT RD	\$334,300
Trisha Christopher+ from United Wholesale Mortgage	
7 POWDER RIDGE RD	\$50,000
Lynne R Marullo+ from Webster Bank	
33 SAPPHIRE ST	\$306,776
Kevin Kormylo+ from Rocket Mortgage	
11 SHAKER RD	\$2,650,000
Vresthena LLC+ from Dedham Institution for Savings	
29 SILVER LN	\$296,510
Adolph Meza+ from Pennymac Loan Services LLC	
40 SPRUCELAND RD	\$70,000
Jamie M Renna+ from American Eagle Financial Credi	
60-64 WINDSOR ST	\$160,000
60 Windsor Street LLC+ from Windsor Federal Bank	
3 YALE CT	\$144,485
Lori Gates+ from Top Flite Financial Inc	

FARMINGTON

TOWN CLERK:MAUREEN FRINK

1 Monteith Dr, Farmington, CT, 06032
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

174 BATTERSON PARK RD	\$835,000
B: Katie Rong	
S: Joanne Crowley & Eric Crowley	
Vol/Page: 1275/528, Date: 07/16/24, Warranty	
Mtg: Bmo Bank \$750,000	
Use: 4 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$527,500 (01/20)	

17 DORSET LN.....	\$680,000
B: Christopher C Lepak & Jenna L Lepak S: Richard B Singer & Julija Singer Vol/Page: 1275/674, Date: 07/18/24, Warranty Mtg: Union Home Mortgage \$544,000 Use: 3 Bdrm Cape Cod, Lot: 36590sf Prior Sale: \$310,000 (01/97)	
5 ECHO LN	\$561,000
B: Jeana Occhialini S: Roberto C Severino & Barbara V Castillo Vol/Page: 1275/525, Date: 07/16/24, Warranty	
1230 FARMINGTON AVE U:B	\$285,000
B: Arabinda Sukla S: Chun K Wong & Man Y Chan Vol/Page: 1275/407, Date: 07/15/24, Warranty Mtg: CMG Mortgage Inc \$261,250 Use: 2 Bdrm Condo Prior Sale: \$122,000 (09/13)	
33 GREAT MEADOW LN U:33	\$310,000
B: Ether Mester S: Jeffrey T Judge Jr Vol/Page: 1275/621, Date: 07/17/24, Warranty Mtg: M&T Bank NA \$260,000 Use: 2 Bdrm Condo Prior Sale: \$300,000 (05/23)	
25 LAKEVIEW DR	\$550,000
B: Salem Eissa S: Charles H Boornazian & Barbara L Boornazian Vol/Page: 1275/454, Date: 07/15/24, Warranty Mtg: United Wholesale Mtg \$495,000 Use: 5 Bdrm Cape Cod, Lot: 30492sf Prior Sale: \$115,000 (09/87)	
27 LIDO RD	\$475,000
B: Bich Phan, Tr for Dinh V Tran S: Fred Choi & Akiko Choi Vol/Page: 1275/723, Date: 07/19/24, Warranty Mtg: Total Mtg Svcs \$403,750 Use: 3 Bdrm Raised Ranch, Lot: 9148sf Prior Sale: \$250,000 (06/10)	
7 LINCOLN ST	\$370,000
B: Kerry A Randall S: Gerard S Castle & Susan M Davenport Vol/Page: 1275/752, Date: 07/19/24, Warranty Mtg: Rocket Mortgage LLC \$296,000 Use: 4 Bdrm Cape Cod, Lot: 5663sf Prior Sale: \$195,000 (11/16)	
2 NORTHINGTON WAY	\$2,000,000
B: Swetha Namaia S: Jerry P Coyne & Kerry O Coyne Vol/Page: 1275/516, Date: 07/16/24, Warranty Use: 4 Bdrm Colonial, Lot: 79715sf Prior Sale: \$1,480,000 (12/18)	
159-161 PERRY ST	\$215,000
B: Cathleen Langlais S: Charles K Langlais & Carole A Langlais Vol/Page: 1275/582, Date: 07/16/24, Warranty Mtg: Bank of America NA \$204,250 Use: 2-Family Mlti-Unt Blg, Lot: 19602sf	
38 PINNACLE RD	\$481,000
B: Kelly C Blodinger & Joanne M Marchese S: Marchese Joanne M Est & Lawrence A Nadeau Vol/Page: 1275/697, Date: 07/18/24, Executor Mtg: Movement Mtg LLC \$384,800 Use: 4 Bdrm Cape Cod, Lot: 80150sf	

30 TANBARK TRL.....	\$868,069
B: Pradeep K Sahu & Brajeswari Sahu S: The Gardens LLC Vol/Page: 1275/552, Date: 07/16/24, Warranty Mtg: Union Savings Bank \$694,400 Use: 1-Family Colonial, Lot: 20473sf	

► MORTGAGES

10 BRIARWOOD RD.....	\$95,000
Louis F Serignese+ from CSE Credit Union Inc	
1230 FARMINGTON AVE U:B	\$11,000
Arabinda Sukla+ from Connecticut Housing Finance A	
1622 FARMINGTON AVE U:11	\$55,000
Louis C Siering 4th+ from Rocket Mortgage	
33 GREAT MEADOW LN U:33	\$260,000
Ethen Mester+ from M&T Bank NA	
38 LAKE GARDA DR.....	\$75,000
Chrisjon R Porter+ from American Eagle Financial C	
160 PLAINVILLE AVE	\$20,600
Brian Hess+ from American Eagle Financial Credit U	
117 TOWN FARM RD	\$75,000
David A Blake+ 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

8 12 ACRE LN	\$455,000
B: Paul A Mcfarlane S: James W Loomis & Carol L Loomis Vol/Page: 3814/219, Date: 07/15/24, Warranty Mtg: Northwest CommunityBk \$432,250 Use: 4 Bdrm Cape Cod, Lot: 16553sf Prior Sale: \$213,000 (05/88)	
463 CHIMNEY SWEEP HILL RD	\$625,000
B: Linda L Reuber S: Todd E Garabedian & Carolyn M Teschke Vol/Page: 3814/298, Date: 07/16/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 40075sf Prior Sale: \$199,900 (05/96)	
28 FAWN RUN.....	\$1,450,000
B: Ethan L Bernstein & Sruti S Velemakanni S: Linda A Edelwich & Michael Edelwich Vol/Page: 3814/432, Date: 07/17/24, Warranty Mtg: Washington Trust Mtg \$1,160,000 Use: 4 Bdrm Contemporary, Lot: 109336sf Prior Sale: \$670,000 (02/16)	
3688 HEBRON AVE.....	\$545,000
B: Bryan T Mathiau S: Linda M Vannoni Vol/Page: 3814/340, Date: 07/16/24, Warranty Mtg: Newrez LLC \$325,000 Use: 3 Bdrm Contemporary, Lot: 317988sf Prior Sale: \$298,000 (07/12)	

58 HUNTINGRIDGE DR	\$540,000
B: James Harris & Rebecca Harris S: Frederic S Comins Vol/Page: 3814/195, Date: 07/15/24, Warranty Mtg: JPMorgan Chase Bank \$286,000 Use: 3 Bdrm Contemporary, Lot: 40511sf Prior Sale: \$147,000 (06/87)	
201 KINNE RD.....	\$1,045,000
B: Abdul H Qazi S: Abliz Abduqadir Vol/Page: 3814/360, Date: 07/16/24, Warranty Mtg: US Bank NA \$760,000 Use: 4 Bdrm Colonial, Lot: 81022sf Prior Sale: \$680,000 (05/19)	
1761 MAIN ST	\$542,000
B: Eileen Segar S: Tamara L Pugh Vol/Page: 3814/337, Date: 07/16/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 19602sf Prior Sale: \$240,000 (10/17)	
26 STALLION DR	\$1,112,900
B: Pratik Biswal & Krishna Biswal S: Dependable Const LLC Vol/Page: 3814/256, Date: 07/15/24, Warranty Mtg: Rocket Mortgage LLC \$250,000 Use: Possible New Construction, Lot: 36155sf	
24 WESLEYAN RD	\$550,000
B: Paige E Baccaro S: Seoranie Singh Vol/Page: 3814/302, Date: 07/16/24, Warranty Mtg: Fairway Ind Mtg \$440,000 Use: 4 Bdrm Colonial, Lot: 14810sf Prior Sale: \$168,000 (09/97)	
45 WESTVIEW LN	\$350,000
B: Michaila Fuerst S: Jaeger Kathryn Est & Steven P Jaeger Vol/Page: 3814/385, Date: 07/16/24, Mtg: Movement Mtg LLC \$274,000 Use: 3 Bdrm Ranch, Lot: 19602sf Prior Sale: \$190,000 (02/02)	
► MORTGAGES	
191 3 MILE RD	\$100,000
David Constant+ from American Eagle Financial Cred	
360 DAYTON RD.....	\$610,000
Tracy S Watson+ from Citizens Bank	
140 EASTBURY HILL RD	\$168,000
Justin M Delisa+ from TD Bank NA	
396 EASTBURY HILL RD	\$461,397
Kenneth M Przysiecki+ from Federal Savings Bank	
28 FAWN RUN.....	\$217,500
Ethan L Bernstein+ from Washington Trust Co	
209 FOOTE RD	\$150,000
Jeffrey P Levesque+ from Spring EQ LLC	
107 GREAT POND RD	\$500,000
Steven Rohan+ from ReadyCap Lending LLC	
35 GREY ROCKS CT.....	\$70,000
William Docimo+ from Navy Federal Credit Union	
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	
67-69 HOPEWELL HTS.....	\$309,500
Ruth Shea+ from Anthony Mangiafico Jr	
2938 MAIN ST	\$4,500,000
Main St Group LLC+ from Worth Avenue Cap Llc	

24 PEMBROKE TER.....	\$94,200
Adebola Adeleke+ from Citizens Bank	
339 STRICKLAND ST.....	\$150,000
Aaron A Vafiades+ from Police Cu Of Ct	
45 WESTVIEW LN.....	\$50,000
Michaila Fuerst+ from Connecticut Housing Finance	

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

9 BROOKSIDE DR.....	\$550,000
B: Bethany Yarborough	
S: Gregory D Boucher & Jennifer Boucher	
Vol/Page: 465/1234, Date: 07/18/24, Warranty	
Mtg: Total Mtg Svcs \$522,500	
Use: 3 Bdrm Contemporary, Lot: 107593sf	
Prior Sale: \$310,000 (05/13)	
CANAL RD.....	\$270,000
B: Caldera Investments LLC	
S: William R Smith & Tracey Smith	
Vol/Page: 465/1126, Date: 07/15/24, Warranty	
509 SALMON BROOK ST.....	\$325,000
B: Grant Kelfkens	
S: Nadia A Demusz	
Vol/Page: 465/1194, Date: 07/17/24, Warranty	
Mtg: Liberty Bk \$308,050	
Use: 2 Bdrm Ranch, Lot: 20038sf	
Prior Sale: \$220,100 (05/19)	
249 SILVER ST.....	\$585,000
B: Barry Nickelsberg & Eleanor G Nickelsberg	
S: Jonathan E Brown & April C Brown	
Vol/Page: 466/7, Date: 07/18/24, Warranty	
Use: 4 Bdrm Contemporary, Lot: 435600sf	
Prior Sale: \$475,000 (12/21)	
267 SILVER ST.....	\$649,000
B: John Rickermann & Sue E Heinze	
S: Cheryl A Bragoni & Michele Bragoni	
Vol/Page: 465/1139, Date: 07/15/24, Warranty	
Mtg: PNC Bank \$274,000	
Use: 3 Bdrm Contemporary, Lot: 94961sf	
Prior Sale: \$415,000 (11/14)	

► MORTGAGES

129 BARN DOOR HILLS RD.....	\$743,695
Derek Campbell+ from Torrington Savings Bank	
101 BUSHY HILL RD.....	\$25,000
Joshua Case+ from Navy Federal Credit Union	
24 MAPLE HILL DR.....	\$20,000
Max R Haerter+ from Navy Federal Credit Union	
17 MASSACO LN.....	\$282,000
Stephanie Adams+ from Liberty Bank	
6 PINE HILL RD.....	\$197,000
Duane E Black Sr+ from First World Mortgage	
9 PRATT FARM RD.....	\$70,000
Kristine K Ferret+ from 360 Federal Credit Union	

HARTFORD

TOWN CLERK:NOEL MCGREGOR JR
550 Main St, Flr 1, Ste 104, Hartford, CT, 06114
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

22 BODWELL ST.....	\$265,000
B: Walnes Agustin	
S: Herrea Johnny Est & Virginia Medina	
Vol/Page: 8281/8, Date: 07/17/24, Executor	
Mtg: First World Mortgage \$238,500	
Use: 2-Family Two Family, Lot: 5750sf	
Prior Sale: \$150,000 (05/22)	
95-97 BROWN ST.....	\$400,000
B: Smith Pochette	
S: Luis Loubriel	
Vol/Page: 8281/319, Date: 07/19/24, Warranty	
Mtg: First World Mortgage \$376,200	
Use: 3-Family Mlti-Unt Blg, Lot: 5502sf	
Prior Sale: \$235,000 (10/20)	
61 CABOT ST.....	\$25,000
B: 527 Main St Prop LLC	
S: Gamal Walker	
Vol/Page: 8281/159, Date: 07/18/24, Warranty	
Use: Residential Developable Land, Lot: 6007sf	
Prior Sale: \$15,000 (08/05)	
451 CAMPFIELD AVE.....	\$350,000
B: Janet Q Quintanilla & Luis A Colon	
S: N&R Logistic LLC	
Vol/Page: 8281/272, Date: 07/19/24, Warranty	
Mtg: Visionary Lenders \$315,000	
Use: 4 Bdrm Colonial, Lot: 6499sf	
Prior Sale: \$207,000 (09/23)	
54-56 CHATHAM ST.....	\$400,000
B: Terry A Smith	
S: Juliann Butler	
Vol/Page: 8281/288, Date: 07/19/24, Warranty	
Mtg: First World Mortgage \$380,000	
Use: 2-Family Two Family, Lot: 6412sf	
9 ELLIOTT PL.....	\$190,000
B: William Roberts	
S: Porfirio Coronado	
Vol/Page: 8280/167, Date: 07/16/24, Warranty	
Mtg: First World Mortgage \$174,000	
Use: 3 Bdrm Old Style, Lot: 7501sf	
Prior Sale: \$106,000 (10/06)	
211 FRANKLIN AVE.....	\$150,000
B: Freeman Capital Mgmt LLC	
S: Adel A Tapia	
Vol/Page: 8280/69, Date: 07/15/24, Warranty	
Use: 2-Family Two Family, Lot: 7649sf	
Prior Sale: \$235,000 (08/23)	
693-695 GARDEN ST.....	\$392,500
B: Jennifer Santucci	
S: Limitless Developers LLC	
Vol/Page: 8280/72, Date: 07/15/24, Warranty	
Mtg: Capital For Changelnc \$360,000	
Use: Apartment Building, Lot: 10454sf	
Prior Sale: \$305,000 (01/23)	
1 GOLD ST U:111.....	\$178,000
B: Christopher Condon	
S: 1013 Nationwide Inc	
Vol/Page: 8281/206, Date: 07/19/24, Warranty	
Use: Condo	

1 GOLD ST U:12D.....	\$178,000
B: Christopher Condon	
S: 1013 Nationwide Inc	
Vol/Page: 8281/206, Date: 07/19/24, Warranty	
Mtg: Plaza Home Mtg \$142,400	
Use: 1 Bdrm Condo	
Prior Sale: \$99,000 (05/09)	
123 GRANT ST.....	\$275,000
B: Damion D Abreau & Nalanie Ramnauth	
S: Elvin Gonzalez Jr & Krystal Melendez	
Vol/Page: 8280/110, Date: 07/15/24, Warranty	
Mtg: First World Mortgage \$261,250	
Use: 3 Bdrm Cape Cod, Lot: 5650sf	
Prior Sale: \$173,400 (06/20)	
24 HUMPHREY ST.....	\$265,000
B: Will B Moo	
S: Lsf9 Master Part T & Us Bank TNa Tr	
Vol/Page: 8280/326, Date: 07/17/24, Warranty	
Mtg: First World Mortgage \$250,650	
Use: 3 Bdrm Ranch, Lot: 5022sf	
Prior Sale: \$80,000 (06/95)	
26-28 LENOX ST.....	\$299,000
B: Linval Tapper & Eula J Mckeson	
S: Linwood T Braswell Jr & Yvette M Braswell	
Vol/Page: 8280/192, Date: 07/16/24, Warranty	
Mtg: Union Home Mortgage \$293,584	
Use: 2-Family Two Family, Lot: 8860sf	
Prior Sale: \$100,000 (02/12)	
208 MURPHY RD.....	\$675,000
B: Weston Investment LLC	
S: Inatl Brotherhood Of Elec	
Vol/Page: 8281/71, Date: 07/17/24, Warranty	
Use: Office Bldg-General, Lot: 43560sf	
102 N BEACON ST.....	\$287,500
B: Elwood L Hill Jr & Lynsey M Woodruff	
S: Paul W Mullerr, Tr for Robert E Muller RET	
Vol/Page: 8280/297, Date: 07/17/24, Trustee	
Use: 5 Bdrm Old Style, Lot: 11787sf	
102 N BEACON ST.....	\$287,500
B: Elwood L Hill Jr & Lynsey M Woodruff	
S: Mueller Marnie W Est & Paul W Mullerr	
Vol/Page: 8280/304, Date: 07/17/24, Executor	
Mtg: Fairway Ind Mtg \$460,000	
Use: 5 Bdrm Old Style, Lot: 11787sf	
Prior Sale: \$287,500 (07/24)	
114 SHARON ST.....	\$210,000
B: Derrick Harris	
S: Robin S Harris	
Vol/Page: 8280/32, Date: 07/15/24, Warranty	
Mtg: Rocket Mortgage LLC \$100,000	
Use: 2 Bdrm Ranch, Lot: 8398sf	
30 WOODLAND ST U:3H.....	\$145,000
B: Barbara R Burke	
S: Judith G Hunt	
Vol/Page: 8281/5, Date: 07/17/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$79,000 (08/19)	
NO STREET GIVEN.....	\$112,000
B: Marc-Bony Nazaire & Marie A Nazaire	
S: Jonathan A Rini	
Vol/Page: 8280/18, Date: 07/15/24, Warranty	
► MORTGAGES	
119 BEDFORD ST.....	\$4,000,000
Bedford Gdns Redev+ from Department Of Housing	
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	

119-137 BEDFORD ST \$16,010 Bedford Gdns Redev+ from Connecticut Housing Finan	158 COLLINS ST U:B1 \$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
120 BEDFORD ST \$4,000,000 Bedford Gdns Redev+ from Department Of Housing	158 COLLINS ST U:B2 \$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
131-133 BEDFORD ST \$3,384,300 Bedford Gdns Redev+ from Blue Hub Loan Fund	158 COLLINS ST U:C1 \$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
22 BODWELL ST \$25,000 Walnes Augustin+ from Connecticut Housing Finance	158 COLLINS ST U:C2 \$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
24 BOND ST \$262,000 Da Silva Tile & Marble+ from Equity Based Cap Llc	160 COLLINS ST U:A1 \$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
43 BRANFORD ST \$6,202 Kyona Copeland+ from USA Housing and Urban Develop	160 COLLINS ST U:A2 \$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
131-133 BROOK ST \$16,010 Bedford Gdns Redev+ from Connecticut Housing Finan	160 COLLINS ST U:B1 \$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
131-133 BROOK ST \$1,000,000 Bedford Gdns Redev+ from Cap Region Dev Auth	160 COLLINS ST U:B1 \$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
56 CATHERINE ST \$25,900 Catherine St T+ from Infinifinite Growth Hl	160 COLLINS ST U:B2 \$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
11 CHARTER OAK PL \$2,170,000 Main Hartford Hldg LLC+ from Archway Re Income Fun	160 COLLINS ST U:C1 \$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
54-56 CHATHAM ST \$18,750 Terry-Ann Smith+ from Connecticut Housing Finance	160 COLLINS ST U:C2 \$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
88-90 CLARK ST \$525,000 West Farms Partners LLC+ from RFLF 7 LLC	160-A COLLINS ST U:A1 \$9,500,000 Tov Towers LLC+ from EMG Transfer Agent LLC	2 GOODWIN CIR U:2 \$400,023 Lillard Lewis Jr+ from Mortgage Research Center
72 CLEVELAND AVE \$10,000 Jeanette Barnes+ from Hartford, City of	160-A COLLINS ST U:A2 \$9,500,000 Tov Towers LLC+ from EMG Transfer Agent LLC	133 GRANBY ST \$9,900 Rosetta Smith+ from Hartford, City of
154 COLLINS ST U:A1 \$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	202 GRANDVIEW TER \$7,638 Alphonso Ryan+ from USA Housing and Urban Developm
154 COLLINS ST U:A2 \$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	GRANT ST \$11,000 Nalanie Ramnauth+ from Connecticut Housing Finance
154 COLLINS ST U:C1 \$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	57 HARTFORD ST \$10,000 Betty L Burgess+ from Hartford, City of
154 COLLINS ST U:C2 \$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	132 HARVARD ST \$10,000 Jimmie L Delaine+ from Hartford, City of
156 COLLINS ST U:A1 \$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	168-170 HILLSIDE AVE \$25,825 168-170 Hillside Ave LLC+ from Homeowners Finance
156 COLLINS ST U:A2 \$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	24 HUMPHREY ST \$25,000 Will B Moo+ from Connecticut Housing Finance Autho
156 COLLINS ST U:B1 \$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	47-49 KENNETH ST \$425,000 Guillermo A Araujo+ from Global Funding Group
156 COLLINS ST U:B2 \$9,500,000 Tov Towers LLC+ from EMG Transfer Agent LLC	9 ELLIOTT PL \$25,000 William Roberts+ from Connecticut Housing Finance	25-27 KIBBE ST \$60,000 Willie Jones Jr+ from Cmnty Econ Dev Fund 1
156 COLLINS ST U:C1 \$9,500,000 Tov Towers LLC+ from EMG Transfer Agent LLC	21 EVERGREEN AVE U:A1 \$9,500,000 Tov Towers LLC+ from EMG Transfer Agent LLC	25-27 KIBBE ST \$100,000 Willie Jones Jr+ from Cmnty Econ Dev Fund 1
156 COLLINS ST U:C2 \$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	243 LAUREL ST U:A1 \$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	21 EVERGREEN AVE U:A3 \$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
156-A COLLINS ST U:A2 \$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	243 LAUREL ST U:A3 \$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	21 EVERGREEN AVE U:A5 \$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
156-A COLLINS ST U:B1 \$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	243 LAUREL ST U:A5 \$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	21 EVERGREEN AVE U:A7 \$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
156-A COLLINS ST U:B3 \$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	243 LAUREL ST U:B1 \$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	21 EVERGREEN AVE U:B10 \$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
156-A COLLINS ST U:C2 \$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	243 LAUREL ST U:B3 \$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	21 EVERGREEN AVE U:B12 \$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
158 COLLINS ST U:A1 \$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	243 LAUREL ST U:B5 \$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	21 EVERGREEN AVE U:B14 \$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	
78 MONROE ST	\$45,000
Lurbin A Montes+ from Rocket Mortgage	
16-18 ORANGE ST	\$298,687
Rohan Morris+ from Thomaston Savings Bank	
214 ROGER ST	\$30,000
Belinda H Frierson+ from American Eagle Financial	
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	
122-124 SOUTH ST	\$425,000
Guillermo A Araujo+ from Global Funding Group	
40 VARMOR DR	\$262,000
Da Silva Tile & Marble+ from Equity Based Cap Llc	

HARTLAND

TOWN CLERK:THERESE GUNDERSEN

22 South Rd, Hartland, CT, 06027

Phone:860-653-0285

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	6
Median Price	\$361,500	\$350,000

► REAL ESTATE SALES

5 BALANCE ROCK RD	\$150,000
B: Dean G Martel	
S: Gregory T Sikes	
Vol/Page: 104/745, Date: 07/15/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 47916sf	

► MORTGAGES

70 FOX BROOK RD	\$75,000
Robert J Peterson+ from Liberty Bank	
511 GRANVILLE RD	\$120,000
Daniel J Oshea+ from Citizens Bank	

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

178 CENTER ST \$300,000

B: 180 Center Street LLC
S: Christopher Mcgarahan
Vol/Page: 4742/102, Date: 07/15/24, Warranty
Mtg: Christopher Mcgarahan \$300,000
Use: Residential Open Land, Lot: 7841sf
Prior Sale: \$275,000 (08/16)

25 FRECHETTE CIR..... \$580,000

B: James McIarney & Lauren Gage
S: Stephen M Liteplo & Karen M Lessard
Vol/Page: 4742/448, Date: 07/18/24, Warranty
Mtg: American Ngbd Mtg Acc \$448,000
Use: 3 Bdrm Contemporary, Lot: 22651sf
Prior Sale: \$369,000 (03/05)

50 GLENWOOD ST \$325,000

B: Seth Warner & Maxelle Neufville
S: Shaughathusein G Dalal
Vol/Page: 4742/119, Date: 07/15/24, Warranty
Mtg: Prosperity Home Mtg \$306,850
Use: 3 Bdrm Colonial, Lot: 8276sf

294 GREEN RD U:A..... \$215,000

B: Nagarjunaraidu Chilukuri & Chandana Peddineni
S: Christopher Wodarski & Izabela Wodarski
Vol/Page: 4742/61, Date: 07/15/24, Warranty
Mtg: Alliant Credit Union \$150,000
Use: 2 Bdrm Condo
Prior Sale: \$106,000 (07/05)

29 LEO J LN \$195,000

B: Js Re Investments LLC
S: Michael Cratty
Vol/Page: 4742/207, Date: 07/16/24, Warranty
Mtg: Quest T Co \$220,000
Use: 3 Bdrm, Lot: 6098sf
Prior Sale: \$100,000 (08/18)

43 MATHER ST \$270,000

B: Haley B Gurley
S: Deanna L Daniel
Vol/Page: 4742/369, Date: 07/18/24, Warranty
Mtg: Fairway Ind Mtg \$261,900
Use: 2 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$139,000 (06/08)

176 MIDDLE TPKE E..... \$150,000

B: 300 Washington LLC
S: Victor J Mckenzie & Krystal L Mckenzie
Vol/Page: 4742/413, Date: 07/18/24, Warranty
Mtg: Pinnacle Fnci Svc LLC \$150,000
Use: 3 Bdrm Cape Cod, Lot: 7841sf
Prior Sale: \$84,000 (05/00)

24 PROSPECT ST U:31 \$93,000

B: Reginald Davis Sr & Tracy Schulz
S: Mary A Donlon
Vol/Page: 4742/263, Date: 07/17/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$65,900 (08/04)

54 SANTINA DR..... \$337,000

B: Carey G King
S: Francoise M Dupont
Vol/Page: 4742/481, Date: 07/19/24, Warranty
Mtg: Bank of America NA \$320,150
Use: 3 Bdrm Ranch, Lot: 20909sf

97 SUMMIT ST \$460,000

B: Frankie Resto & Lori Resto
S: Irwin Janet T Est & Cheryl Cabral
Vol/Page: 4742/215, Date: 07/16/24, Warranty
Mtg: Magnolia Bank Inc \$296,800
Use: 2-Family Duplex, Lot: 29185sf

164 W CENTER ST..... \$370,000

B: Christopher J Prendergast
S: Ra Investments LLC
Vol/Page: 4741/1163, Date: 07/15/24, Warranty
Mtg: Liberty Bk \$351,500
Use: 2-Family Duplex, Lot: 4356sf
Prior Sale: \$265,000 (11/21)

35 WADDELL RD \$363,000

B: David A Mazzola
S: Miguel Castillo
Vol/Page: 4742/83, Date: 07/15/24, Warranty
Mtg: Norwich Commercial Grp \$344,850
Use: 2-Family Duplex, Lot: 6970sf
Prior Sale: \$286,000 (08/22)

134 WHITE ST..... \$300,000

B: Samantha Hurwitz
S: Colangelo Patrick P Est & Juliette A Kaplowe
Vol/Page: 4741/1190, Date: 07/15/24, Executor
Use: 3 Bdrm Cape Cod, Lot: 10019sf

► MORTGAGES

123 AMHERST DR..... \$180,000

Ryan Hurlburt+ from American Eagle Financial Credi

180 CENTER ST \$300,000

180 Center Street LLC+ from Christopher Mcgarahan

73 DEVON DR \$315,000

Laurie A Kozin+ from First World Mortgage

73 DEVON DR \$315,000

Laurie A Kozin+ from USA Housing and Urban Develop

26 EDISON RD \$15,000

Katherine M Fontaine+ from American Eagle Financia

2 FRENCH RD \$90,000

Michelle M Metzler+ from Achieve Financial Credit

152 HIGHWOOD DR..... \$100,000

Arthur E Bruder+ from Webster Bank

479 MAIN ST \$79,202

Robin M Marsh+ from Manchester Mun Fcu

173 MAPLE ST \$227,000

Miguel Davila+ from United Wholesale Mortgage

43 MATHER ST \$10,800

Haley B Gurley+ from Connecticut Housing Finance A

11 MEADOW LN..... \$100,000

Jeffrey E Minor+ from American Eagle Financial Cre

12 NORMAN ST \$100,000

John C Dennis+ from American Eagle Financial Credi

392 OAKLAND ST \$52,000

Laurie Scadden+ from TD Bank NA

37 PONDVIEW DR..... \$720,645

Jose C Fabian+ from Swift Home Loans Inc

211 SPRING ST \$337,500

R & A Rentals LLC+ from RCN Capital LLC

247 SUMMIT ST \$17,500

Bertha R Toutain+ from Citizens Bank

375 SUMMIT ST \$55,499

Deborah Molocko+ from Figure Lending LCC

398 SUMMIT ST \$263,000

Liton E Rozario+ from Rocket Mortgage

102 WOODBRIDGE ST..... \$56,000

Debra J Ackerman+ from Webster Bank

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

► REAL ESTATE SALES

10 AUSTIN DR \$560,000

B: Daniel Diaz
S: R & S Invs & Soln LLC
Vol/Page: 275/933, Date: 07/15/24, Warranty

6 HIGH POINT CMNS..... \$1,764,111

B: Carolyn Teschke & Todd E Garabedian
S: Ccc Construction LLC
Vol/Page: 275/957, Date: 07/15/24, Warranty
Use: Residential Open Land, Lot: 77101sf
Prior Sale: \$110,000 (08/22)

51 PORTLAND RD \$510,000

B: Kim A Bastarache & Craig R Bastarache
S: Laura A Sprague & Steven L Sprague
Vol/Page: 275/1033, Date: 07/17/24, Warranty
Mtg: First Federal Bank \$510,000
Use: 3 Bdrm Cape Cod, Lot: 625086sf
Prior Sale: \$330,000 (10/15)

10 SOUTH RD..... \$649,000

B: Perdomo L Perdomo & Todd E Garabedian
S: John Bellobuono & Gail Bellobuono
Vol/Page: 275/987, Date: 07/16/24, Warranty
Use: 3 Bdrm Colonial, Lot: 222156sf
Prior Sale: \$400,000 (09/11)

► MORTGAGES

4-10 AUSTIN DR..... \$360,000

Daniel Diaz+ from CMG Mortgage Inc

29 DENLER DR..... \$21,617

Mandie Lovett+ from USA Housing and Urban Developm

14 GLENWOOD RD \$17,000

Jacob F Nixon+ from Liberty Bank

6 HGHPOINT CMNS \$766,550

Todd E Garabedian+ from Guaranteed Rate Affinity L

4 HICKORY RD..... \$45,000

Rochelle Murphy+ from Liberty Bank

10 SOUTH RD..... \$616,550

John Perdomo+ from JP Morgan Chase Bank

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

97 AUSTIN ST \$270,000

B: Paulino Mejia
S: Ez4 Investments LLC
Vol/Page: 2189/524, Date: 07/15/24, Warranty
Mtg: United Wholesale Mtg \$258,241
Use: 2-Family Two Family, Lot: 5227sf
Prior Sale: \$190,000 (02/24)

267 BOOTH ST.....	\$250,000
B: Agnieszka Mrozek & Richard Pokorski S: Celina Pokorski Vol/Page: 2189/493, Date: 07/15/24, Quit Claim Use: 2-Family Two Family, Lot: 12197sf	
144 BRITTANY FARMS RD U:C.....	\$243,000
B: Haley Huang & Corey Zeng S: Saman B Chubineh Vol/Page: 2189/970, Date: 07/19/24, Warranty Mtg: Thomaston Svgs Bk \$194,400 Use: 2 Bdrm Condo Prior Sale: \$171,000 (06/10)	
280 BRITTANY FARMS RD U:F.....	\$230,000
B: Naveen Wadhwa & Deepti Rawal S: Sharmilee M Patel Vol/Page: 2189/919, Date: 07/18/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$100,000 (10/89)	
39 DWIGHT ST.....	\$262,000
B: Vmsu Property LLC S: Dennis Chui & Yau K Yuen Vol/Page: 2189/489, Date: 07/15/24, Warranty Use: 3-Family Family Flat, Lot: 7405sf Prior Sale: \$173,000 (08/04)	
779 EAST ST.....	\$253,000
B: Rosanna M Viera S: Alex Estrada Vol/Page: 2189/640, Date: 07/16/24, Warranty Mtg: Movement Mtg LLC \$158,000 Use: 4 Bdrm Cape Cod, Lot: 6970sf Prior Sale: \$123,000 (08/14)	
62 FAIRVIEW ST.....	\$263,000
B: Mahesh Kalla & Raju Kunaparaju S: Fernando Magalhaes & Rosa Maglaes Vol/Page: 2189/521, Date: 07/15/24, Warranty Use: Residential-Multiple Bldgs, Lot: 10890sf Prior Sale: \$100,000 (10/03)	
40 KNOLLWOOD DR.....	\$350,000
B: Christopher Rubino & Allison Rubino S: Karlames Elizabeth Est & James Beresford Vol/Page: 2189/963, Date: 07/19/24, Executor Mtg: Bonnie Fresen \$280,000 Use: 4 Bdrm Split Level, Lot: 21780sf	
66 LURTON ST.....	\$270,000
B: Orlando A Kelvin & Marsha K Kelvin S: Mugahed Alaqueel Vol/Page: 2189/743, Date: 07/16/24, Warranty Mtg: United Wholesale Mtg \$261,900 Use: 4 Bdrm Dutch Colonl, Lot: 6970sf Prior Sale: \$144,000 (01/21)	
48 N MOUNTAIN RD U:203.....	\$140,000
B: Carol Lopez S: 10 Beac Street LLC Vol/Page: 2189/779, Date: 07/17/24, Warranty Mtg: Rocket Mortgage LLC \$112,000 Use: 2 Bdrm Condo Prior Sale: \$38,850 (11/16)	
87 PLEASANT ST.....	\$355,000
B: Suzette Julmisse S: Flip It LLC Vol/Page: 2189/862, Date: 07/17/24, Warranty Mtg: Kind Lending \$337,250 Use: 2-Family Two Family, Lot: 12632sf Prior Sale: \$1,530,000 (09/04)	

52 ROBERTS ST.....	\$285,000
B: Antonio Santos S: Joseph Birttitteri & Cecelia Birritteri Vol/Page: 2189/958, Date: 07/18/24, Warranty Use: 2-Family Two Family, Lot: 8276sf Prior Sale: \$87,500 (07/94)	
50 WALNUT ST.....	\$235,000
B: R&j Group LLC S: Johnson Jonathan D Est & Claudia R Barbieri Vol/Page: 2189/613, Date: 07/16/24, Executor Mtg: Manhattan Beach LLC \$249,000 Use: 2-Family Two Family, Lot: 4356sf Prior Sale: \$139,900 (08/10)	
38 WILNA ST.....	\$255,000
B: Don R Thelort & Emcita Sealy S: Luigi Saraceno & Nancy M Saraceno Vol/Page: 2189/497, Date: 07/15/24, Warranty Mtg: Guaranteed Rate Inc \$242,250 Use: 3 Bdrm Cape Cod, Lot: 8276sf Prior Sale: \$55,000 (09/16)	

► MORTGAGES

76 BEACH ST.....	\$10,588
Juan A Rivera+ from USA Housing and Urban Developm	
104 BERKLEY ST.....	\$149
Maritza Lebron+ from USA Housing and Urban Develop	
110 CITY AVE.....	\$60,000
Alexis K Vargas Jr+ from American Eagle Financial	
CLINTON ST.....	\$25,000
Perla Girardo+ from Connecticut Housing Finance Au	
CLINTON ST.....	\$20,738
Chirag Gulati+ from Commission On Cmnty A	
36 CLINTON ST.....	\$35,734
Chirag Gulati+ from Commission On Cmnty A	
204 CLINTON ST.....	\$255,000
Perla Girardo+ from Guaranteed Rate Inc	
40 DENNIS DR.....	\$80,000
Barbara Papacs+ from Webster Bank	
19 DIX AVE.....	\$47,000
Aida I Figueroa+ from Franklin Trust Federal Credi	
779 EAST ST.....	\$10,120
Rosanna M Viera+ from Connecticut Housing Finance	
78 ELAM ST.....	\$178,062
Carlos Flores+ from Rocket Mortgage	
28 FARM CT.....	\$198,100
Andrea Wright+ from Webster Bank	
179 JUBILEE ST.....	\$328,700
Yvonne Ntakirutimana+ from M&T Bank NA	
179 JUBILEE ST.....	\$328,700
Yvonne Ntakirutimana+ from M&T Bank NA	
214 LAWLOR ST.....	\$25,000
Jose Ramos-Cordero+ from Manufacturers and Traders	
73 LINCOLN ST.....	\$25,000
Fazleh Rabbi+ from United State Fire Insurance Com	
73 LINCOLN ST.....	\$25,000
Fazleh Rabbi+ from United State Fire Insurance Com	
306 LINWOOD ST.....	\$250,000
Shawn P Hixson+ from Webster Bank	
66 LURTON ST.....	\$8,100
Orlando A Kelvin+ from United Wholesale Mortgage	
242 MAIN ST U:205.....	\$162,000
Arber Properties LLC+ from Thomaston Savings Bank	
100 MARLIN RD.....	\$20,000
William A Sanders+ from 360 Federal Credit Union	
205 MILL ST.....	\$50,000
Viane J Stromberg+ from Webster Bank	
419 RESERVOIR RD.....	\$90,000
Linda M Field+ from American Eagle Financial Credi	

46 ROXBURY RD.....	\$217,000
Hunter Mathena+ from Thomaston Savings Bank	
343 SLATER RD.....	\$225,000
343 Slater Road LLC+ from Loan Funder LLC	

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

95 7TH ST.....	\$260,000
B: Dariusz Bucior & Elzbieta B Bucior S: Michael A Hefner & Lisa M Hefner Vol/Page: 2405/543, Date: 07/15/24, Warranty Mtg: Citizens Bank \$182,000 Use: 2 Bdrm Duplex, Lot: 7841sf Prior Sale: \$62,000 (08/98)	
235 BOYLSTON ST.....	\$376,000
B: Nertili Semani & Blerina Pepi S: Elaine B Boland Vol/Page: 2405/568, Date: 07/15/24, Warranty Use: 3 Bdrm Raised Ranch, Lot: 10019sf	
33 BRINLEY WAY U:33.....	\$295,000
B: Claire F Sannini S: Conor J Shugrue & Steven J Shugrue Vol/Page: 2405/694, Date: 07/16/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$216,900 (08/06)	
624 CYPRESS RD U:624.....	\$194,000
B: Jsr Properties LLC S: Mary Palombizio Vol/Page: 2405/688, Date: 07/16/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$15,000 (06/94)	
546 FENN RD.....	\$295,000
B: Sophie Pokrifka & Alex M Fioritto S: Richard A Henderson Vol/Page: 2405/767, Date: 07/18/24, Warranty Mtg: Movement Mtg LLC \$236,000 Use: 2 Bdrm Ranch, Lot: 10019sf	
217 HARDING AVE.....	\$475,000
B: Thi Le S: A127 LLC Vol/Page: 2405/530, Date: 07/15/24, Warranty Use: 4 Bdrm Raised Ranch, Lot: 10890sf Prior Sale: \$125,000 (06/16)	
555 MAIN ST.....	\$185,000
B: Michael R Matthews S: Stein Ramstad Vol/Page: 2405/663, Date: 07/16/24, Warranty Mtg: Torrington Svgs Bk \$166,500 Use: 3 Bdrm Ranch, Lot: 10019sf Prior Sale: \$216,000 (11/05)	
80 MIAMI AVE.....	\$340,000
B: Sunita Dahal S: Paula C Park Vol/Page: 2405/498, Date: 07/15/24, Warranty Mtg: Homestead Fund Corp \$255,000 Use: 3 Bdrm Cape Cod, Lot: 7405sf	

35 PECKHAM FARM DR.....	\$756,746
B: Grace Babeng & Kwabena D Ofori S: Aa Denorfia Bldg & Dev LL Vol/Page: 2406/40, Date: 07/19/24, Warranty Use: Possible New Construction, Lot: 27007sf	
90 PICKENS DR	\$360,000
B: Luke Powers & Jacqueline Lovell S: Cascade Funding Mtg T Vol/Page: 2406/9, Date: 07/19/24, Warranty Mtg: Movement Mtg LLC \$306,000 Use: 3 Bdrm Split Level, Lot: 22216sf	
20 RAYMOND ST	\$355,000
B: Shawn Alderson S: Lempicki Zdzislawa T Est & Teresa Swanson Vol/Page: 2405/517, Date: 07/15/24, Executor Mtg: Douglas Alderson \$284,000 Use: 2 Bdrm Ranch, Lot: 17424sf	
84 RAYNEL RD	\$463,000
B: Huu C Le S: Usha R Agarwal Vol/Page: 2405/698, Date: 07/17/24, Warranty Mtg: AmWest Funding Corp \$277,800 Use: 2 Bdrm Raised Ranch, Lot: 10890sf Prior Sale: \$186,000 (08/90)	
936 WILLARD AVE	\$362,000
B: Owen L Thompson S: Robert J Todaro & Brittny C Todaro Vol/Page: 2405/603, Date: 07/15/24, Warranty Mtg: Norwich Commercial Grp \$312,000 Use: 3 Bdrm Ranch, Lot: 8712sf Prior Sale: \$189,900 (06/10)	

► MORTGAGES

55 CROWN RDG U:55.....	\$250,000
Pamela J House+ from Webster Bank	
93 GILBERT RD.....	\$85,000
Yaritza Marquez+ from Lakeview Loan Servicing LLC	
99 GRANDVIEW DR	\$142,450
Shirley Crosswaith+ from LoanDepot.Com LLC	
129 HARDING AVE	\$261,497
Hector M Gonzalez+ from Pennymac Loan Services LLC	
555 MAIN ST	\$15,000
Michael R Matthews+ from Torrington Savings Bank	
22 PARKER ST.....	\$232,500
Aarti Gyawali+ from AmWest Funding Corp.	
90 PICKENS DR	\$14,400
Luke Powers+ from Connecticut Housing Finance Auth	
936 WILLARD AVE	\$50,000
Owen L Thompson+ from Connecticut Housing Finance	

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

172 ARCADIA AVE.....	\$365,000
B: Donald Thennes S: Giuseppe Maimone & Joanne Doyon Vol/Page: 673/1099, Date: 07/15/24, Warranty Mtg: Total Mtg Svcs \$352,818 Use: 2 Bdrm Split Level, Lot: 11326sf Prior Sale: \$247,000 (08/20)	

30 BEECHWOOD RD	\$320,000
B: Juliet P Madore S: Daniel M Levesque Sr Vol/Page: 674/44, Date: 07/17/24, Warranty Mtg: A & D Mortgage LLC \$310,400 Use: 3 Bdrm Ranch, Lot: 21344sf Prior Sale: \$225,000 (12/18)	
10 BRUCE AVE.....	\$317,000
B: Marilou M Rosario S: Judith Albright Vol/Page: 673/1114, Date: 07/15/24, Warranty Mtg: Liberty Bk \$272,000 Use: 2 Bdrm Colonial, Lot: 13504sf Prior Sale: \$90,900 (01/99)	
9 DOMINICS CT U:9.....	\$635,000
B: Donald F Scholz & Kathleen Scholz S: Alexandra Manzin Vol/Page: 673/1036, Date: 07/15/24, Warranty Mtg: TD Bank NA \$476,250 Use: 3 Bdrm Condo Prior Sale: \$460,846 (01/18)	
33 MCDONALD ST.....	\$325,000
B: Anthony J Gray S: Asma F Khan & Khuram R Khan Vol/Page: 673/1150, Date: 07/15/24, Warranty Mtg: Torrington Svgs Bk \$252,000 Use: 3 Bdrm Ranch, Lot: 7841sf Prior Sale: \$170,000 (08/03)	
17 MERILINE AVE.....	\$320,000
B: Paola M Acosta & Ninoska Santos S: Jennifer Shorey & Christopher Fuller Vol/Page: 673/1057, Date: 07/15/24, Warranty Mtg: First World Mortgage \$295,000 Use: 4 Bdrm Old Style, Lot: 10890sf Prior Sale: \$150,000 (06/15)	
2 MILL RD U:2	\$515,000
B: James Estes & Angela Estes S: Dorota Sarnacki Vol/Page: 674/92, Date: 07/18/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$320,000 (05/17)	
20 NORTHAMPTON LN U:A1.....	\$262,000
B: Eric Scarpa S: Michael A Burek Vol/Page: 674/1, Date: 07/16/24, Warranty Mtg: William Raveis Mtg Co \$192,000 Use: Condo	
15 OAKWOOD CIR U:15.....	\$495,767
B: Venkata U Kumar & Lakshmi P Panganajamula S: Trumbull Homes LLC Vol/Page: 673/1255, Date: 07/16/24, Warranty Mtg: Chelsea Groton Bank \$445,133 Use: Possible New Construction	
53 STILLWELL DR	\$300,000
B: Apostol J Reyes S: Monserrate Santiago & Aldorfo Rodriguez Vol/Page: 673/1183, Date: 07/15/24, Warranty Mtg: Total Mtg Svcs \$294,566 Use: 2-Family Duplex, Lot: 8712sf Prior Sale: \$100,000 (04/01)	

147 STILLWELL DR	\$380,000
B: Stephanie Dridi & Chaker Dridi S: Diffrancesco Raymond R Est & Donna M Dickerson Vol/Page: 673/1080, Date: 07/15/24, Fiduciary Mtg: Leader Bank NA \$285,000 Use: 2-Family Duplex, Lot: 6534sf	
301 STILLWELL DR	\$395,000
B: Naomi L Miles & Denise Krom S: Brett D Wilson & Tomasz Sulewski Vol/Page: 673/987, Date: 07/15/24, Warranty Mtg: Plaza Home Mtg \$150,000 Use: 3 Bdrm Ranch, Lot: 12632sf Prior Sale: \$220,000 (08/15)	
6 TIMBER LN	\$353,500
B: Emma Helman S: Carolyn M Ingalls Vol/Page: 674/129, Date: 07/18/24, Warranty Mtg: Liberty Bk \$173,500 Use: 4 Bdrm Split Level, Lot: 15246sf	
220 W MAIN ST	\$300,000
B: Hiram Sepulveda Jr S: Verioska Goulet Vol/Page: 674/98, Date: 07/18/24, Warranty Mtg: Movement Mtg LLC \$270,000 Use: 3 Bdrm Dutch Colonl, Lot: 12197sf Prior Sale: \$187,000 (05/05)	

► MORTGAGES

10 BRUCE AVE.....	\$50,000
Marilou M Rosario+ from Connecticut Housing Financ	
9 DOMINICS CT U:9.....	\$476,250
Donald F Scholz+ from TD Bank NA	
30 HAYDEN AVE.....	\$271,836
Kalart Associates LLC+ from Thomaston Savings Bank	
17 HOMESTEAD AVE.....	\$70,000
Charles M Bassett Jr+ from M&T Bank NA	
20 HULTENIUS ST.....	\$271,836
Kalart Associates LLC+ from Thomaston Savings Bank	
30 HULTENIUS ST.....	\$271,836
Kalart Associates LLC+ from Thomaston Savings Bank	
102 LEDGE RD.....	\$10,928
Carlos Hernandez+ from USA Housing and Urban Devel	
20 MAXINE RD	\$165,000
Veronica P Colombo+ from M&T Bank NA	
33 MCDONALD ST.....	\$252,000
Anthony J Gray+ from Torrington Savings Bank	
MERILINE AVE.....	\$25,000
Paola M Acosta+ from Connecticut Housing Finance A	
100 NORTON PARK RD	\$5,738,000
Norton Park Partners LLC+ from Ion Bank	
5 SCHENONE CT	\$200,000
Madolyn E Morgan+ from Webster Bank	
STILLWELL DR.....	\$18,750
Apostol J Reyes+ from Connecticut Housing Finance	
6 TIMBER LN	\$50,000
Emma Helman+ from Connecticut Housing Finance Auth	
21 WASHBURN DR	\$180,000
Bruce D Marquis+ from M&T Bank NA	
71 WHITE OAK AVE.....	\$65,000
Reginald W Foster Jr+ from Webster Bank	
77 WILLIAMS ST	\$140,000
Dariusz Szymczyk+ from Webster Bank	

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

6 CRESTRIDGE RD **\$427,500**
B: Lauren M Rush
S: Sabrina Trocchi, Tr for Giuseppe Fiducia
Vol/Page: 761/698, Date: 07/16/24, Warranty
Mtg: Total Mtg Svcs \$360,000
Use: 4 Bdrm Ranch, Lot: 19602sf
Prior Sale: \$185,000 (12/94)

41 GLASTONBURY AVE..... **\$175,000**
B: Great River Holdings LLC
S: 41 Glastonbury Ave LLC
Vol/Page: 761/767, Date: 07/19/24, Warranty
Mtg: Forty One Glastonbury \$150,000
Use: 2 Bdrm Colonial, Lot: 22216sf

8 HUNTERS RDG..... **\$1,300,000**
B: Kevin M Burkhardt & Karen L Janelle
S: Dawn Boornazian, Tr for Dawn Boornazian Lt
Vol/Page: 761/838, Date: 07/19/24, Warranty
Mtg: Webster Bank \$410,000
Use: 5 Bdrm Colonial, Lot: 151589sf
Prior Sale: \$145,000 (01/01)

20 LITTLE OAK LN U:20 **\$263,000**
B: Zhucheng Li
S: Changhao Zheng
Vol/Page: 761/807, Date: 07/19/24, Warranty
Mtg: Metro City Bank \$150,000
Use: 2 Bdrm Condo
Prior Sale: \$152,500 (05/09)

3340 MAIN ST **\$410,000**
B: Adam Gore & Jennie Gore
S: Gabriella Lambros
Vol/Page: 761/631, Date: 07/15/24, Warranty
Mtg: LoanDepot.Com \$332,100
Use: 3 Bdrm Colonial, Lot: 29185sf
Prior Sale: \$270,000 (12/21)

35 ROSE CT U:35..... **\$385,000**
B: Sandro Fiducia & Paolina Fiducia
S: Elizabeth A Macdonald
Vol/Page: 761/750, Date: 07/18/24, Warranty
Use: 2 Bdrm Condo

2080 SILAS DEANE HWY **\$4,200,000**
B: 2080 Silas Deane Hwy LLC
S: 28 Professional Ctr LLC & Joseph Moruzzi
Vol/Page: 761/650, Date: 07/15/24, Warranty
Mtg: First Amer Exchange C \$3,700,000
Use: Office Bldg-General, Lot: 115434sf
Prior Sale: \$6,333,333 (03/14)

72 SPRINGBROOK DR..... **\$650,000**
B: Shannon Nelson & Joseph Brooker 3rd
S: Bugai George Est & Barbara Morton
Vol/Page: 761/790, Date: 07/19/24, Executor
Mtg: Fairway Ind Mtg \$500,000
Use: 2 Bdrm Cape Cod, Lot: 107158sf

► MORTGAGES

6 CRESTRIDGE RD **\$37,500**
Lauren M Rush+ from Connecticut Housing Finance Au

41 WATERS AVE..... **\$63,600**
Tara Bogucki+ from Thomaston Savings Bank

SIMSBURY

TOWN CLERK:TRISH MUNROE
933 Hopmeadow St, Simsbury, CT, 06092
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

22 ARROWHEAD DR..... **\$490,000**
B: Katherine B Roundy
S: Anne M Connelly & John K Connelly
Vol/Page: 1025/64, Date: 07/16/24, Warranty
Mtg: Leader Bank NA \$265,000
Use: 3 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$325,000 (07/08)

19 BROOK DR..... **\$751,000**
B: Tyler E Archer & Emily D Archer
S: Michael D Carley & Sharon M Carley
Vol/Page: 1025/139, Date: 07/18/24, Warranty
Mtg: Sanborn Mtg Corp \$450,000
Use: 4 Bdrm Colonial, Lot: 71438sf
Prior Sale: \$430,000 (08/17)

CANTON RD **\$100,000**
B: Valerie A Potanka
S: Roger C Adams Jr
Vol/Page: 1025/59, Date: 07/16/24, Warranty

3 CANTON RD..... **\$465,000**
B: Christopher H Olsen
S: Ieke Scully & Mark Scully
Vol/Page: 1024/1121, Date: 07/15/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 43124sf
Prior Sale: \$320,000 (12/23)

4 CANTON RD..... **\$580,000**
B: Michael Nanfria & Rebekah Nanfria
S: Geff Macdonald & Suzanne G Damato
Vol/Page: 1025/195, Date: 07/19/24, Warranty
Use: 4 Bdrm Colonial, Lot: 22216sf
Prior Sale: \$392,500 (07/08)

12 FAIRVIEW ST **\$355,000**
B: Leo Kennedy & Katelyn Candee
S: Michael S Hill & Wendy J Hill
Vol/Page: 1025/165, Date: 07/18/24, Warranty
Mtg: Liberty Bk \$319,500
Use: 3 Bdrm Colonial, Lot: 18295sf
Prior Sale: \$254,900 (05/05)

66 GORDON ST **\$495,000**
B: Ashley Brown-Bairos & Ilene B Brown
S: Noah J Hurlburt & Elizabeth M Hurlburt
Vol/Page: 1025/121, Date: 07/17/24, Warranty

45 HOLCOMB ST **\$580,000**
B: Joshua R Scott
S: Amy M Archambault
Vol/Page: 1025/81, Date: 07/16/24, Warranty
Mtg: Mutual Of Omaha Mtg \$464,000
Use: 4 Bdrm Colonial, Lot: 45738sf
Prior Sale: \$345,000 (06/17)

54 OLD STONE XING **\$1,140,750**
B: Sunny Yum
S: Michael G Gallerani & Sharon G Gallerani
Vol/Page: 1025/62, Date: 07/16/24, Warranty
Use: 6 Bdrm Colonial, Lot: 83635sf
Prior Sale: \$711,043 (04/99)

41 OWENS BROOK BLVD **\$450,000**
B: Daniel Stevens & Sandi Stevens
S: Lorette B Archer

Vol/Page: 1025/37, Date: 07/16/24, Warranty
Use: 4 Bdrm Split Level, Lot: 15682sf

32 PINNACLE MOUNTAIN RD **\$600,000**
B: Kai C Demusz & Nadia A Demusz
S: Constance Rinaldi
Vol/Page: 1025/104, Date: 07/17/24, Warranty
Mtg: Total Mtg Svcs \$540,000
Use: 4 Bdrm Colonial, Lot: 151589sf

► MORTGAGES

15 FERRY LN **\$1,034,911**
Michael R Smith+ from Veterans United Home Loans

22 GORDON ST **\$371,250**
Ashley Brown-Bairos+ from Waterstone Mortgage

2 HOPMEADOW ST..... **\$750,000**
2 Hopmeadow St Rlty Co LL+ from Silver Heights Cap

15 OX YOKE DR **\$100,000**
Scott B Barnett+ from Liberty Bank

41 QUEENS BROOK BLVD **\$427,500**
Sandra J Stevens+ from Movement Mortgage LLC

15 ROBIN RD **\$70,000**
Nelson Izquierdo+ from PNC Bank

158 TARIFFVILLE RD..... **\$285,000**
David Pulley+ from Northwest Community Bank

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

80 BEELZEBUB RD **\$420,000**
B: Norman Geoffrion & Carmen Fuentes
S: Joseph A Trahan
Vol/Page: 3060/1, Date: 07/11/24, Warranty
Mtg: Rocket Mortgage LLC \$399,000
Use: 3 Bdrm Ranch, Lot: 40946sf

10 DRAKE CT U:10 **\$451,000**
B: Abhishek K Sinha & Gayatri Sinha
S: Sivakumar Iyyadurai & Abinaya Natanam
Vol/Page: 3060/86, Date: 07/15/24, Warranty
Mtg: Chelsea Groton Bank \$428,450
Use: 3 Bdrm Condo
Prior Sale: \$260,000 (07/17)

66 FITCH MEADOW LN U:66..... **\$395,000**
B: Vida Aurelien
S: Lisa M Patriarco
Vol/Page: 3060/28, Date: 07/11/24, Warranty
Mtg: Total Mtg Svcs \$230,000
Use: 3 Bdrm Condo
Prior Sale: \$127,900 (12/97)

125 MOHEGAN TRL..... **\$418,750**
B: Lisa M Kirschner & Nicholas R Kirschner
S: Christa Weischedel, Tr for Christa Weischedel Lt
Vol/Page: 3060/143, Date: 07/15/24, Trustee
Use: 4 Bdrm Split Level, Lot: 26136sf

► MORTGAGES

15 BAILEY CIR U:15 **\$306,000**
Josephine Martinelli+ from American Eagle Financia

33 HIGH RIDGE RD	\$70,000
Kathryn E Rock-Burns+ from PeoplesBank (Holyoke MA)	
62 HIGH TOWER RD	\$280,830
Robert J King+ from Freedom Mortgage Corp	
186 LISA DR	\$40,000
Keith Keegan+ from US Bank NA	
201 LONG HILL RD	\$100,000
John D Derosa+ from American Eagle Financial Credi	
1207 TWIN CIRCLE DR U:1207	\$6,525
Christine A Benson+ from USA Housing and Urban Dev	

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

175 BERLIN AVE U:2	\$282,500
B: Casey Doyle	
S: Christopher J Monroe	
Vol/Page: 1609/636, Date: 07/15/24, Warranty	
Mtg: Cross Country Mtg Inc \$226,000	
Use: 2 Bdrm Condo	
Prior Sale: \$196,000 (05/18)	
178 BUTTERNUT LN	\$466,000
B: Gagan D Singh & Shano Chawla	
S: Lacells Donna M Est & Michael J Reardon	
Vol/Page: 1609/899, Date: 07/18/24, Executor	
Mtg: Charter Oak Fed Cr Un \$418,000	
Use: 4 Bdrm Colonial, Lot: 23958sf	
207 EAST ST	\$707,000
B: Denise Martin	
S: Steven M Sparks & April J Sparks	
Vol/Page: 1609/746, Date: 07/16/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 65340sf	
Prior Sale: \$562,900 (04/21)	
34 HIGHTOWER RD	\$370,000
B: Igor Dutka & Oksana Nagomiuk	
S: Zachary R Toth	
Vol/Page: 1609/752, Date: 07/16/24, Warranty	
Mtg: Guaranteed Rate Affin \$110,000	
Use: 2 Bdrm Contemporary, Lot: 20473sf	
Prior Sale: \$177,500 (05/91)	
238 MERIDEN AVE	\$375,000
B: James N Danyliw	
S: Alexandra Markette & Michael Dressel	
Vol/Page: 1609/579, Date: 07/15/24, Warranty	
Mtg: Rocket Mortgage LLC \$368,207	
Use: 3 Bdrm Colonial, Lot: 29621sf	
580 MERIDEN WATERBURY TPKE	\$547,425
B: Eduardo Haddad & Sheila Haddad	
S: Aa Denorfia Bldg & Dev LL	
Vol/Page: 1609/952, Date: 07/19/24, Warranty	
500 MILL ST U:1	\$451,000
B: Febronica F Dominic & Sriram Manavalan	
S: William R Mattingly	
Vol/Page: 1609/777, Date: 07/16/24, Warranty	
Mtg: Liberty Bk \$360,800	
Use: 2 Bdrm Condo	
Prior Sale: \$282,500 (06/19)	

105 OCTOBER LN	\$490,000
B: Kurt Rybczyk & Immacolata Rybczyk	
S: Dennis Michaud & Kimberly Michaud	
Vol/Page: 1609/559, Date: 07/15/24, Warranty	
Mtg: Cross Country Mtg Inc \$392,000	
Use: 3 Bdrm Split Level, Lot: 21344sf	
Prior Sale: \$181,900 (07/00)	
37 OLSON DR.....	\$485,000
B: Jonathan L Roth	
S: Theresa Granger & Timothy Granger	
Vol/Page: 1609/682, Date: 07/15/24, Warranty	
Mtg: Torrington Svgs Bk \$436,500	
Use: 4 Bdrm Contemporary, Lot: 22651sf	
Prior Sale: \$363,000 (01/08)	
88 ROBINDALE DR	\$360,000
B: Evan S Alpert & Malina Y Choi	
S: James D Tentoni 2nd	
Vol/Page: 1609/817, Date: 07/18/24, Warranty	
Mtg: Lower LLC \$306,000	
Use: 3 Bdrm Ranch, Lot: 13068sf	
Prior Sale: \$206,000 (09/17)	
697 S END RD U:9	\$420,000
B: Stephen Laponte & Nancy Laponte	
S: Edward F Haddad & Sheila M Haddad	
Vol/Page: 1609/954, Date: 07/19/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$234,000 (03/20)	
785 S END RD U:4	\$316,434
B: Pauline Zembrzusi, Tr for Pauline Zembrzusi T	
S: Lapenta Pamela G Est & Jennifer L Piascik	
Vol/Page: 1609/749, Date: 07/16/24, Executor	
Use: 3 Bdrm Condo	
172 THISTLE LN	\$495,000
B: Alyssa Pilkington & Casey Anthony	
S: Fay H Larson	
Vol/Page: 1609/612, Date: 07/15/24, Warranty	
Mtg: United Wholesale Mtg \$445,000	
Use: 4 Bdrm Colonial, Lot: 25700sf	
2 VILLAGE RD U:2	\$100,333
B: Susan Deluco & Michael Deluco	
S: Peter A Davis, Tr for Davis Ft	
Vol/Page: 1609/943, Date: 07/19/24, Trustee	
Use: 2 Bdrm Condo	
Prior Sale: \$152,000 (10/11)	
2 VILLAGE RD U:2	\$100,333
B: Susan Deluco & Michael Deluco	
S: Judith A Davis	
Vol/Page: 1609/946, Date: 07/19/24, Quit Claim	
Use: 2 Bdrm Condo	
Prior Sale: \$100,333 (07/24)	
2 VILLAGE RD U:2	\$100,333
B: Susan Deluco & Michael Deluco	
S: Jonathan D Davis	
Vol/Page: 1609/949, Date: 07/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$100,333 (07/24)	
185 WEST ST U:17	\$380,750
B: John W Fedytnyk	
S: Rajeev Nair	
Vol/Page: 1609/938, Date: 07/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$242,000 (07/15)	
490 WEST ST	\$300,000
B: Marisia A Fikiet & Nicholas Moskwa	
S: Putman Barbara A Est & David W Putman	
Vol/Page: 1609/576, Date: 07/15/24, Executor	
Use: 2 Bdrm Cape Cod, Lot: 12197sf	

12 ZWICKS FARM RD	\$239,000
B: Matthew Girard	
S: Desautels Virginia S Est & Deanna L Tino	
Vol/Page: 1609/857, Date: 07/18/24, Executor	
Mtg: Liberty Bk \$197,300	
Use: 2 Bdrm Ranch, Lot: 10454sf	

► MORTGAGES

44 APPLE GATE	\$120,000
Rohan Pande+ from LoanDepot.Com LLC	
53 ARLINGTON DR	\$100,000
Michael H Chen+ from Webster Bank	
175 BERLIN AVE U:2	\$50,000
Casey Doyle+ from Connecticut Housing Finance Auth	
209 HILLTOP DR.....	\$125,000
Jason S Miceli+ from American Eagle Financial Cred	
255 HITCHCOCK RD	\$37,100
Phillip J Mazeski+ from American Eagle Financial C	
19 JORDAN CT	\$50,000
James Russo+ from Valon Mortgage Inc	
224 MARION AVE	\$10,000
Charles F Vanliinter+ from TD Bank NA	
1181 OLD TURNPIKE RD.....	\$35,000
Thomas E Kammerer+ from Connex Credit Union	
43 PINEHURST XING	\$200,000
Andrew S Segalini+ from Citizens Bank	
273 QUEEN ST U:5A	\$3,578
Laura A Ward+ from USA Housing and Urban Developme	
159 SUNNYSLOPE DR	\$25,000
Craig Mccabe+ from American Eagle Financial Credit	
12 ZWICKS FARM RD	\$50,000
Matthew Girard+ from Connecticut Housing Finance Au	

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

8 BRAINTREE CT U:8.....	\$300,000
B: Allison Grubbs	
S: Paul A Placanico & Danielle L Placanico	
Vol/Page: 588/1095, Date: 07/16/24, Warranty	
Mtg: Polish National CU \$125,000	
Use: 2 Bdrm Condo, Lot: 436sf	
Prior Sale: \$190,000 (09/22)	
955 HALE ST	\$425,000
B: Caitlin Lucido	
S: No Limit Assets LLC	
Vol/Page: 588/1152, Date: 07/16/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 53143sf	
Prior Sale: \$315,000 (05/24)	
4 PEBBLESTONE CIR U:4	\$220,000
B: Michael Achatz Jr	
S: Rosemarie Patterson	
Vol/Page: 588/1079, Date: 07/15/24, Warranty	
Use: 3 Bdrm Condo	
99 S STONE ST	\$400,000
B: Kevin Turner & Stephanie Turner	
S: Bethany Yarbrough	
Vol/Page: 588/1114, Date: 07/16/24, Warranty	
Mtg: Homestead Fund Corp \$392,755	
Use: 4 Bdrm Colonial, Lot: 63162sf	

► MORTGAGES

9 CANBORNE WAY U:9	\$17,500
Joseph J Scata+ from American Eagle Financial Cred	
77 HALLADAY DR	\$268,620
Andrew R Vincent+ from PHH United States Mortgage	
2720 MOUNTAIN RD	\$200,000
Susan L Wilson+ from Liberty Bank	
1080 NORTH ST	\$24,300
John F Brookman+ from Windsor Federal Bank	
1092 RATLEY RD	\$305,250
Virgilio Garcia+ from Freedom Mortgage Corp	
S MAIN ST	\$800,000
Hamlet Homes LLC+ from David H Weeks	
S MAIN ST	\$800,000
Hamlet Homes LLC+ from David H Weeks	

WEST HARTFORD

TOWN CLERK:LEON DAVIDOFF

50 S Main St, Rm 313, West Hartford, CT, 06119
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

92 ARDMORE RD	\$606,000
B: Pawel Dyjak & Elzbieta Dyjak	
S: Bazzano Family LLC	
Vol/Page: 5320/536, Date: 07/15/24, Warranty	
Mtg: Prosperity Home Mtg \$372,000	
Use: 2-Family Two Family, Lot: 8276sf	
145 BEACON HILL DR	\$1,080,000
B: Jamie L Mccarthy & Scott M Mccarthy	
S: Ademir Leal	
Vol/Page: 5320/591, Date: 07/16/24, Warranty	
Mtg: Newrez LLC \$766,550	
Use: 4 Bdrm Colonial, Lot: 22651sf	
Prior Sale: \$485,000 (06/19)	
1379 BOULEVARD	\$562,000
B: Elizabeth M Fabbri & Jordan J Kowalski	
S: Jordan E Ross & Emily A Mellor	
Vol/Page: 5320/940, Date: 07/19/24, Warranty	
Mtg: PeoplesBank (Holyoke) \$504,000	
Use: 3 Bdrm Colonial, Lot: 8712sf	
Prior Sale: \$410,000 (01/19)	
1865 BOULEVARD	\$425,000
B: Sherri Schwartz	
S: Melody A Nichols	
Vol/Page: 5320/733, Date: 07/17/24, Warranty	
Mtg: First World Mortgage \$380,000	
Use: 3 Bdrm Colonial, Lot: 9583sf	
25 BRAMLEY RD	\$450,000
B: Xia Zou	
S: Kristina E Sechko	
Vol/Page: 5320/829, Date: 07/18/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 9148sf	
Prior Sale: \$415,000 (04/22)	
16 CHESTNUT LN	\$615,000
B: Timothy S Styles & Melissa A Styles	
S: Jaroslaw Koszykowski & Ewa Koszykowski	
Vol/Page: 5320/587, Date: 07/16/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 13939sf	
Prior Sale: \$380,500 (01/22)	

118 FLAGG RD	\$650,000
B: Neil C David	
S: Carol Mcdermott	
Vol/Page: 5320/916, Date: 07/19/24, Warranty	
Mtg: United Wholesale Mtg \$350,000	
Use: 4 Bdrm Colonial, Lot: 16553sf	
Prior Sale: \$190,000 (04/92)	
59 HENLEY WAY U:59	\$380,000
B: Jay Gershman & Nancy Gershman	
S: Eileen M Brogan	
Vol/Page: 5320/659, Date: 07/16/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$229,900 (03/20)	
34 KINGSWOOD RD	\$590,000
B: Mohsen Sahirad & Mariann B Sahirad	
S: Lucille M Gioello	
Vol/Page: 5320/727, Date: 07/17/24, Warranty	
Use: 2-Family Two Family, Lot: 10890sf	
Prior Sale: \$590,000 (07/24)	
779 PROSPECT AVE U:11	\$395,240
B: Karen J Martin	
S: Gina R Rosich	
Vol/Page: 5320/885, Date: 07/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$185,000 (03/19)	
274 RIDGEWOOD RD	\$504,000
B: Jennifer Stinson	
S: Nana Kurtidu	
Vol/Page: 5320/785, Date: 07/18/24, Warranty	
Mtg: Rocket Mortgage LLC \$254,000	
Use: 2 Bdrm Ranch, Lot: 15682sf	
Prior Sale: \$365,000 (04/22)	
88 RIGGS AVE	\$250,000
B: Kristen E Reilly	
S: Janice A Reilly	
Vol/Page: 5320/662, Date: 07/16/24, Warranty	
Mtg: Janice A Reilly \$250,000	
Use: 3 Bdrm Colonial, Lot: 11326sf	
216 S HIGHLAND ST	\$375,000
B: Jeremy Muller & Virginia H Byars	
S: Best Buyer LLC	
Vol/Page: 5320/616, Date: 07/16/24, Warranty	
Mtg: TD Bank NA \$356,225	
Use: 3 Bdrm Cape Cod, Lot: 4356sf	
Prior Sale: \$230,000 (01/24)	
59 SEQUIN RD	\$425,000
B: Caitlin Tzimorotas & Christopher F Ciccio	
S: Carole Perlman	
Vol/Page: 5320/857, Date: 07/18/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 13068sf	
5 TREEBOROUGH DR	\$585,000
B: Christopher Poudrette & Merrill Poudrette	
S: Maria R Demaio	
Vol/Page: 5320/812, Date: 07/18/24, Warranty	
Mtg: First World Mortgage \$409,500	
Use: 4 Bdrm Colonial, Lot: 10019sf	
Prior Sale: \$337,500 (12/05)	
1074 TROUT BROOK DR	\$300,000
B: Benchmark Prop Mgmt LLC	
S: Shafer James C Est & Ruth A Mcelraevy	
Vol/Page: 5320/832, Date: 07/18/24, Executor	
Use: 3 Bdrm Ranch, Lot: 12632sf	
Prior Sale: \$131,000 (02/02)	
169 WALDEN ST	\$385,000
B: Barbara C Frankel & Jeremy L Frankel	
S: Liata LLC	
Vol/Page: 5320/669, Date: 07/16/24, Warranty	
Use: 2 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$35,766 (08/10)	

214 WARRENTON AVE	\$517,000
B: Michelle S Baylor & Jason J Carl	
S: James B Wasoka & Claudia R Galvin	
Vol/Page: 5320/700, Date: 07/17/24, Warranty	
Mtg: First United B&T \$252,000	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$299,900 (05/13)	

► MORTGAGES

37 BOSWELL RD	\$50,000
Jonathan V Roscio+ from Newrez LLC	
11 BREWSTER RD	\$100,000
Oscar R Broekman+ from Citizens Bank	
175 BREWSTER RD	\$178,000
Gayle Z Levine+ from Berkshire Bank	
84 BROOKSIDE DR	\$230,000
Gaurav Shivhare+ from Citizens Bank	
50 FEDERAL ST	\$14,610
Angela Baker+ from West Hartford, Town of	
50 FEDERAL ST	\$2,265
Angela Baker+ from West Hartford, Town of	
68 GERTHMER DR	\$359,040
Martha J Madri+ from Swift Home Loans Inc	
35 HOLBROOK RD	\$27,484
Kristin M Kovalcek+ from USA Housing and Urban Dev	
53 JACKSON AVE	\$17,763
Nicholas J Dugan+ from USA Housing and Urban Devel	
33 LINWOLD DR	\$50,000
Scott Lydon+ from TD Bank NA	
30 MONTCLAIR DR	\$200,000
Miles Rappoport+ from Bank of America NA	
37 PORTAGE RD	\$265,000
Billings-Smith RET+ from PHH United States Mortgage	
48 SOMERSET ST	\$43,431
Lisa Handberry+ from TD Bank NA	
215 WARRENTON AVE	\$374,440
Michael Leahy+ from Rocket Mortgage	

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

357 BRIMFIELD RD	\$375,000
B: Marco Sartori & Jill Sartori	
S: Martina Revatta	
Vol/Page: 2171/253, Date: 07/18/24, Warranty	
Mtg: Rocket Mortgage LLC \$225,000	
Use: 3 Bdrm Ranch, Lot: 9148sf	
Prior Sale: \$265,000 (06/21)	
3 CARSON AVE	\$310,000
B: Rykle A Cooper	
S: Pace Home Buyers LLC	
Vol/Page: 2171/156, Date: 07/17/24, Warranty	
Mtg: Movement Mtg LLC \$300,700	
Use: 3 Bdrm Ranch, Lot: 9583sf	
Prior Sale: \$200,000 (05/24)	
160 CHURCH ST	\$557,111
B: Lisa Cozzi & Christopher W Cozzi	
S: Sean C Hurley & Amy S Hurley	
Vol/Page: 2171/278, Date: 07/18/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 20038sf	
Prior Sale: \$183,000 (01/93)	

245 COPPERMILL RD	\$467,000
B: Apurv Bhure & Krutuja Mokadam S: Samuel W Aaron & Marissa S Rodenstein Vol/Page: 2171/113, Date: 07/16/24, Warranty Mtg: US Bank NA \$400,001 Use: 3 Bdrm Ranch, Lot: 23522sf Prior Sale: \$379,000 (05/21)	
157 CREST ST	\$245,000
B: Play Action Properties LL S: Charles A Strause Vol/Page: 2171/44, Date: 07/16/24, Warranty Use: 3 Bdrm Split Level, Lot: 13068sf	
22 HAROLD ST	\$418,000
B: Michelle Yanaros S: Stephen Sargent Vol/Page: 2171/219, Date: 07/18/24, Warranty Mtg: William Raveis Mtg Co \$318,000 Use: 4 Bdrm Colonial, Lot: 16117sf Prior Sale: \$204,600 (01/19)	
92 REED DR	\$280,000
B: Joshua D Robertson S: Zachary Decaro Vol/Page: 2171/86, Date: 07/16/24, Warranty Mtg: LoanDepot.Com \$224,000 Use: 2 Bdrm Cape Cod, Lot: 7405sf Prior Sale: \$160,000 (05/22)	
165 SPRING ST U:165	\$240,000
B: Lillianna Reinhard S: Pandolfe Michael Est & Linda L Pandolfe Vol/Page: 2171/23, Date: 07/16/24, Mtg: Total Mtg Svcs \$192,000 Use: 2 Bdrm Condo, Lot: 1742sf Prior Sale: \$130,000 (07/12)	
120 VALLEY VIEW DR	\$380,000
B: Seena S Joseph S: James A Mcdonald Vol/Page: 2171/1, Date: 07/16/24, Warranty Use: 3 Bdrm Ranch, Lot: 9583sf	
24 WILLIAMS ST	\$150,000
B: James F Hughes S: Virginia A Ellegard Vol/Page: 2170/1160, Date: 07/15/24, Warranty Use: 3 Bdrm Ranch, Lot: 9148sf	
► MORTGAGES	
67 APPLE HL	\$110,000
Ralph M Keleher+ from American Eagle Financial Cre	
160 CARRIAGE HILL DR	\$318,000
Anthony Sala+ from Bank of America NA	
3 CARSON AVE	\$18,750
Rykley A Cooper+ from Connecticut Housing Finance	
59 CHURCHILL RD	\$137,800
Ashley E Mercier+ from American Eagle Financial Cr	
22 HAROLD ST	\$50,000
Michelle Yanaros+ from Connecticut Housing Finance	
444 HIGHLAND ST	\$50,000
Francisco Guimares Lobato+ from Liberty Bank	
20 HILLSDALE AVE	\$75,000
Hasudin Pehratic+ from Discover Bank	
24 JAMESWELL RD	\$335,000
James J Violette+ from Freedom Mortgage Corp	
360 MAIN ST	\$200,000
Thomas Rea+ from Metropolitan District Employees C	
53 WEDGEWOOD DR	\$400,000
Juan C Rodriguez+ from Liberty Bank	
726 WOLCOTT HILL RD	\$63,060
Gayle S Santee+ from USA Housing and Urban Develop	

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

21 EARLY DAWN CIR	\$310,000
B: Sondra Parker S: Patricia Lavallee Vol/Page: 1967/256, Date: 07/16/24, Warranty Mtg: Prosperity Home Mtg \$268,500 Use: 2 Bdrm Condo, Lot: 10455sf Prior Sale: \$149,000 (06/16)	
511 HAWTHORNE LN U:511	\$350,000
B: Sharon Bromfield S: Denise C Mackey Vol/Page: 1967/253, Date: 07/16/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$233,500 (10/18)	
32 JOSHUA HL	\$390,000
B: Terrance J Peters & Emma A Holden S: Pravin J Dedania & Kanta P Dedania Vol/Page: 1967/221, Date: 07/15/24, Warranty Mtg: Wells Fargo Bank \$378,300 Use: 3 Bdrm Ranch, Lot: 16988sf Prior Sale: \$164,900 (06/00)	
33 MECHANIC ST U:307	\$305,000
B: Jesse C Jones & Elizabeth E Jones S: Julian Martinez Vol/Page: 1967/353, Date: 07/18/24, Warranty Mtg: Rocket Mortgage LLC \$277,400 Use: 2 Bdrm Condo Prior Sale: \$185,000 (10/19)	
5 OLD VILLAGE CIR	\$510,000
B: Raviteja Pola S: Onnuola Adewunmi & Modupeola Adewunmi Vol/Page: 1967/319, Date: 07/17/24, Warranty Mtg: United Wholesale Mtg \$360,000 Use: 3 Bdrm Colonial, Lot: 8713sf Prior Sale: \$345,378 (03/15)	
158 PORTMAN ST	\$240,000
B: Leinad D Porrata & Daniel Porrata Jr S: Jose Raspaldo Vol/Page: 1967/386, Date: 07/19/24, Warranty Mtg: Total Mtg Svcs \$227,759 Use: 3 Bdrm Ranch, Lot: 9583sf Prior Sale: \$159,000 (11/18)	
82 ROBIN RD	\$420,000
B: Bryan Woznikaitis & Christina Woznikaitis S: Jeffrey B Doolittle & Elizabeth A Yetman Vol/Page: 1967/279, Date: 07/17/24, Warranty Mtg: First World Mortgage \$100,000 Use: 3 Bdrm Split Level, Lot: 23958sf Prior Sale: \$217,000 (03/05)	
114 UPPER BROAD ST	\$350,000
B: 144 152 Broad St LLC S: Kevin Ravlin & Stephanie L Wilson Vol/Page: 1967/215, Date: 07/15/24, Warranty Use: 3 Bdrm Raised Ranch, Lot: 9148sf Prior Sale: \$270,000 (06/21)	
► MORTGAGES	
11 BREAKWATER LN	\$55,800
Vaciana Farquharson+ from Franklin Trust Federal	
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	
58 ELM ST	\$80,000
Karen Brimecombe+ from Bank of America NA	
105 ETHAN DR	\$123,000
Orett Brown+ from TD Bank NA	
15 HOBSON AVE	\$50,000
David F Blough+ from American Eagle Financial Cred	
53 LAST LEAF CIR U:53	\$114,000
Garnet M Dacosta+ from Bank of America NA	
32 OLD VILLAGE CIR	\$31,900
Mark J Zanghi+ from Bank of America NA	
158 PORTMAN ST	\$25,000
Daniel Porrata Jr+ from Connecticut Housing Financ	

WINDSOR LOCKS

TOWN CLERK:CHRISTOPHER LATOURNES
50 Church St, Windsor Locks, CT, 06096
Phone:860-292-8696

MARKET STATISTICS THROUGH MAY

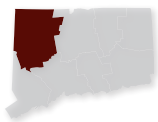
	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	40
Median Price	\$281,000	\$298,150

► REAL ESTATE SALES

2 CONCORDE WAY U:B5	\$140,000
B: Zaida Cruz S: Gerald M Alaimo & Jerrilynn Alaimo Vol/Page: 538/428, Date: 07/17/24, Warranty Mtg: LoanDepot.Com \$121,000 Use: 1 Bdrm Condo Prior Sale: \$74,900 (03/04)	
6 CONCORDE WAY U:B5	\$150,000
B: Danielle C Belanger S: Stephen Gustafson Vol/Page: 538/401, Date: 07/16/24, Warranty Mtg: American Eagle FCU \$90,000 Use: 1 Bdrm Condo Prior Sale: \$80,000 (07/18)	
15 LOWNDS DR	\$262,000
B: Mohammad N Hoque S: Donald A Emch Jr Vol/Page: 538/329, Date: 07/15/24, Warranty Mtg: Movement Mtg LLC \$248,900 Use: 2-Family Mlti-Unt Blg, Lot: 20909sf	

► MORTGAGES

2 CONCORDE WAY U:B5	\$25,000
Zaida Cruz+ from Connecticut Housing Finance Autho	
11 COPPER DR	\$125,000
Lisa B Lambert+ from Third Federal Saving & Loan A	
343 GREEN MANOR TER	\$190,000
Diane M Carlos+ from River Bank	
11 LAUREL RD	\$34,650
Jeffrey N Gilbert+ from USA Housing and Urban Deve	
102 N MAIN ST	\$6,502
Andrew Tuttle+ from USA Housing and Urban Developm	
404 NORTH ST	\$40,000
Jerry J Obrien+ from River Bank	
5 PATTY LN U:5	\$17,550
Kevin M Lyons+ from Minuteman Properties	
19 SOUTH ST	\$20,000
Richard W Nash+ from River Bank	
204 SPRING ST	\$67,000
Amber Q Galler+ from Massachusetts Mutual Employer	



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

1 E WEST HILL RD..... \$475,000
B: Peter Ballolli & Katelyn Smith
S: Greenline Home Bldrs LLC
Vol/Page: 184/451, Date: 07/18/24, Warranty
Mtg: Freedom Mortgage Corp \$386,650
Use: 3 Bdrm Colonial, Lot: 325611sf

BETHLEHEM

TOWN CLERK:KATIE MAYER
36 Main St S, Bethlehem, CT, 06751
Phone:203-266-7510

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	12
Median Price	\$345,000	\$500,000

► REAL ESTATE SALES

35 BETHLEHEM LN..... \$22,000
B: Joyann Cinti
S: Cheryl A Dagostino
Vol/Page: 449/281, Date: 07/18/24, Warranty
Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf

263 MAIN ST N..... \$381,000
B: Ryan Rebstock & Gabrielle Rebstock
S: Stephen Jones
Vol/Page: 449/284, Date: 07/19/24, Warranty
Mtg: Guaranteed Rate Affin \$304,800
Use: 2 Bdrm Conventional, Lot: 65340sf
Prior Sale: \$176,000 (10/01)

► MORTGAGES

7 PORTER HILL RD..... \$40,000
Bart Lorancitis+ from Thomaston Savings 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

419 SHARON GOSHEN TPKE \$435,000
B: Christina L Kearney & John J Kearney
S: David L Bain & Christopher J Garrity
Vol/Page: 129/408, Date: 07/16/24, Warranty
Mtg: JPMorgan Chase Bank \$285,000
Use: 2-Family Antique, Lot: 7841sf
Prior Sale: \$350,000 (01/08)

► 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

608 DRESDEN CIR..... \$97,500
B: Ed & Aj Bldg & Remodeling
S: Lindsey Willard & Kenneth M Willard
Vol/Page: 205/609, Date: 07/19/24, Warranty

HILLTOP DR \$205,000
B: Paul Bigelow & Jean Bigelow
S: Henne Dev Company LLC
Vol/Page: 205/604, Date: 07/18/24, Warranty

► MORTGAGES

403 BEACH ST \$388,926
Sharon R Shoblom+ from JP Morgan Chase Bank

4 CANTERBURY CT \$125,000
Janet R Kennedy+ from Citizens Bank

86 HAGEMAN SHEAN RD..... \$665,000
John Pereira+ from Northwest Community Bank

250 TORRINGTON RD..... \$1,451,000
Torrington Country Clb+ from Northwest Community B

219 W HYERDALE DR \$283,200
Chase Williams+ from PNC Bank

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

BIRGE PARK RD \$52,500
B: Terrence Colangelo Jr & Aline Colangelo
S: Conrad Nurge Jr
Vol/Page: 277/947, Date: 07/15/24, Warranty

7 HANNAHS WAY U:3..... \$440,000
B: Alicia Canning
S: Kevin L Emmons
Vol/Page: 277/961, Date: 07/18/24, Warranty
Use: Condo

► MORTGAGES

246 WOODCHUCK LN \$160,000
Jason P Brown+ from Thomaston Savings Bank

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

► REAL ESTATE SALES

KENT CORNWALL RD..... \$1,140,000
B: Michael Fleetwood & Jane Fleetwood
S: Anne P Todd
Vol/Page: 201/728, Date: 07/18/24, Warranty

11 WOODIN RD \$795,000
B: Jessica Bergeron & Michael Marotti
S: Robert Bach
Vol/Page: 201/724, Date: 07/16/24, Warranty
Use: 2 Bdrm Ranch, Lot: 379843sf
Prior Sale: \$520,000 (07/19)

► MORTGAGES

21 KANE MOUNTAIN RD \$50,000
Jee M Kim+ from National Iron Bank

LITCHFIELD

TOWN CLERK:LISA LOSEE
74 West St, Litchfield, CT, 06759
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

331 GOSHEN RD..... \$625,000
B: John D Demeo & Tyler R Watson
S: Cameron M Cleveland & Elinor C Cleveland
Vol/Page: 413/111, Date: 07/19/24, Warranty
Mtg: Litchfield Bancorp \$492,000
Use: 3 Bdrm Colonial, Lot: 34848sf
Prior Sale: \$395,000 (11/18)

8 HAWTHORNE CT U:8 \$705,000
B: David Baylis & Mary Baylis
S: Ohms Faith Est & Andrea D Asman
Vol/Page: 413/135, Date: 07/19/24, Executor
Use: 2 Bdrm Condo

221 NORTH ST..... \$1,425,000
 B: Jennifer J Cipoletti & Frederick P Cipoletti 3rd
 S: Barbara Ellis & David M Bernard
 Vol/Page: 413/89, Date: 07/17/24, Warranty
 Use: 6 Bdrm Colonial, Lot: 47916sf
 Prior Sale: \$750,000 (08/13)

7 REDER RD..... \$400,000
 B: Jasmine Agard & Nicholas Crowley
 S: Daniel S Martineau & Darcie S Martineau
 Vol/Page: 413/47, Date: 07/15/24, Warranty
 Mtg: Thomaston Svgs Bk \$356,125
 Use: 2-Family Duplex, Lot: 43124sf

► MORTGAGES

15 BLUE SWAMP RD..... \$95,000
 Matthew Evangelisti+ from Torrington Savings Bank

REDER RD..... \$50,000
 Nicholas Crowley+ from Connecticut Housing Finance

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

406 BANTAM LAKE RD..... \$1,100,000
 B: Charles H Federman, Tr for Charles H Federman 2019 R
 S: Luke Goldberg & Leonard Goldberg
 Vol/Page: 124/482, Date: 07/15/24, Warranty
 Use: 4 Bdrm Old Style, Lot: 17424sf
 Prior Sale: \$850,000 (09/22)

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

14 COTTAGE ST..... \$275,000
 B: Tina L Rice
 S: Michael Koltuniak & Molly Cyr
 Vol/Page: 323/238, Date: 07/16/24, Warranty
 Mtg: Liberty Bk \$145,000
 Use: 3 Bdrm Ranch, Lot: 17424sf

53 DINGS RD..... \$295,000
 B: Christian J Bartles
 S: Chambers Gregory M Est & Sarah E Patterson
 Vol/Page: 323/214, Date: 07/15/24, Executor
 Mtg: CMG Mortgage Inc \$280,250
 Use: 1 Bdrm Ranch, Lot: 95396sf
 Prior Sale: \$200,000 (01/90)

5 LIVERY POOL RD..... \$425,000
 B: Benjamin C Keeler & Belinda J Ogaino
 S: Jill Paddock
 Vol/Page: 323/262, Date: 07/16/24, Warranty
 Mtg: Movement Mtg LLC \$382,500
 Use: 2 Bdrm Cape Cod, Lot: 100188sf
 Prior Sale: \$315,000 (05/04)

220 MAIN ST U:9D..... \$210,000
 B: Jill Mcnamara
 S: Katelyn D Miller
 Vol/Page: 323/354, Date: 07/19/24, Warranty
 Mtg: First World Mortgage \$185,000
 Use: 2 Bdrm Condo
 Prior Sale: \$100,000 (06/12)

► MORTGAGES

17 CARLSON DR..... \$40,046
 Ryan Niedmann+ from Figure Lending LLC

95 E COTTON HILL RD..... \$70,000
 David E Helt+ from Rocket Mortgage

220 MAIN ST U:6J..... \$50,000
 Candace Taylor+ from Amerisave Mortgage Corporatio

RIVER RUN CONDO U:D..... \$15,000
 Jillian Mcnamara+ from Connecticut Housing Finance

425 STEELE RD..... \$100,000
 Shawn A Anthony+ from Torrington Municipal & Teach

73 WEST RD..... \$32,000
 Patrick F Holland+ from Torrington Savings Bank

NEW MILFORD

TOWN CLERK: NOREEN PRICHARD
 10 Main St, New Milford, CT, 06776
 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

3 ALEXANDER LN..... \$600,000
 B: Dylan Lynch & Bridgit Lynch
 S: George G Takacs & K L Takacs
 Vol/Page: 1276/207, Date: 07/19/24, Warranty
 Mtg: Union Savings Bank \$480,000
 Use: 3 Bdrm Cape Cod, Lot: 383764sf

83 ASPETUCK VLG U:83..... \$275,000
 B: Maria L Zamorano
 S: Gabrielle C Passarelli
 Vol/Page: 1275/988, Date: 07/15/24, Warranty
 Mtg: Ion Bank \$225,000
 Use: 2 Bdrm Condo
 Prior Sale: \$155,000 (09/20)

2 BOSTWICK ARMS U:2..... \$130,500
 B: Joyce Mackin
 S: Joseph G Picataggio & Diane C Picataggio
 Vol/Page: 1276/64, Date: 07/18/24, Warranty
 Use: 1 Bdrm Condo

23 CANTERBURY ARMS U:23..... \$230,000
 B: Rebeca Garcia
 S: Joseph Lucas
 Vol/Page: 1275/1090, Date: 07/16/24, Warranty
 Mtg: Fairway Ind Mtg \$207,000
 Use: 2 Bdrm Condo
 Prior Sale: \$36,000 (05/98)

10 FOX RUN..... \$625,000
 B: Jillian Newsam & Liam McCormick
 S: Karen M Trautwein, Tr for Thomas C Trautwein
 Vol/Page: 1275/1163, Date: 07/17/24, Warranty
 Mtg: M&T Bank NA \$500,000
 Use: Residential-Multiple Bldgs, Lot: 80586sf
 Prior Sale: \$173,500 (07/95)

41 MCNULTY DR..... \$630,000
 B: Otto Gonzalez
 S: James N Colville & Theresa Colville
 Vol/Page: 1275/1019, Date: 07/15/24, Warranty
 Mtg: Wells Fargo Bank \$315,000
 Use: 3 Bdrm Contemporary, Lot: 138521sf
 Prior Sale: \$55,000 (05/00)

34 NEW ST..... \$350,000
 B: Bruce S Robideau
 S: Farris Norah L Est & Lisa Walag
 Vol/Page: 1275/1014, Date: 07/15/24, Executor
 Use: 3 Bdrm Conventional, Lot: 10019sf
 Prior Sale: \$182,000 (06/04)

5 OLD TOWN PARK RD U:17..... \$204,000
 B: Stray Dog Assoc LLC
 S: Lee H Seward 3rd & Andrea J Seward
 Vol/Page: 1276/11, Date: 07/17/24, Warranty
 Mtg: Lee H Seward 3rd \$204,000
 Use: Condo

12 PAPER MILL RD..... \$320,000
 B: Eric A Wilmot
 S: Lara Barr
 Vol/Page: 1275/950, Date: 07/15/24, Warranty
 Mtg: Allanach Mtg Grp Corp \$304,000
 Use: 2 Bdrm Ranch, Lot: 40511sf
 Prior Sale: \$150,500 (07/01)

90 PERRY DR..... \$695,000
 B: Randal J Szendy & Chelsea R Szendy
 S: Perry Drive LLC
 Vol/Page: 1275/1049, Date: 07/16/24, Warranty
 Mtg: Rocket Mortgage LLC \$521,250
 Use: 4 Bdrm Colonial, Lot: 22216sf
 Prior Sale: \$59,000 (02/23)

5 RUSSET LN..... \$487,500
 B: Joseph Johnson & Samiyah T Chapman
 S: Jeaneth D Guzman & Joseph C Ascone
 Vol/Page: 1276/106, Date: 07/18/24, Warranty
 Mtg: US Bank NA \$462,500
 Use: 3 Bdrm Cape Cod, Lot: 33150sf
 Prior Sale: \$310,000 (09/20)

38 SUNNY VALLEY RD U:11..... \$235,000
 B: Nicholas J Mace
 S: Sheila Villani
 Vol/Page: 1276/68, Date: 07/18/24, Warranty
 Mtg: Cross Country Mtg Inc \$219,000
 Use: 2 Bdrm Condo
 Prior Sale: \$125,750 (05/17)

302 WILLOW SPGS U:302..... \$300,000
 B: Julio Leal & Matheus Neto
 S: Pasquale Chieffalo & Heather E Chieffalo
 Vol/Page: 1276/183, Date: 07/19/24, Warranty
 Mtg: LoanDepot.Com \$289,987
 Use: 2 Bdrm Condo
 Prior Sale: \$186,500 (04/04)

► FORECLOSURE DEEDS

42 LITTLE BEAR HILL RD..... \$300,400
 B: Mro Investments LLC
 S: Eric Gatten & Hsbc Usa Bank Na
 Vol/Page: 1276/6, Date: 07/17/24, Committee
 Use: 4 Bdrm Colonial, Lot: 110207sf
 Prior Sale: \$377,900 (11/05)

► MORTGAGES

116 2ND HILL RD..... \$427,350
 Edward A Futie+ from Cardinal Financial Company, L

3 ALEXANDER LN..... \$480,000
 Dylan Lynch+ from Union Savings Bank

71 ASPETUCK VLG U:71	\$116,800
Lisa A Rendak+ from LoanDepot.Com LLC	
11 BEARDSLEY RD	\$85,000
Edward P Ragonnet+ from Bank of America NA	
18 BENNITT ST	\$500,000
Capi Asset Structured Hld+ from Webster Bank	
141 CHERNISKE RD	\$500,000
Capi Asset Structured Hld+ from Webster Bank	
21 COBBLER LN	\$39,000
Rebecca A Lopez-Profeta+ from Savings Bank of Danb	
8 ELM ST	\$500,000
Capi Asset Structured Hld+ from Webster Bank	
14 FOREST DR	\$50,000
Rodrigo Dalmolin+ from Homebridge Financial Servic	
17 FOREST DR	\$17,472
Jennifer A Debroske+ from USA Housing and Urban De	
594 KENT RD	\$16,453
Andre Soucy+ from USA Housing and Urban Developmen	
706 KENT RD	\$26,509
Michael Lang+ from Figure Lending LCC	
302 LITCHFIELD RD	\$75,000
Three Veterans LLC+ from John Spatola	
51 MEADOWLAND DR	\$100,000
Edwin G Bates+ from Skyline Financial FCU	
7 ORMSBY LN	\$317,000
Rose Koulouris+ from Union Savings Bank	
31 REYNOLDS FARM RD	\$75,000
Laura J Szilagyi+ from Savings Bank of Danbury	
23 S MAIN ST	\$500,000
Capi Asset Structured Hld+ from Webster Bank	
38 SUNNY VALLEY RD U:11	\$25,000
Nicholas J Mace+ from Connecticut Housing Finance	
86 SUNNY VALLEY RD	\$85,000
Elisabeth E Martin+ from Union Savings Bank	
13 WHITE BIRCH PLZ	\$240,000
Passarelli Properties LLC+ from Webster Bank	
14 WHITE BIRCH PLZ	\$240,000
Passarelli Properties LLC+ from Webster Bank	
302 WILLOW SPGS U:302	\$289,987
Julio Leal+ from LoanDepot.Com LLC	

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

► REAL ESTATE SALES

24 HILLSIDE ST	\$288,500
B: Diana J Beck	
S: Christal Preszler	
Vol/Page: 130/249, Date: 07/15/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 14375sf	
Prior Sale: \$165,000 (05/21)	

► MORTGAGES

NORFOLK LITCHFIELD RD	\$750,000
Maxwell Ft+ from Todd Kaplan	

NORTH CANAAN

TOWN CLERK:JEAN A. JACQUIER
100 Pease St, #7, North Canaan, CT, 06024
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

125 LOWER RD	\$22,000
Michael Leonard+ from Citizens Bank	

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

15 ADAMS DR	\$380,000
B: Timothy N Thomas & Kara M Allen	
S: Michael Bragg & Courtney Bragg	
Vol/Page: 514/63, Date: 07/18/24, Warranty	
Mtg: Total Mtg Svcs \$304,000	
Use: 3 Bdrm Split Level, Lot: 10454sf	
Prior Sale: \$231,500 (05/18)	
31 COLONY RD	\$358,000
B: Jessica P Ferreira & Tyler B Saad	
S: William J Guerrero	
Vol/Page: 513/1038, Date: 07/15/24, Warranty	
Mtg: Ion Bank \$340,100	
Use: 3 Bdrm Raised Ranch, Lot: 43560sf	
Prior Sale: \$201,000 (11/17)	
11 HILLSIDE AVE	\$166,250
B: Joseph Sopczneski	
S: Mtg Eqty Conver Asset T 2 & Us Bank	
Vol/Page: 514/14, Date: 07/17/24, Warranty	
Mtg: Thomaston Svgs Bk \$157,938	
Use: 2 Bdrm Ranch, Lot: 5663sf	
Prior Sale: \$205,000 (04/24)	
13 HOLT ST U:3	\$204,000
B: Joseph Villanova	
S: Kara M Allen	
Vol/Page: 514/35, Date: 07/18/24, Warranty	
Use: Condo	
174 POLAND BROOK RD	\$385,900
B: Edward Gately & Ellen Brower-Gately	
S: Brian W Harnick	
Vol/Page: 513/1058, Date: 07/16/24, Warranty	
Mtg: Veterans United Hm Ln \$351,651	
Use: 3 Bdrm Ranch, Lot: 29185sf	
Prior Sale: \$239,000 (05/19)	
30 SEYMOUR RD U:D5	\$171,892
B: Orlando Vazquez	
S: Angela Grecki	
Vol/Page: 513/1082, Date: 07/16/24, Warranty	
Mtg: Total Mtg Svcs \$153,892	
Use: 3 Bdrm Condo	
Prior Sale: \$120,000 (11/16)	
► MORTGAGES	
22 EASTVIEW RD	\$50,000
Brigitte Tutschka+ from Bank of America NA	

117 FALL MOUNTAIN TER	\$7,828
Richard Hedger Jr+ from USA Housing and Urban Deve	
101 HARWINTON AVE	\$103,750
Robert F Fisher+ from Rocket Mortgage	
13 HOLT ST U:46	\$25,000
Joseph Villanova+ from Connecticut Housing Finance	
13 HOLT ST U:46	\$158,400
Joseph Villanova+ from Everett FncI Inc dba Suprem	
317 LAKE PLYMOUTH BLVD	\$15,000
Kristina L Tait+ from Thomaston Savings Bank	
412 MAIN ST U:19	\$158,648
Kevin Dydyn+ from Freedom Mortgage Corp	
125 N MAIN ST	\$50,000
Ann M Rheault+ from Thomaston Savings Bank	
30 SEYMOUR RD U:D5	\$25,000
Orlando Vazquez+ from Connecticut Housing Finance	

SALISBURY

TOWN CLERK:PATRICIA H. WILLIAMS
27 Main St, Salisbury, CT, 06068
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

200 HOUSATONIC RIVER RD	\$1,450,000
B: Donald Lombino & Joseph Costella	
S: Green Eugene F Est & Patricia Barry	
Vol/Page: 273/534, Date: 07/15/24, Executor	
Use: 2 Bdrm Cape Cod, Lot: 108029sf	
99 ROBIN HILL LN	\$1,175,000
B: Scott Morris & Brittany E Sneed	
S: Vinicius T Artacho & Patricia D Artacho	
Vol/Page: 273/553, Date: 07/19/24, Warranty	
Mtg: Cross Country Mtg Inc \$500,000	
Use: 3 Bdrm Cape Cod, Lot: 82764sf	
Prior Sale: \$739,000 (09/20)	

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

JORAY RD	\$1,550,000
B: Town Rd Partnership LLC	
S: 29 Joray Owner LLC	
Vol/Page: 220/1025, Date: 07/16/24, Warranty	
65 NORTHRUP RD	\$111,000
B: John L Allison & Kathleen E Killian	
S: Lincoln Tobier & Natalie Tobier	
Vol/Page: 220/1022, Date: 07/16/24, Warranty	
Use: 3 Bdrm Contemporary, Lot: 87120sf	
Prior Sale: \$42,000 (12/98)	
16 RIVER RD	\$371,000
B: Dana Fairchild & Devon Towey	
S: Vrmgt Asset T & Us Bank	
Vol/Page: 220/1030, Date: 07/17/24, Warranty	
Use: 2 Bdrm Cape Cod, Lot: 87120sf	
Prior Sale: \$360,000 (11/23)	

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

134 BLAKEMAN RD..... \$579,000

B: Ralph Birch
S: Kenneth J Stable & Kathleen A Stable
Vol/Page: 353/379, Date: 07/16/24, Warranty
Use: 3 Bdrm Log, Lot: 234788sf
Prior Sale: \$155,000 (08/93)

357 D WELTON WAY..... \$445,000

B: Daniel Melendez
S: Kimberly Bado & John Bado
Vol/Page: 353/324, Date: 07/15/24, Warranty
Mtg: United Wholesale Mtg \$431,650
Use: 3 Bdrm Colonial, Lot: 21344sf
Prior Sale: \$307,000 (05/08)

357 MARTHA WAY..... \$570,000

B: John Bado & Kimberly Bado
S: Ivelisse A Cruz
Vol/Page: 353/301, Date: 07/15/24, Warranty

► MORTGAGES

86 BAUM DR..... \$10,012

Dennis Obrien Jr+ from USA Housing and Urban Devel

124 CLAY ST..... \$100,000

Erik D Snowden+ from Webster Bank

766 HICKORY HILL RD..... \$75,000

Jeffrey P Dunn+ from Thomaston Savings Bank

68 LYNNRICH DR..... \$50,000

Carolyn C Morrison+ from Torrington Savings Bank

61 MARTHA WAY..... \$339,000

John Bado+ from M&T Bank NA

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

ALDER ST..... \$32,500

B: Philippe Docarmo & Joshua J Delekta
S: Charalambos Lambis
Vol/Page: 1417/347, Date: 07/16/24, Warranty

124 BEVERLY RD..... \$330,000

B: Brett J Westner
S: Levicki Stanislaw A Est & Anne M Conlin
Vol/Page: 1417/633, Date: 07/19/24, Executor
Mtg: NFM Lending \$272,690
Use: 3 Bdrm Ranch, Lot: 12632sf

159 CLEARVIEW AVE..... \$306,000

B: Alex Alvarado & Fatima K Coronel
S: Joseph A Binette
Vol/Page: 1417/162, Date: 07/15/24, Warranty
Use: 2 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$250,000 (02/23)

279 E ELM ST..... \$300,000

B: Oscar F Minchala-Montero & Lorena E Tito-Supacela
S: Miguel Macias
Vol/Page: 1417/537, Date: 07/18/24, Warranty
Mtg: United Wholesale Mtg \$285,000
Use: 2-Family Two Family, Lot: 18731sf
Prior Sale: \$21,750 (06/14)

8 FARNHAM AVE..... \$150,000

B: Jared Tedesco
S: Sabrina Lacy & Albert Lamere
Vol/Page: 1417/378, Date: 07/16/24, Warranty
Use: 4 Bdrm Colonial, Lot: 9583sf

HAYDEN HILL RD L:30A2..... \$29,999

B: Olufunke Oginni
S: Quin LLC
Vol/Page: 1417/223, Date: 07/16/24, Warranty

141 HIGHFIELD DR..... \$285,000

B: Elissa D Taylor
S: Brenda Robinson
Vol/Page: 1417/535, Date: 07/18/24, Warranty
Use: 2 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$137,000 (06/13)

HIGHLAND AVE..... \$100,000

B: Riley Shreders
S: Bigos Ruth Est & Andrea D Asman
Vol/Page: 1417/616, Date: 07/19/24,
Use: Farm and Forest Use, Lot: 2047320sf

203 HIGHLAND AVE..... \$375,000

B: Chiyong Chon
S: Steven Luce & Sandra Luce
Vol/Page: 1417/407, Date: 07/17/24, Warranty
Use: 2-Family Two Family, Lot: 11761sf
Prior Sale: \$88,000 (09/16)

11 MARION AVE U:1..... \$148,469

B: Veronica S King & Philippe Do Carmo
S: Llacg Cmny Invest Fund
Vol/Page: 1417/225, Date: 07/16/24, Warranty
Mtg: Liberty Bk \$111,351
Use: 2 Bdrm Condo
Prior Sale: \$135,000 (06/24)

47 RED MOUNTAIN AVE..... \$285,000

B: Brandon J Cordero
S: Mikhail Makovoz & Nechama R Makovoz
Vol/Page: 1417/350, Date: 07/16/24, Warranty
Mtg: First World Mortgage \$250,800
Use: 2-Family Two Family, Lot: 8712sf
Prior Sale: \$204,000 (12/22)

114 RED MOUNTAIN AVE..... \$260,000

B: Nila Taylor
S: Arif Mahmood
Vol/Page: 1417/479, Date: 07/18/24, Warranty
Mtg: First World Mortgage \$208,000
Use: 3 Bdrm, Lot: 6534sf
Prior Sale: \$83,000 (09/17)

509 S MAIN ST..... \$215,000

B: Renovest Partners LLC
S: Michael J Kerish
Vol/Page: 1417/283, Date: 07/16/24, Warranty
Mtg: Kiavi Funding Inc \$277,500
Use: 2-Family Two Family, Lot: 7405sf
Prior Sale: \$34,500 (01/14)

801 S MAIN ST..... \$290,000

B: Keyla A Rodriguez
S: Carlos Ayala Jr
Vol/Page: 1417/252, Date: 07/16/24, Warranty
Mtg: Prysm Lending Group \$261,000
Use: 2-Family Two Family, Lot: 6534sf
Prior Sale: \$110,000 (02/18)

NO STREET GIVEN L:1701..... \$245,000

B: Jane L Fitzgerald & Mark D Fitzgerald
S: Brett J Westner
Vol/Page: 1417/610, Date: 07/19/24, Warranty

► MORTGAGES

14 ARBOR RIDGE RD..... \$100,000

Julie Akinrinade+ from Lafayette Fcu

37 BRIARWOOD TRL..... \$26,000

Andrea Carey+ from Webster Bank

168 BRIGHTWOOD AVE..... \$229,500

Fatima K Coronel+ from Quontic Bank

476 CARDINAL CIR..... \$65,000

Phillip Gibeau+ from Torrington Savings Bank

63 CHATAM LN..... \$320,003

Diem Lam+ from Total Mortgage Services

63 CHATAM LN..... \$13,196

Diem Lam+ from Connecticut Housing Finance Authori

71 ELMWOOD TER..... \$188,237

Brian K Kulinski+ from Carrington Mortgage Service

220 FUNSTON AVE..... \$5,367

Yvette Balogh+ from USA Housing and Urban Developm

30 GRACE ST..... \$100,000

James P Puccino Jr+ from US Bank NA

HIGHLAND AVE L:12..... \$75,000

Riley Shreders+ from Thomaston Savings Bank

203 HIGHWAY AVE..... \$281,250

Chiyong Chon+ from Fairway Independent Mortgage

1005 LITCHFIELD ST..... \$100,000

Daryl E Zordan+ from Torrington Savings Bank

187 LOVERS LN U:8..... \$20,000

Mary J Scaia+ from Torrington Savings Bank

40 LYNN HEIGHTS RD..... \$70,000

Carlos A Fiscella+ from David Luzi

57 MEENAHGA LN..... \$28,000

Jeffrey G Bray+ from Torrington Savings Bank

120 MIKELIN DR..... \$85,000

Ruth Coleman+ from Rocket Mortgage

2434 MOUNTAIN RD..... \$4,353

Philip Woods+ from USA Housing and Urban Developme

47 RED MOUNTAIN AVE..... \$25,000

Brandon J Cordero+ from Connecticut Housing Financ

405 STARKS RD..... \$40,000

Leigh M Ganung+ from Litchfield Bancorp

580 WIMBLEDON GATE N..... \$50,000

Ryan Langlois+ from Union Savings Bank

1229 WINSTED RD..... \$70,000

Hajaj Odimeh+ from Torrington Municipal & Teachers

WARREN

TOWN CLERK: JULIE A WECHTER

50 Cemetery Road, Warren, CT, 06777
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

52 RABBIT HILL RD..... \$3,154

B: Andreas Bauer & Gina Barac-Bauer
S: William M Joyce
Vol/Page: 99/122, Date: 07/17/24, Warranty

► MORTGAGES

224 KENT RD..... \$100,000

Geoffrey B Lethbridge+ from National Iron Bank

WASHINGTON

TOWN CLERK:SHEILA M ANSON

2 Bryan Plz, PO Box 383, Washington, CT, 06777
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

52 RABBIT HILL RD..... \$246,846

B: Andreas Bauer & Gina Bauer
S: William M Joyce
Vol/Page: 262/176, Date: 07/16/24, Warranty
Use: Land-Vacant & Open, Lot: 531432sf
Prior Sale: \$1,175,000 (12/05)

154 WYKEHAM RD..... \$600,000

B: Kumoi Jishi Invesment LLC
S: Marianne Woodside, Tr for Linda M Allard T
Vol/Page: 262/205, Date: 07/19/24, Trustee
Use: Residential-Multiple Bldgs, Lot: 169884sf
Prior Sale: \$587,500 (04/13)

158 WYKEHAM RD..... \$7,600,000

B: Kumoi Jishi Inv LLC
S: Marianne Woodside, Tr for Linda M Allard T
Vol/Page: 262/193, Date: 07/19/24, Trustee
Use: Residential-Multiple Bldgs, Lot: 2320877sf

160 WYKEHAM RD..... \$1,025,530

B: Kumoi Jishi Invs LLC
S: Marianne Woodside, Tr for Linda M Allard T
Vol/Page: 262/199, Date: 07/19/24, Trustee

162 WYKEHAM RD..... \$1,025,530

B: Kumoi Jishi Invs LLC
S: Marianne Woodside, Tr for Linda M Allard T
Vol/Page: 262/199, Date: 07/19/24, Trustee

► MORTGAGES

9 FINDLAY RD..... \$99,000

Jennifer Williamson+ from Webster Bank

WATERTOWN

TOWN CLERK:LISA DALTON

61 Echo Lake Rd, Watertown, CT, 06795
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

758 LITCHFIELD RD..... \$290,000

B: Elvis Methoxha & Vannesa Methoxha
S: William E Bergantino & Diane Bergantino
Vol/Page: 2326/278, Date: 07/18/24, Warranty
Mtg: Cross Country Mtg Inc \$232,000
Use: 4 Bdrm Colonial, Lot: 93654sf

175 MORRO ST..... \$315,000

B: Melissa Dimasso & David Dimasso
S: Scott C Duncan
Vol/Page: 2326/315, Date: 07/19/24, Warranty
Mtg: United Wholesale Mtg \$299,250
Use: 3 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: \$115,000 (08/88)

197 SYLVAN LAKE RD..... \$380,000

B: Md N A Khan
S: Jeffrey Lynch & Judith M Lynch
Vol/Page: 2326/336, Date: 07/19/24, Warranty
Mtg: Municipal CU \$361,000
Use: 3 Bdrm Split Level, Lot: 20038sf

► MORTGAGES

65 CHERRY AVE..... \$121,827

Henry J Mcgough+ from Rocket Mortgage

269 FARMDALE RD..... \$200,000

Klaus D Babiarz+ from Ion Bank

656 LINKFIELD RD..... \$250,000

James W Proe+ from Thomaston Savings Bank

758 LITCHFIELD RD..... \$232,000

Elvis Methoxha+ from Cross Country Mortgage Inc

66 MALVERN HILL RD..... \$432,000

Crystal Stanco+ from Thomaston Savings Bank

175 MORRO ST..... \$299,250

Melissa Dimasso+ from United Wholesale Mortgage

99 SPRING HILL AVE..... \$14,755

Vervelyn Morgan-Addo+ from USA Housing and Urban D

197 SYLVAN LAKE RD..... \$361,000

Naeem A Khan+ from Muniapl Credit Union

65 WARNER AVE..... \$60,000

Timothy Napp+ from UMass/Five College Federal Cred

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

411 HORNE AVE..... \$139,000

B: Daniel T Raymond
S: Sj Winn Properties LLC
Vol/Page: 484/733, Date: 07/18/24, Warranty
Mtg: Total Mtg Svcs \$123,046
Use: 2 Bdrm Old Style, Lot: 2614sf
Prior Sale: \$119,000 (03/07)

► MORTGAGES

411 HORNE AVE..... \$25,000

Daniel T Raymond+ from Connecticut Housing Finance

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

55 GOOD HILL RD..... \$1,540,000

B: Stone Roberts & Elizabeth Roberts
S: Brittany Alimi
Vol/Page: 467/16, Date: 07/17/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 159865sf
Prior Sale: \$880,000 (07/22)

171 KIMBERLY LN..... \$480,000

B: Sarai Rivera & Andre Rivera
S: Michael G Foster & Kristie L Gannon
Vol/Page: 466/1190, Date: 07/16/24, Warranty
Mtg: Province Mtg Assoc \$471,306
Use: 5 Bdrm Raised Ranch, Lot: 174240sf
Prior Sale: \$325,000 (08/21)

73 MAIN ST S U:1B..... \$305,000

B: My 73 LLC
S: 227 Main St Realty LLC
Vol/Page: 467/30, Date: 07/19/24, Warranty
Mtg: 227 Main St Realty L \$185,000
Use: Non-residential Condo
Prior Sale: \$339,000 (10/22)

130 SAGE RD..... \$510,000

B: Robert Pearson & Roberta Pearson
S: M Margaret Byers Est & Constance Adamski
Vol/Page: 466/1186, Date: 07/16/24, Executor
Use: 2 Bdrm Ranch, Lot: 70132sf
Prior Sale: \$316,000 (02/99)

STONE PIT RD..... \$2,000

B: Kenneth G Green & Kenneth C Green
S: Kenneth G Green
Vol/Page: 467/24, Date: 07/18/24, Quit Claim

60 STONE PIT RD..... \$775,000

B: Bruce Bastien & Kerri Bastien
S: Gerald M Dailey & Suzette L Dailey
Vol/Page: 466/1120, Date: 07/15/24, Warranty
Mtg: Wells Fargo Bank \$620,000
Use: 4 Bdrm Cape Cod, Lot: 818492sf
Prior Sale: \$642,000 (07/16)

40 STONEFIELD RD..... \$900,000

B: Michael P Cifone & Leslie L Cifone
S: Stephen P Kiraly & Dianna E Kiraly
Vol/Page: 466/1101, Date: 07/15/24, Warranty
Mtg: Thomaston Svgs Bk \$500,000
Use: 3 Bdrm Colonial, Lot: 42689sf
Prior Sale: \$756,000 (07/06)

206 WESTWOOD RD..... \$925,000

B: Porter Hovey & Hollister Hovey
S: Erin Wendel & Duffy Patten
Vol/Page: 466/1150, Date: 07/16/24, Warranty
Mtg: Prosperity Home Mtg \$675,000
Use: 4 Bdrm Colonial, Lot: 67082sf
Prior Sale: \$696,000 (08/21)

► MORTGAGES

73 MAIN ST S U:2A..... \$185,000

My 73 LLC+ from 227 Main St Realty L

367 MAIN ST S..... \$66,000

Jason B Bannerman+ from Bank of America NA

406 MIDDLE ROAD TPKE..... \$300,000

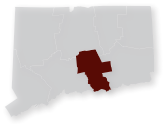
Carmine Paolino+ from TD Bank NA

406 MIDDLE ROAD TPKE..... \$300,000

Carmine Paolino+ from TD Bank NA

206 WESTWOOD RD..... \$675,000

Porter Hovey+ from Prosperity Home Mortgage LLC



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

► REAL ESTATE SALES

22 BUTTER JONES RD **\$257,000**
B: Paulette Heft & Louann Heft
S: Lori A Clymas, Tr for Lawrence Sypher T
Vol/Page: 185/158, Date: 07/15/24, Trustee
Mtg: Homestead Fund Corp \$252,340
Use: 3 Bdrm Cape Cod, Lot: 39204sf
Prior Sale: \$150,000 (09/01)

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

96 CARTER HILL RD **\$515,000**
B: Adam M Santo & Shannon N Arentsh
S: Linda R McLaughlin
Vol/Page: 557/460, Date: 07/17/24, Warranty
Mtg: Guaranteed Rate Affin \$412,000
Use: 3 Bdrm Cape Cod, Lot: 135036sf
Prior Sale: \$375,000 (01/16)

97 COMMERCE ST **\$672,200**
B: Frank D Albus
S: Francis M Kelley Jr
Vol/Page: 557/498, Date: 07/18/24, Warranty
Mtg: Bank of America NA \$520,000
Use: 2-Family Antique, Lot: 20909sf

62 GROVE ST **\$889,000**
B: Rylen L Robinson
S: Kathryn L Hunter
Vol/Page: 557/444, Date: 07/17/24, Warranty
Mtg: Primary Residentl Mtg \$689,000
Use: 3 Bdrm Cape Cod, Lot: 11326sf

► MORTGAGES

133 AIRLINE RD **\$130,000**
Marilyn E Weiss+ from Liberty Bank
186 GLENWOOD RD **\$14,785**
Shannon Conley+ from USA Housing and Urban Develop
90 KILLINGWORTH TPKE **\$20,000**
Lisa M Derusha+ from Connex Credit Union
109 OLD NOD RD **\$75,000**
Cynthia Powers+ from Liberty Bank

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

111-G COUNTRY SQUIRE DR U:111G **\$170,000**
B: Kevin Rodriguez & Lily Salmeron
S: Erin E Casey
Vol/Page: 1825/182, Date: 07/15/24, Warranty
Mtg: Mtg Markets CUSO LLC \$156,750
Use: 1 Bdrm Condo
Prior Sale: \$112,000 (05/21)

13 EDGEWOOD ST **\$470,000**
B: Matthew P Redding
S: Victoria Radican
Vol/Page: 1826/7, Date: 07/19/24, Warranty
Mtg: Total Mtg Svcs \$417,000
Use: 5 Bdrm Cape Cod, Lot: 8712sf
Prior Sale: \$120,000 (08/01)

40 LARKSPUR DR U:40 **\$285,000**
B: Mariefi G Omalley
S: Yea See
Vol/Page: 1825/313, Date: 07/17/24, Warranty
Mtg: CT Housing Fin Auth \$48,808
Use: 2 Bdrm Condo
Prior Sale: \$137,000 (05/02)

15 PRIMROSE LN **\$787,171**
B: Wilfred Leon & Candace Leon
S: Carrier Group Inc
Vol/Page: 1825/240, Date: 07/16/24, Warranty
Use: Residential Open Land, Lot: 10855sf

123 SALEM DR U:123 **\$235,000**
B: Jody Rittman
S: Anne Broyles
Vol/Page: 1825/242, Date: 07/16/24, Warranty
Mtg: Citizens Bank \$223,250
Use: 2 Bdrm Condo

88 SHUNPIKE RD **\$357,000**
B: Sarah L Hopkins & Courtney E Guiliano
S: Roger A Bradbury
Vol/Page: 1825/296, Date: 07/17/24, Warranty
Mtg: Prosperity Home Mtg \$247,000
Use: 4 Bdrm Ranch, Lot: 50264sf
Prior Sale: \$178,000 (10/01)

59 SOUTH ST **\$260,000**
B: 1b Investments LLC
S: Joette J Bower
Vol/Page: 1826/4, Date: 07/19/24, Warranty
Use: 2-Family Conventional, Lot: 17616sf

47 SUNRIDGE LN U:47 **\$220,000**

B: Wesley R Becher 2nd
S: McGee Eugenia Est & Jennifer Roberts
Vol/Page: 1825/279, Date: 07/17/24, Executor
Use: 1 Bdrm Condo
Prior Sale: \$112,000 (09/16)

6 TIMBER HILL RD **\$350,000**
B: Corey Cinamella & Sophia Cinamella
S: Temple Hendrickson
Vol/Page: 1825/222, Date: 07/16/24, Warranty
Mtg: Cross Country Mtg Inc \$350,000
Use: 3 Bdrm Colonial, Lot: 14810sf
Prior Sale: \$277,000 (07/22)

VIS EST **\$200,000**
B: George Rostkowski & Marta Rostkowski
S: Cromwell Estates LLC
Vol/Page: 1826/32, Date: 07/19/24, Warranty
22 W TRACT RD **\$305,000**
B: Victoria Angus & Lance Hosmer
S: Opticland LLC
Vol/Page: 1825/160, Date: 07/15/24, Warranty
Mtg: Total Mtg Svcs \$299,475
Use: 3 Bdrm Cape Cod, Lot: 10890sf
Prior Sale: \$140,000 (03/24)

► MORTGAGES

4 BLUESTEM BLVD **\$50,000**
Scott D Beighau+ from Bank of America NA
33 COLES RD **\$120,000**
John Leone+ from Connecticut State Employees Fed C
111-G COUNTRY SQUIRE DR U:111G **\$156,750**
Kevin Rodriguez+ from Mortgage Markets CUSO LLC
13 EDGEWOOD ST **\$37,500**
Matthew P Redding+ from Connecticut Housing Financ
40 LARKSPUR DR U:40 **\$246,642**
Mariefi G Omalley+ from Province Mortgage Associat
22 W TRACT RD **\$12,200**
Victoria Angus+ from Connecticut Housing Finance A
4 WINCHESTER WAY **\$59,300**
Tisha Miller+ from Discover 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

119-R BLACK WALNUT DR **\$445,000**
B: Thomas M Mickolyzek & Brooklyn Mickolyzek
S: Donna J Nordstrom & Roy E Nordstrom 3rd
Vol/Page: 305/987, Date: 07/16/24, Warranty
Mtg: Ark-La-Tex Fin Svcs \$436,939
Use: 3 Bdrm Colonial, Lot: 84942sf

44 CLEMENTEL DR..... \$425,000
B: Tristan K Pruzinsky & Faith S Mancarella
S: John Litevich
Vol/Page: 305/963, Date: 07/15/24, Warranty
Mtg: CMG Mortgage Inc \$412,250
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$185,500 (09/20)

422 HADDAM QUARTER RD..... \$1,100,000
B: Thomas Cherry & Barbara Cherry
S: Benjamin M Williams & Amy W Williams
Vol/Page: 305/1004, Date: 07/16/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 616374sf

1159 NEW HAVEN RD..... \$330,000
B: Holly A Brown
S: Susan P Simpson
Vol/Page: 305/1016, Date: 07/17/24, Warranty
Mtg: Rocket Mortgage LLC \$279,000
Use: 2 Bdrm Ranch, Lot: 81022sf
Prior Sale: \$220,000 (03/04)

► **MORTGAGES**

119-R BLACK WALNUT DR..... \$436,939
Thomas M Mickolyzck+ from Ark-La-Tex Financial Ser
133 MAIN ST..... \$25,000
Erik S Merliss+ from Savings Bank of Danbury

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

► **MORTGAGES**

54 N MOODUS RD..... \$112,302
Caitlin M Horbacewicz+ from USA Housing and Urban
57 PALMER MARTIN RD..... \$18,000
Lauren D Wells+ from Connecticut State Employees F

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**

1 DAY POINT RD U:6..... \$159,900
B: Christine E Crowthers & Mark E Crowthers
S: John Lyons & Deborah Lyons
Vol/Page: 648/585, Date: 07/15/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$150,000 (08/21)

23 MIDDLETOWN AVE..... \$315,000
B: Jaclyn E Therrien & William Lowe
S: William R Avignon & Debra L Avignon
Vol/Page: 648/607, Date: 07/16/24, Warranty
Mtg: William Raveis Mtg Co \$250,000
Use: 3 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: \$149,000 (09/02)

18 OLD COACH RD..... \$350,000
B: Kevin A Marosz Jr & Kayla R Tardette
S: Marlena R Burgess
Vol/Page: 648/639, Date: 07/17/24, Warranty
Mtg: Northpoint Mortgage \$315,000
Use: 3 Bdrm Raised Ranch, Lot: 43124sf
Prior Sale: \$153,000 (04/00)

67 WHITE BIRCH RD..... \$360,000
B: Noelle Lemieux
S: Bonnie H Desaulnier
Vol/Page: 648/697, Date: 07/19/24, Warranty
Use: 2 Bdrm Ranch, Lot: 57935sf
Prior Sale: \$110,000 (10/96)

289 YOUNG ST..... \$60,000
B: South Rd Marlborough LLC
S: Flanders Road Estates LLC
Vol/Page: 648/581, Date: 07/15/24, Warranty
Use: Residential Open Land, Lot: 87556sf
Prior Sale: \$42,500 (07/24)

► **MORTGAGES**

25 FLATBROOK RD..... \$120,000
John J Leary+ from Citizens Bank
65 W HIGH ST..... \$350,000
South Rd Marlborough LLC+ from New Haven Bank
3 WEST DR..... \$48,600
Kelly A Chapman+ from Citizens Bank

ESSEX

TOWN CLERK:JOEL MARZI
29 West Ave, Essex, CT, 06442
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**

53 COMSTOCK AVE..... \$550,000
B: Eautha Munkelwitz
S: William C Bruce & Gail K Bruce
Vol/Page: 357/819, Date: 07/18/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 84506sf
Prior Sale: \$349,000 (05/04)
17 HARBOR VW N..... \$505,000
B: Maximo Muniz & Jennifer Muniz
S: Mozzer Bette L Est & Stephen R Cline
Vol/Page: 357/815, Date: 07/18/24, Executor
Use: 3 Bdrm Ranch, Lot: 47916sf
Prior Sale: \$370,000 (05/20)

107 MAIN ST..... \$900,000
B: 107 Main St Summit LLC
S: Big River Properties LLC
Vol/Page: 357/719, Date: 07/15/24, Warranty
Mtg: Big Riv Properties LI \$700,000
Use: Commercial Building, Lot: 12632sf
Prior Sale: \$75,000 (10/96)

75 N MAIN ST..... \$835,000
B: Charles P Cartwright & Kathryn M Cartwright
S: Jacob M Ertel, Tr for Jacob M Ertel Lt
Vol/Page: 357/782, Date: 07/16/24, Trustee
Mtg: Province Mtg Assoc \$610,000
Use: 4 Bdrm Colonial, Lot: 132858sf
Prior Sale: \$337,000 (09/15)

19 WINTHROP HILL RD..... \$539,000
B: Patrick R Kinney & Victoria Lemmon
S: Thomas Richardell
Vol/Page: 357/853, Date: 07/19/24, Warranty
Mtg: Prime Lending Inc \$485,100
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$426,000 (04/06)

► **MORTGAGES**

21 MAIN ST..... \$200,000
B & G Realty Co+ from Rhoda Steiger
23 MAIN ST..... \$200,000
B & G Realty Co+ from Rhoda Steiger
96 MAIN ST..... \$100,000
Carlton M Barlow Jr+ from Essex Savings Bank
107 MAIN ST..... \$85,000
107 Main St & Summitt LLC+ from Highland Bridge WV

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**

330 CANDLEWOOD HILL RD..... \$400,000
B: Stephen Moniz Jr
S: Mary M Bird
Vol/Page: 427/212, Date: 07/15/24, Warranty
Mtg: First World Mortgage \$360,000
Use: 3 Bdrm Antique, Lot: 113256sf
Prior Sale: \$16,500 (06/96)
21 OXBOW RIDGE RD..... \$675,000
B: Matthew B Dubin & Yael H Dubin
S: Priscilla E Eckhart, Tr for Priscilla E Eckhart T
Vol/Page: 427/188, Date: 07/15/24, Trustee
Mtg: Premia Mortgage LLC \$425,000
Use: 4 Bdrm Colonial, Lot: 111514sf
49 S DISH MILL RD..... \$480,000
B: Michael Yargeau & Cary M Yargeau
S: Joyce A Finlayson & William R Finlayson
Vol/Page: 427/265, Date: 07/15/24, Warranty
Mtg: Total Mtg Svcs \$384,000
Use: 4 Bdrm Colonial, Lot: 107158sf

185 SAYBROOK RD..... \$299,600
B: Nicole Ford & Jerome Ford
S: Vito L Walton
Vol/Page: 427/330, Date: 07/16/24, Warranty
Mtg: Prosperity Home Mtg \$254,660
Use: 4 Bdrm Conventional, Lot: 18295sf
Prior Sale: \$115,000 (10/97)

33 SCHULLER RD..... \$610,000
B: Mark Crow
S: Michael C Stevens, Tr for Valana Stevens T
Vol/Page: 427/261, Date: 07/15/24, Trustee
Use: 3 Bdrm Colonial, Lot: 221285sf
Prior Sale: \$418,500 (06/17)

65 SHORE DR..... \$305,000
B: Cynthia H Mckinnon
S: David Eisenhandler & Maureen Eisenhandler
Vol/Page: 427/358, Date: 07/18/24, Warranty
Mtg: Movement Mtg LLC \$228,000
Use: 2 Bdrm Cottage, Lot: 10454sf
Prior Sale: \$146,000 (02/22)

152 THAYER RD \$224,000
B: Kevin E Ringrose
S: Neil E Riggione
Vol/Page: 427/284, Date: 07/16/24, Warranty
Mtg: Loan Store Inc \$217,280
Use: 1 Bdrm Conventional, Lot: 36155sf
Prior Sale: \$60,000 (03/18)

► **MORTGAGES**

330 CANDLEWOOD HILL RD..... \$25,000
Stephen Moniz Jr+ from First World Mortgage

392 SAYBROOK RD..... \$64,000
Christopher A Alexy+ from Citizens Bank

991 SAYBROOK RD..... \$258,600
Sheryl A Iannucci+ from Rocket Mortgage

TURKEY HILL RD..... \$46,500
Sarah E Colonghi+ from Guilford Savings Bank

TURKEY HILL RD..... \$46,500
Sarah E Colonghi+ from Guilford Savings Bank

NO STREET GIVEN..... \$25,000
Joseph Ford+ from Connecticut Housing Finance Auth

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

► **REAL ESTATE SALES**

24 MADISON HOLW \$645,000
B: Joseph Williams & Amanda Williams
S: Jeffrey S Yazmer & Alison A Yazmer
Vol/Page: 297/466, Date: 07/15/24, Warranty
Mtg: Paramount Res Mtg Gp \$419,250
Use: 4 Bdrm Colonial, Lot: 91476sf
Prior Sale: \$396,000 (10/01)

392 ROAST MEAT HILL RD..... \$62,500
B: Delia Roldan & Ronald Roldan
S: John T Lawler & Mary A Lawler
Vol/Page: 297/485, Date: 07/16/24, Warranty
Mtg: William Raveis Mtg Co \$468,750
Use: 3 Bdrm Contemporary, Lot: 182952sf
Prior Sale: \$349,000 (06/09)

► **MORTGAGES**

47 BEAVER DAM RD \$622,825
James Demaio+ from Richard Demaio

475 ROUTE 81 \$600,000
Jane Andersen+ from Morgan Stanley Private Bank

MIDDLEFIELD

TOWN CLERK:TONYA HOGAN
393 Jackson Hill Rd, Middlefield, CT, 06455
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

► **REAL ESTATE SALES**

84 TOAD RIDGE RD..... \$345,500
B: Alexandria Brault
S: Gerard J Hahlo
Vol/Page: 350/1047, Date: 07/17/24, Warranty
Use: 2 Bdrm Ranch, Lot: 17860sf
Prior Sale: \$172,000 (11/99)

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**

150 BURGUNDY HILL LN U:150..... \$116,000
B: David Kamens & Laura Kamens
S: Kenneth Jones
Vol/Page: 2101/50, Date: 07/16/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$76,400 (07/07)

229 CARRIAGE CROSSING LN U:229..... \$180,000
B: Cahide Y Graves & Yesim Gunhan
S: Nadine E Ruta
Vol/Page: 2100/885, Date: 07/15/24, Warranty
Mtg: Prosperity Home Mtg \$126,000
Use: 2 Bdrm Condo
Prior Sale: \$71,000 (09/00)

598 E MAIN ST \$376,000
B: Ernest O Ezema
S: Glenstone Dev P1 LLC
Vol/Page: 2101/116, Date: 07/17/24, Warranty
Mtg: United Wholesale Mtg \$369,189
Use: 2-Family Two Family, Lot: 16988sf
Prior Sale: \$120,000 (05/23)

26 ELIZABETH LN..... \$419,900
B: Travis Davidson
S: Evan M Califano
Vol/Page: 2101/363, Date: 07/19/24, Warranty
Mtg: Norwich Commercal Grp \$428,927
Use: 3 Bdrm Colonial, Lot: 33977sf
Prior Sale: \$233,000 (04/17)

109 GLENWOOD TER..... \$314,000
B: Edder A Manrique
S: Lorraine M Merrill
Vol/Page: 2100/905, Date: 07/15/24, Warranty
Mtg: Movement Mtg LLC \$314,000
Use: 3 Bdrm Raised Ranch, Lot: 21344sf

205 MAIN ST EXT..... \$177,000
B: 205 Main Street LLC
S: Michael Mcauliffe
Vol/Page: 2101/183, Date: 07/18/24, Warranty
Use: 2-Family Two Family, Lot: 6534sf
Prior Sale: \$75,000 (08/03)

37 MARGARITE RD \$408,000
B: Donna Nordstrom
S: Anniemac Private Equity C
Vol/Page: 2101/139, Date: 07/17/24, Warranty
Mtg: American Ngbd Mtg Acc \$100,000
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$408,000 (07/24)

50 MILITARY RD..... \$275,000
B: Lucas Oliver
S: Mariah A Moore
Vol/Page: 2101/26, Date: 07/16/24, Warranty
Mtg: Cross Country Mtg Inc \$266,750
Use: 3 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$25,000 (11/16)

46 RISING TRAIL DR U:46..... \$205,000
B: Andrew Satterfield
S: Noreen D Angeletti
Vol/Page: 2100/960, Date: 07/15/24, Warranty
Mtg: Navy FCU \$195,000
Use: 2 Bdrm Condo
Prior Sale: \$127,000 (06/04)

91 RUSSELL ST \$319,000
B: Francisco J Ortiz
S: Weston Street LLC
Vol/Page: 2100/932, Date: 07/15/24, Warranty
Mtg: Guild Mortgage Co \$311,706
Use: 2-Family Two Family, Lot: 16117sf

85 THORNTON CT..... \$631,000
B: David Cafe & Leah M Cafe
S: Darrin M Bourret, Tr for D & Jennifer Bourret T
Vol/Page: 2101/208, Date: 07/18/24, Trustee
Mtg: Key Bank NA \$331,000
Use: 4 Bdrm Colonial, Lot: 30492sf
Prior Sale: \$447,165 (01/06)

444 WESTFIELD ST \$319,000
B: Nikesk K Jha
S: Franklin K Nelson & Virginia R Nelson
Vol/Page: 2101/186, Date: 07/18/24, Warranty
Mtg: United Wholesale Mtg \$303,050
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$160,000 (09/17)

NO STREET GIVEN **\$225,000**
B: Exclusive Home Rivers LLC
S: Deborah Sheehan & Stephen Smythe
Vol/Page: 2101/84, Date: 07/17/24, Warranty

► **MORTGAGES**

372 ARBUTUS ST **\$61,800**
Kevin E Geraci+ from Franklin Trust Federal Credit

585 ARBUTUS ST **\$100,000**
Trevor H Davis Jr+ from Liberty Bank

22 BRAEBURN LN **\$56,700**
Natalie A Pena+ from Rocket Mortgage

9 BUTTERNUT KNLS U:9 **\$20,000**
Jonathan Smith+ from TD Bank NA

229 CARRIAGE CROSSING LN U:229 **\$126,000**
Cahide Y Graves+ from Prosperity Home Mortgage LLC

14 FOREST GLEN CIR U:8 **\$45,000**
Elis Torres+ from Rocket Mortgage

94 HERITAGE BLVD **\$4,827**
Kristi Barrett+ from USA Housing and Urban Develop

8 MILES AVE **\$100,000**
Stephan A Allison+ from Liberty Bank

50 MILITARY RD **\$11,000**
Lucas Oliver+ from Connecticut Housing Finance Aut

31 NAVADON PKWY **\$10,921**
Melanie Billings+ from USA Housing and Urban Devel

127 OLD ROAD DR **\$50,000**
Peter Lacross+ from American Eagle Financial Credi

20 ORCHARD HILL LN **\$125,000**
Nicholas Sokolis+ from Discover Bank

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

RUSSELL ST **\$25,000**
F J Ortiz-Figueroa+ from Connecticut Housing Finan

STONEYCREST DR **\$8,774,200**
Fah Willowcrest Lp+ from M&T Realty Capital Corp

444 WESTFIELD ST **\$303,050**
Nikesh K Jha+ from United Wholesale Mortgage

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**

23 HALF PENNY LN **\$747,000**
B: Justin T Scott & Megan Pennington
S: John P Donohue & Magaret D Donohue
Vol/Page: 692/292, Date: 07/16/24, Warranty
Mtg: JPMorgan Chase Bank \$535,000
Use: 4 Bdrm Colonial, Lot: 47916sf

6 HILLCREST CT **\$850,000**
B: Olivia Spilka & Matthew Spilka
S: Nicholas Condulis & Kathryn J Condulis
Vol/Page: 692/348, Date: 07/17/24, Warranty
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$256,000 (07/94)

3 PEPPERIDGE TRL **\$590,000**
B: Lynn B Cortavarria
S: Joshua D Pennington & Megan Pennington
Vol/Page: 692/326, Date: 07/17/24, Warranty
Mtg: First World Mortgage \$560,500
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$370,000 (05/17)

2 TRAILS END **\$812,500**
B: John G Krubski & Joan Krubski
S: Stephen R Sheehan, Tr for Suzanne S Taylor 2017 RET
Vol/Page: 692/289, Date: 07/16/24, Trustee
Use: 3 Bdrm Colonial, Lot: 23522sf
Prior Sale: \$215,000 (01/94)

► **MORTGAGES**

3 3RD AVE **\$50,000**
David N Dorothy+ from Liberty Bank

82 FENWOOD DR **\$100,000**
Timothy J Crimmins Jr+ from Third Federal Saving &

6 HILLCREST DR **\$722,500**
Olivia Spilka+ from CMG Home Loans

2 TROLLEY XING **\$100,000**
Leland R Mckenna+ from Essex Savings Bank

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**

3 ADORNO DR **\$355,000**
B: Kevin Patterson & Georgia Bolovis
S: Kerri K Fagan & Robert L Fagan
Vol/Page: 1111/122, Date: 07/16/24, Warranty
Mtg: Cross Country Mtg Inc \$337,250
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$182,000 (07/15)

102 APPLETREE LN **\$135,000**
B: Soundwood Bldrs Of Ct Inc
S: Lauren Decaprio
Vol/Page: 1111/143, Date: 07/17/24, Warranty
Use: Residential Developable Land, Lot: 44867sf
Prior Sale: \$125,000 (11/23)

88 MARLBOROUGH ST **\$540,000**
B: Benjamin P Dwyer
S: Connwell 88 LLC
Vol/Page: 1111/97, Date: 07/16/24, Warranty
Mtg: Liberty Bk \$405,000
Use: Residential-Multiple Bldgs, Lot: 36590sf
Prior Sale: \$292,000 (01/17)

90 MARLBOROUGH ST **\$540,000**
B: Benjamin P Dwyer
S: Connwell 88 LLC
Vol/Page: 1111/97, Date: 07/16/24, Warranty

92 MARLBOROUGH ST **\$540,000**
B: Benjamin P Dwyer
S: Connwell 88 LLC
Vol/Page: 1111/97, Date: 07/16/24, Warranty

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**

1525 BOSTON POST RD U:356 **\$1,200**
B: Gary P Byron
S: Noelle Sparrow & Richard Sciglimpaglia
Vol/Page: 383/524, Date: 07/18/24, Warranty
Use: Condo

1525 BOSTON POST RD U:356 **\$7,200**
B: Jeffrey Cool & Teresa Cool
S: Shultz Patricia B Est & Kirk Shultz
Vol/Page: 383/450, Date: 07/15/24, Fiduciary
Use: Condo

36 GROVE BEACH RD S **\$550,000**
B: Antoinetta R Strain & Nicholas W Strain
S: Timothy S Rubino
Vol/Page: 383/431, Date: 07/15/24, Warranty
Mtg: First World Mortgage \$175,000
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: \$375,000 (09/21)

3 LAKE LOUISE DR **\$1,020,000**
B: Margaret M Beauregard & Robert J Fiocco
S: Michael E Coffey & Lauren V Zabel
Vol/Page: 383/458, Date: 07/16/24, Warranty
Use: 4 Bdrm Contemporary, Lot: 470448sf
Prior Sale: \$635,000 (01/20)

► **MORTGAGES**

75 BELLSTONE AVE **\$920,000**
Bonnie M Forucci+ from Liberty Bank

1059 OLD CLINTON RD **\$200,000**
Matthew Carroll+ from East Main Prop Mgmt L

187 OLD MAIL TRL **\$1,325,000**
Jared M Rusman+ from JP Morgan Chase Bank

187 OLD MAIL TRL **\$1,325,000**
Jared M Rusman+ from JP Morgan Chase Bank

712 W POND MEADOW RD **\$54,000**
Audra M Gallagher+ from Nationstar Mortgage



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

12 FAIRVIEW ST \$330,400

B: Matthew Cyphers
S: Renker Ann K Est & Michelle Weller
Vol/Page: 622/1072, Date: 07/15/24, Executor
Mtg: A & D Mortgage LLC \$313,880
Use: 3 Bdrm Ranch, Lot: 10454sf

5 JEWETT ST \$406,500

B: Kenrick Bucknor & Lorraine Barnes
S: 5 Jewett St T & Atlantic Re LLC Tr
Vol/Page: 623/127, Date: 07/19/24, Trustee
Use: 3 Bdrm Raised Ranch, Lot: 10890sf
Prior Sale: \$179,000 (12/20)

18 SHEASBY RD \$420,000

B: Michael F Varrone
S: Jeffrey S Gagnon & Robert J Gagnon Jr
Vol/Page: 622/1154, Date: 07/16/24, Warranty
Mtg: Primelending \$280,000
Use: 3 Bdrm Raised Ranch, Lot: 18295sf

34-B WESLEY ST \$389,900

B: Ronald Pena
S: Westley Street Prop LLC
Vol/Page: 623/73, Date: 07/17/24, Warranty
Use: Land-Vacant & Open, Lot: 5009sf

► MORTGAGES

14 BASSETT ST \$180,097

Sara L Langer+ from Rocket Mortgage

112 BENZ ST \$75,000

Raymond J Hultgren+ from Rocket Mortgage

20 CHESTER ST \$338,000

Roberta F Wagner+ from Newrez LLC

260 N STATE ST \$12,427

Ambar M Gomez-Reyes+ from USA Housing and Urban Dev

44 WOODBRIDGE AVE \$266,000

Jay P Lussier+ from Liberty Bank

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

BURTON RD \$125,000

B: Karen Knapik & Stephen Knapik
S: Edward J Smith Realty Co
Vol/Page: 255/638, Date: 07/15/24, Warranty

► MORTGAGES

460 SKOKORAT RD \$78,163

Emily A Provenzano+ from US Bank NA

56 STODDARD PL \$75,000

Katherine M Els+ from Bank of America NA

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

► REAL ESTATE SALES

22 BETHRIDGE RD \$690,000

B: Qin Li & Ketao Wen
S: Randall W Raddatz
Vol/Page: 226/485, Date: 07/16/24, Warranty
Mtg: Rocket Mortgage LLC \$270,000
Use: 5 Bdrm Colonial, Lot: 65340sf
Prior Sale: \$400,000 (12/01)

127 GAYLORD MOUNTAIN RD \$730,000

B: Rebecca C Linsalato & Michael Linsalato
S: Linda S Liuzzi
Vol/Page: 226/576, Date: 07/18/24, Warranty
Mtg: Guaranteed Rate Affin \$584,000
Use: 4 Bdrm Cape Cod, Lot: 165528sf

136 PLEASANT DR \$375,000

B: Harris Mejia
S: Lillian O Serafino
Vol/Page: 226/514, Date: 07/16/24, Warranty
Mtg: Tomo Mortgage Llc \$300,000
Use: 3 Bdrm Raised Ranch, Lot: 66647sf

► MORTGAGES

75 CARRIAGE DR \$200,000

Robin Mahabir+ from Ion Bank

10 ROWE CT \$59,000

Kyle D Griffiths+ from Sikorsky Financial Credit U

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

10 COCHECO AVE \$949,000

B: Bhramar Mukherjee
S: Aidin E Pour
Vol/Page: 1390/104, Date: 07/17/24, Warranty
Mtg: Bank of America NA \$400,000
Use: 1-Family Colonial, Lot: 6534sf
Prior Sale: \$706,350 (08/21)

34 HARBOUR VLG U:E \$380,000

B: James Balzano
S: Denise Richburg & Lawson Richburg
Vol/Page: 1390/51, Date: 07/17/24, Warranty
Mtg: Total Mtg Svcs \$347,985
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (08/20)

193 HOTCHKISS GROVE RD \$425,000

B: Susan K Cabot
S: William A Leece, Tr for Katharine H Higgins RET
Vol/Page: 1390/21, Date: 07/16/24, Trustee
Mtg: Primary Resident Mtg \$340,000
Use: 2 Bdrm Ranch, Lot: 8712sf

45 JEFFERSON AVE U:6-10 \$210,000

B: Meloreas Jackson
S: Howard J Hankin
Vol/Page: 1389/941, Date: 07/15/24, Warranty
Mtg: Members Mtg Co Inc \$200,000
Use: Condo

47 MEADOW WOOD RD \$645,000

B: Deirdre E King Hooge RET
S: Roberta Diakun & Mark A Corbae
Vol/Page: 1390/197, Date: 07/18/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 44867sf
Prior Sale: \$650,000 (05/22)

56 QUARRY DOCK RD U:56 \$735,000

B: Paul Dardeno & Janet Colello
S: Weiner Lois B Est & Scott J Weiner
Vol/Page: 1390/88, Date: 07/17/24, Executor
Use: 3 Bdrm Condo

198 SHORE DR \$631,000

B: Kenneth Levinson & Donna Levinson
S: Susan J Kelley
Vol/Page: 1389/939, Date: 07/15/24, Warranty
Use: 2-Family Two Family, Lot: 10890sf

NO STREET GIVEN \$2,000

B: Jason Prates
S: James Harrison
Vol/Page: 1389/985, Date: 07/15/24, Conveyance

► FORECLOSURE DEEDS

55 HARDING AVE \$506,000

B: Marc J Fafard
S: Robert P Yoney & Wilmington TNa
Vol/Page: 1390/174, Date: 07/18/24, Committee
Mtg: Conn Lending Ptnrs LLC \$450,000
Use: 3 Bdrm Cape Cod, Lot: 23087sf
Prior Sale: \$270,000 (11/00)

► MORTGAGES

40 ACETO ST \$8,736

Kimberly A Rapuano+ from USA Housing and Urban Dev

32 ARK RD \$90,000

Mark Swift+ from M&T Bank NA

7 BEECHWOOD RD \$241,500

Frank S Giglio Sr+ from Key Bank N.A.

59 BRUSHY PLAIN RD \$6,555

Stanley J Latkowski+ from USA Housing and Urban Dev

27 CHERRY HILL RD \$200,000

Rebecca L Kieran+ from Bank of America NA

62-A CHESTNUT ST \$578,400

ASM Prospect LLC+ from John Villano

80 CHESTNUT ST \$578,400

ASM Prospect LLC+ from John Villano

10 COCHECO AVE.....	\$100,000
Bhramar Mukherjee+ from Yale University	
38-42 HILLTOP DR.....	\$150,000
Mark E Fuller+ from Citizens Bank	
97 HOTCHKISS GROVE RD.....	\$200,000
Eric J Appellof+ from Connex Credit Union	
133 PINE ORCHARD RD.....	\$567
Dana J Mickelson+ from USA Housing and Urban Devel	
20 RAMBLEWOOD DR.....	\$100,000
Eric Williams+ from Connex Credit Union	

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

466 JUNIPER LN.....	\$480,000
B: Christopher Branham & Emily Branham S: Joseph J Skovira 3rd & Ediburga Skovira Vol/Page: 3231/158, Date: 07/17/24, Warranty Mtg: New American Funding \$384,000 Use: 3 Bdrm Ranch, Lot: 17860sf Prior Sale: \$299,900 (07/05)	
220 MOUNTAIN RD.....	\$485,000
B: Kristen Petersen & Bryan Petersen S: Aubrey R Wright & Robert J Wright Jr Vol/Page: 3231/263, Date: 07/19/24, Warranty Mtg: Province Mtg Assoc \$455,000 Use: 3 Bdrm Split Level, Lot: 51401sf Prior Sale: \$297,000 (05/17)	
72 SODERMAN WAY.....	\$803,705
B: Richard S Wellins & Ellen S Wellins S: Eg Stonebridge LLC Vol/Page: 3231/219, Date: 07/18/24, Warranty Use: Accessory Land Improved	
70 SOUTHWICK CT U:110.....	\$215,000
B: Alice Scott S: James Miele & Anna M Miele Vol/Page: 3231/146, Date: 07/16/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$128,900 (10/00)	
316 TALMADGE RD U:2.....	\$771,325
B: Emily Phipps & Matthew Nieman S: Lovley Development Inc Vol/Page: 3231/194, Date: 07/17/24, Warranty Mtg: Mortgage Research Ctr \$499,844 Use: Condo	
NO STREET GIVEN.....	\$10,000
B: Aurangzeb A Ali & Julie A Ali S: Cheshire Hlside Cemetery Vol/Page: 3231/232, Date: 07/18/24, Quit Claim	

► MORTGAGES

1338 AVON BLVD.....	\$22,991
Gregson James+ from USA Housing and Urban Developm	
225 BEACON HILL DR.....	\$76,000
Katelyn Degrazia+ from Mutual Security Credit Unio	
315 CORNWALL AVE.....	\$50,000
Anthony Mazzacane+ from LoanDepot.Com LLC	
84 HEARTHSTONE DR.....	\$123,300
Daniel P Reilly+ from Navy Federal Credit Union	
1307 MARION AVE.....	\$140,000
1307 Marion Road LLC+ from Alan Schlesinger	
240 NOB HILL RD.....	\$400,000
Harry J Black Jr+ from Rocket Mortgage	

272 OAK AVE.....	\$160,000
Daniel M Ullrich+ from Sikorsky Financial Credit U	
40 PEACH TREE CT.....	\$230,000
Ricardo Croes+ from Citizens Bank	
215 ROBIN LN.....	\$246,750
Sandra Atkins+ from William Raveis Mortgage Co	

DERBY

TOWN CLERK: MARC J. GAROFALO
1 Elizabeth St, Derby, CT, 06418
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

112 HIGH ST.....	\$415,000
B: Jaaca Thomas & Albert Henry S: Michael Snipes Vol/Page: 928/143, Date: 07/15/24, Warranty Mtg: First World Mortgage \$402,573 Use: 3 Bdrm Cape Cod, Lot: 44431sf Prior Sale: \$323,754 (05/23)	
72 NEW HAVEN AVE.....	\$300,000
B: Michael McGrail & Benjamin Czuprinski S: Michael H Malone Vol/Page: 928/158, Date: 07/15/24, Warranty Mtg: Clifco Inc \$270,000 Use: 2-Family Old Style, Lot: 15682sf Prior Sale: \$240,000 (12/06)	

► MORTGAGES

56 FRANKLIN AVE.....	\$106,700
Suzanne King-Smith+ from Webster Bank	
8 SINGER VILLAGE DR.....	\$30,000
Rochelle V Patti+ from Ion Bank	

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

130 COE AVE U:33.....	\$90,000
B: Eric Marsh S: Ronald A Barnabei Jr & Sharon L Barnabei Vol/Page: 2831/346, Date: 07/16/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$79,500 (05/88)	
26 FOOTE RD.....	\$426,000
B: Rebecca E Withington & Jeffrey B Yelinek S: Christian J Tarducci Vol/Page: 2831/498, Date: 07/18/24, Warranty Mtg: First Federal Bank \$381,900 Use: 4 Bdrm Cape Cod, Lot: 10890sf Prior Sale: \$220,000 (09/17)	
226 LAUREL ST U:10.....	\$135,000
B: Carla Medina S: Secy Of Hsng & Urban Dev Vol/Page: 2831/545, Date: 07/18/24, Warranty Mtg: Cross Country Mtg Inc \$154,461 Use: 2 Bdrm Condo Prior Sale: \$111,800 (06/23)	

22 SOUTH ST.....	\$435,000
B: Jennifer G Larue S: David P Benivegna & Michelle M Benivegna Vol/Page: 2831/351, Date: 07/16/24, Warranty Mtg: Guaranteed Rate Affn \$165,000 Use: 3 Bdrm Cape Cod, Lot: 5227sf	
30 TALMADGE AVE.....	\$317,500
B: Albert J Monaco & Sofiana Hoffman S: Julianne Naughton Vol/Page: 2831/329, Date: 07/16/24, Warranty Mtg: Primary Residentl Mtg \$267,750 Use: 2 Bdrm Cape Cod, Lot: 6098sf Prior Sale: \$165,000 (12/17)	

► MORTGAGES

27 ALLISON WAY U:27.....	\$100,000
Phoebe Worcester+ from Citizens Bank	
39 BATT LN.....	\$25,000
Sonia Chandran+ from Citizens Bank	
65 BENJAMIN RD.....	\$60,000
Anthony J Grecco Jr+ from Sikorsky Financial Credi	
39 CENTER AVE.....	\$373,545
Scott D Johnson+ from E Mtg Capital Inc	
39 CHARNES DR.....	\$309,320
Paul Marcati+ from United Mtg Lending LI	
68 GEORGE ST.....	\$135,000
Philomena Libretti+ from M&T Bank NA	
31 RIVER RD.....	\$46,500
Michelle Tracey+ from LoanDepot.Com LLC	
95 STEVENS ST.....	\$100,000
Robert V Urrata+ from Citizens Bank	
546 STRONG ST.....	\$82,600
Joanna Mason+ from Citizens Bank	

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

115 3 MILE CRSE.....	\$525,000
B: Kevin Delaney & Cynthia Delaney S: Jessica L Bogucki Vol/Page: 1019/936, Date: 07/15/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 15682sf Prior Sale: \$270,900 (08/18)	
30 CHIMNEY CORNER CIR.....	\$1,300,000
B: Ralph Lynch S: Barbara F Fennelly, Tr for Fennelly Guilford T Vol/Page: 1019/1113, Date: 07/16/24, Trustee Use: 3 Bdrm Ranch, Lot: 23087sf Prior Sale: \$60,000 (07/94)	
28 COGINCHAUG CT.....	\$650,000
B: Marc D Normandin & Dana M Sasso S: Monica Filusch, Tr for Monica Filusch RET Vol/Page: 1019/1005, Date: 07/16/24, Trustee Mtg: Members Mtg Co Inc \$485,000 Use: 3 Bdrm Colonial, Lot: 68825sf Prior Sale: \$440,000 (11/22)	
5081 DURHAM RD.....	\$400,000
B: Peter J Abate & Lorena Cambizaca S: Leslie O Spector & Christine A Divo Vol/Page: 1019/958, Date: 07/15/24, Warranty Mtg: Paramount Res Mtg Gp \$392,755 Use: 3 Bdrm Raised Ranch, Lot: 80150sf Prior Sale: \$134,000 (08/97)	

226 HIGHWOODS DR.....	\$857,000
B: Sean P Brennan & Kerry P Morton S: Boguslaw Kicak & Stanislaw Kicak Vol/Page: 1020/4, Date: 07/19/24, Warranty Mtg: Prosperity Home Mtg \$766,500 Use: 4 Bdrm Split Level, Lot: 60113sf Prior Sale: \$550,000 (06/10)	
LONG HILL FARMS.....	\$590,000
B: Ernest A Mastroianni, Tr for Ernest A Mastroianni T S: Diane Patrone Vol/Page: 1019/939, Date: 07/15/24, Warranty	
31 LOYAL LEDGE LN.....	\$4,200,000
B: Diego D Tomasi S: Michael Ohare & Christina Clark Vol/Page: 1019/1080, Date: 07/16/24, Warranty Use: 3 Bdrm Colonial, Lot: 26136sf	
101 LYNN DR.....	\$1,100,000
B: Zhiyao Feng & Cheng Chen S: Richard G Greiner & Jennifer A Greiner Vol/Page: 1019/1038, Date: 07/16/24, Warranty Mtg: NBKC Bank \$750,000 Use: 4 Bdrm Cape Cod, Lot: 168142sf Prior Sale: \$858,000 (07/07)	
120 N FAIR ST U:1A.....	\$600,000
B: Patricia Todd S: Faith Middleton Vol/Page: 1020/56, Date: 07/19/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$430,000 (08/21)	
44 ORIOLE CIR.....	\$445,000
B: Michael Nizzardo S: Mark A Marselli & Tracy M Marselli Vol/Page: 1019/1118, Date: 07/17/24, Warranty Mtg: Mortgage Research Ctr \$405,506 Use: 3 Bdrm Raised Ranch, Lot: 46609sf Prior Sale: \$181,000 (07/99)	
4 RIVER COLONY U:4.....	\$205,000
B: Jake Delguidice S: William L Cofrances & Barbara Nana Vol/Page: 1019/1061, Date: 07/16/24, Warranty Mtg: Total Mtg Svcs \$198,850 Use: 1 Bdrm Condo Prior Sale: \$63,500 (11/00)	
84 SPENCER AVE.....	\$480,000
B: 84 Spencer Ave LLC S: Nilsa R Shaw Vol/Page: 1019/1111, Date: 07/16/24, Warranty Use: 2 Bdrm Ranch, Lot: 4792sf Prior Sale: \$122,000 (05/00)	
1 WHITE PINE LN.....	\$950,000
B: Donald R Page 3rd & Shannon L Page S: Andrew Hamilton & Jennifer Hamilton Vol/Page: 1019/1156, Date: 07/17/24, Warranty Mtg: Bank of America NA \$760,000 Use: 4 Bdrm Colonial, Lot: 177725sf Prior Sale: \$375,000 (06/97)	
► MORTGAGES	
140 CHESTNUT GRV.....	\$174,937
Mack Building LLC+ from Bay Financial LLC	
28 COGINCHAUG CT.....	\$100,000
Marc D Normandin+ from Yale University	
81 CORNWALL LN.....	\$168,900
Adam D Scott+ from Spring EQ LLC	
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	
3 FAWN HILL CT.....	\$200,000
Alexander A Sulpasso+ from Liberty Bank	
1492 GREAT HILL RD.....	\$50,000
Michael S Sondak+ from Connex Credit Union	

196 HEMLOCK AVE.....	\$200,000
David Lavine+ from Connex Credit Union	
8 HORSESHOE RD.....	\$412,000
David W Wanat+ from Webster Bank	
31 HUNGRY HILL CIR.....	\$400,000
Meigan M Oleary+ from Mutual Security Credit Union	
26 LITTLE MEADOW RD.....	\$75,000
John E Kittrell 3rd+ from Discover Bank	
1126 LONG HILL RD.....	\$360,000
Kerrin Z Clenard+ from Rocket Mortgage	
142 MILL STONE DR.....	\$100,000
Joseph A Bilskis+ from Andrea Bilskis	
101 NORTHWOOD DR.....	\$50,000
Gregory Litvyn+ from Liberty Bank	
40 SHUNPIKE RD.....	\$174,937
Mack Building LLC+ from Bay Financial LLC	

HAMDEN

TOWN CLERK: KARIMAH MICKENS
2750 Dixwell Ave., Hamden, CT, 06518
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

29 CENTERBROOK RD.....	\$169,900
B: Judith Dinneen S: Mark Hansen & Nancy Hansen Vol/Page: 5192/209, Date: 07/16/24, Warranty	
73 DEST DR.....	\$271,100
B: Marcos Cardoso S: Carolyn Rhinehart Vol/Page: 5192/58, Date: 07/15/24, Warranty Use: 4 Bdrm Raised Ranch, Lot: 8276sf	
111 FRANKLIN RD.....	\$83,000
B: Omar A E Maalem S: Stephanie Allis Vol/Page: 5193/104, Date: 07/18/24,	
58 HALL ST.....	\$430,000
B: Logan G Wright & Blaine A Harlan S: John McDermott Vol/Page: 5192/18, Date: 07/15/24, Warranty Use: 4 Bdrm Colonial, Lot: 9148sf Prior Sale: \$164,000 (11/98)	
18 HARRISON DR.....	\$295,000
B: Katheryn Carter S: Licarelli Martha Est & Anthony E Monelli Vol/Page: 5192/340, Date: 07/17/24, Executor Mtg: United Wholesale Mtg \$275,000 Use: 3 Bdrm Ranch, Lot: 10454sf	
72 HIDEAWAY LN.....	\$410,000
B: Shel Mizrahi S: Mark F Bender Vol/Page: 5191/328, Date: 07/15/24, Warranty Mtg: Prospect Home Mtg Llc \$328,000 Use: 3 Bdrm Split Level, Lot: 13939sf Prior Sale: \$250,000 (01/14)	
125 HIGH RIDGE RD.....	\$442,000
B: Kyle Gannon & Stephanie Cherry S: Joseph Minichino Vol/Page: 5192/23, Date: 07/15/24, Warranty Mtg: Total Mtg Svcs \$419,000 Use: 3 Bdrm Split Level, Lot: 96268sf	
2 LANCELOT WAY.....	\$100,000
B: Carlos Jimenez & Luz Y Lopez S: Smbic LLC Vol/Page: 5193/93, Date: 07/18/24, Warranty Use: Residential Open Land, Lot: 40075sf	

4 LANCELOT WAY.....	\$850,000
B: Milen T King S: Mary C Constantine Vol/Page: 5192/40, Date: 07/15/24, Warranty Mtg: NFM Inc \$766,500 Use: 4 Bdrm Contemporary, Lot: 52708sf	
41 MARION AVE.....	\$300,000
B: Bennett Streets & Andrea Streets S: Mary E Kearney Vol/Page: 5191/251, Date: 07/12/24, Warranty Mtg: Homebridge Financial \$200,000 Use: 2 Bdrm Ranch, Lot: 8276sf Prior Sale: \$116,000 (06/97)	
175 MILL POND RD U:226.....	\$157,500
B: Madison TCo S: Fads 226 LLC Vol/Page: 5192/215, Date: 07/16/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$122,500 (03/07)	
1685 SHEPARD AVE.....	\$320,000
B: Giuseppe Marmo S: Michael Spadaccino & Brooke Spadaccino Vol/Page: 5192/257, Date: 07/17/24, Warranty Mtg: Tomo Mortgage Llc \$240,000 Use: 3 Bdrm Ranch, Lot: 13939sf Prior Sale: \$250,000 (12/03)	
1930 SHEPARD AVE.....	\$45,000
B: Bo L Kim & Eric Kim S: 1930 Shepard Ave LLC Vol/Page: 5192/220, Date: 07/16/24, Warranty Use: Residential Open Land, Lot: 216493sf Prior Sale: \$80,000 (11/17)	
1930 SHEPARD AVE.....	\$45,000
B: Bo L Kim & Michael Kelly 2nd S: 1930 Shepard Ave LLC Vol/Page: 5192/223, Date: 07/16/24, Warranty Use: Residential Open Land, Lot: 216493sf Prior Sale: \$45,000 (07/24)	
4 SHEPARD HILL RD U:4.....	\$263,000
B: Robert V Stefanowski, Tr for Robert V Stefanowski T S: Ryan S Odell & Nilda Alicea Vol/Page: 5192/300, Date: 07/17/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$136,000 (06/17)	
2390 STATE ST U:L25C.....	\$340,000
B: Jordan Brint S: Annette Tirado & Racheal Gonzalez Vol/Page: 5193/107, Date: 07/18/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$275,000 (04/23)	
150 STILL HILL RD.....	\$460,000
B: Imran Gaad S: Jin Xu & Albert Do Vol/Page: 5192/135, Date: 07/15/24, Warranty Mtg: Charter Oak Fed Cr Un \$437,000 Use: 4 Bdrm Colonial, Lot: 20909sf Prior Sale: \$345,000 (05/16)	
315 THORNTON ST.....	\$526,000
B: David E Foster, Tr for Foster T S: Andres Fernandez & Isabella Deunas Vol/Page: 5192/253, Date: 07/17/24, Warranty Use: 3 Bdrm Colonial, Lot: 6098sf Prior Sale: \$345,000 (08/21)	
40 TOM SWAMP RD.....	\$560,000
B: Siuyuat Wong S: Carl Koch 3rd & Andrea Koch Vol/Page: 5193/43, Date: 07/17/24, Warranty Mtg: JPMorgan Chase Bank \$208,000 Use: 4 Bdrm Colonial, Lot: 43996sf Prior Sale: \$430,000 (08/13)	

57 VANTAGE RD **\$315,000**
 B: Brandon Bella
 S: Jean P Cardichon & Linda S Cardichon
 Vol/Page: 5192/158, Date: 07/15/24, Warranty
 Mtg: Rocket Mortgage LLC \$252,000
 Use: 4 Bdrm Cape Cod, Lot: 17424sf
 Prior Sale: \$223,400 (03/05)

9 WINDSOR RD **\$215,000**
 B: Jd Investment Prop LLC
 S: Marleen Y Roberts & Wesley S Gibson
 Vol/Page: 5192/284, Date: 07/17/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 7841sf
 Prior Sale: \$128,000 (05/02)

► FORECLOSURE DEEDS

2145 SHEPARD AVE **\$301,000**
 B: Vedran Josic
 S: 2145 Shepard LLC & Allison Lending LLC
 Vol/Page: 5192/103, Date: 07/15/24, Committee
 Mtg: Pinnacle Fncl Svc LLC \$270,000
 Use: 4 Bdrm Ranch, Lot: 46174sf
 Prior Sale: \$232,000 (02/23)

► MORTGAGES

639 BENHAM ST **\$377,980**
 Cruz Castillo-Diaz+ from United Trust Bank

204 CIRCULAR AVE **\$25,000**
 Elizabeth Maya+ from Sikorsky Financial Credit Uni

73 DEST DR **\$165,000**
 73 Dest Dr LLC+ from Krowton Llc

26 GATE WAY **\$100,000**
 Joshua D Greene+ from Connex Credit Union

61 GATE WAY **\$13,129**
 Brooke Mann+ from USA Housing and Urban Developmen

47 GORHAM AVE **\$55,000**
 Marjorie Pita+ from Citizens Bank

133 GORHAM AVE **\$8,692**
 Richard M Crowley+ from USA Housing and Urban Deve

12 HARRISON DR **\$230,000**
 B&g Rental House LLC+ from Commercial Lender LLC

18 HARRISON DR **\$275,000**
 Kathryn Carter+ from United Wholesale Mortgage

72 HIDEAWAY LN **\$328,000**

125 HIGH RIDGE RD **\$419,000**
 Stephanie Cherry+ from Total Mortgage Services

27 LAUREL RD **\$625,000**
 Christen A Smith+ from Liberty Bank

41 MARION AVE **\$200,000**
 Bennett J Streets+ from Homebridge Financial Servi

36 MIDDLE RD **\$220,000**
 Timothy C Cahill+ from Members First Credit Union

128 NORTH ST **\$10,106**
 George O Mccord+ from USA Housing and Urban Develo

475 RIVER RD **\$9,416**
 Terence Blocker+ from USA Housing and Urban Develo

1685 SHEPARD AVE **\$240,000**

2145 SHEPARD AVE **\$270,000**
 Vedran Josic+ from Pinnacle Financial Services LLC

150 STILL HILL RD **\$437,000**
 Imran Gaad+ from Charter Oak Federal Credit Union

65 THORPE DR **\$83,000**
 Keisha Sheriff+ from Connex Credit Union

17 VIOLET ST **\$150,000**
 King Solomon Invs LLC+ from Ion Bank

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

3820 WHITNEY AVE **\$200,000**
 1571 Shepard LLC+ from Robert Cappella

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

1928 DURHAM RD **\$250,000**
 B: Premier Prop Soln Ptnrsh
 S: Karen Williams
 Vol/Page: 2292/156, Date: 07/15/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 47916sf
 Prior Sale: \$135,000 (11/87)

534 GREEN HILL RD **\$441,000**
 B: Quintin Kolstad & Abigail N Kolstad
 S: Dawn Cowan
 Vol/Page: 2292/160, Date: 07/15/24, Warranty
 Mtg: Norwich Commercial Grp \$418,950
 Use: 2 Bdrm Raised Ranch, Lot: 68389sf
 Prior Sale: \$132,000 (08/97)

99 HORSE POND RD **\$480,000**
 B: 99 Horse Pond LLC
 S: Alexis D Nichols
 Vol/Page: 2292/379, Date: 07/18/24, Warranty
 Mtg: Ion Bank \$350,000
 Use: 3 Bdrm Colonial, Lot: 114127sf
 Prior Sale: \$319,900 (03/03)

29 KIMBERLY LN **\$1,500,000**
 B: Thomas Frosell & Mollie Frosell
 S: Stephan A Ariyan & Clarissa A Ariyan
 Vol/Page: 2292/214, Date: 07/16/24, Warranty
 Mtg: Guaranteed Rate Affin \$1,087,500
 Use: 5 Bdrm Colonial, Lot: 90605sf
 Prior Sale: \$862,500 (07/20)

41 LIBERTY ST **\$1,175,000**
 B: Kathryn L Hunter
 S: A Andrews
 Vol/Page: 2292/185, Date: 07/16/24, Warranty
 Mtg: Wells Fargo Bank \$940,000
 Use: 3 Bdrm Colonial, Lot: 8712sf
 Prior Sale: \$795,000 (09/20)

69 MENDINGWALL CIR **\$535,000**
 B: Matthew Goodwin & Lisa M Chase
 S: James S Disston & Jill M Disston
 Vol/Page: 2292/415, Date: 07/18/24, Warranty
 Mtg: US Bank NA \$375,000
 Use: 3 Bdrm Colonial, Lot: 78844sf
 Prior Sale: \$200,000 (05/95)

5 MICHELE LN **\$950,000**
 B: Todd Myers & Nancy F Myers
 S: Kamran Munawar
 Vol/Page: 2292/313, Date: 07/17/24, Warranty
 Mtg: William Raveis Mtg Co \$760,000
 Use: 4 Bdrm Colonial, Lot: 49223sf
 Prior Sale: \$755,000 (06/22)

133 OVERBROOK RD **\$775,000**
 B: David C Han & Tania K Han
 S: Zhen X Guo & Qihui Ni
 Vol/Page: 2292/255, Date: 07/16/24, Warranty
 Mtg: JPMorgan Chase Bank \$596,000
 Use: 3 Bdrm Colonial, Lot: 101495sf
 Prior Sale: \$513,000 (02/24)

18 PEPPERIDGE LN **\$775,000**
 B: Dap Jose LLC
 S: Pepperidge Lane LLC
 Vol/Page: 2292/443, Date: 07/18/24, Warranty
 Use: 4 Bdrm Conventional, Lot: 9583sf
 Prior Sale: \$690,000 (01/24)

12 PINE DR **\$300,000**
 B: Barbara Dinoa
 S: Barbara Dinoa, Tr for A M Macdonald Childrens R
 Vol/Page: 2292/180, Date: 07/16/24, Trustee
 Use: 3 Bdrm Ranch, Lot: 40946sf
 Prior Sale: \$380,000 (11/04)

2 SAMSON ROCK DR U:1C **\$160,000**
 B: County Og LLC
 S: Bernard S Jay
 Vol/Page: 2292/356, Date: 07/18/24, Warranty
 Use: Office Condo Unit
 Prior Sale: \$150,000 (07/99)

112 WILDWOOD AVE **\$475,000**
 B: Jason Paull & Samantha Paull
 S: Robert J Rickert, Tr for Ann M Rickert RET
 Vol/Page: 2292/338, Date: 07/17/24, Trustee
 Mtg: Semper Home Loans \$380,000
 Use: 2 Bdrm Ranch, Lot: 40075sf

204 WILDWOOD AVE **\$265,000**
 B: Lgj204 LLC
 S: Conrad Dora E Est & Mark E Picard
 Vol/Page: 2292/151, Date: 07/15/24, Executor
 Use: 3 Bdrm Ranch, Lot: 60113sf

► MORTGAGES

3 ALLISON DR **\$1,260,000**
 3 Allison Dr CRCP LLC+ from Ctrl Investor Funding

14 BOWER RD **\$50,000**
 Leigh Nathan+ from Connex Credit Union

73 COTTAGE RD **\$235,000**
 Scott Whitney+ from Key Bank N.A.

27 GOVERNORS WAY **\$508,000**
 Matthew R Bauer+ from M&T Bank NA

27 GOVERNORS WAY **\$500,000**
 Matthew R Bauer+ from Manufacturers and Traders Tr

99 HORSE POND RD **\$350,000**
 99 Horse Pond LLC+ from Ion Bank

69 MENDINGWALL CIR **\$375,000**
 Matthew Goodwin+ from US Bank NA

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

57 W WHARF RD **\$1,200,000**
 Walter C Pickett 2nd+ from Wells Fargo Bank NA

75 WICKFORD PL **\$150,000**
 Carol L Cestaro+ from Ion Bank

MERIDEN

TOWN CLERK:MICHAEL CARDONA
 142 E Main St, RM 124, Meriden, CT, 06450
 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

40 APPLEWOOD DR **\$257,000**
 B: Darly M Ramones & Aldo G Badillo
 S: Susan E Papallo, Tr for James Polvani
 Vol/Page: 5530/457, Date: 07/18/24, Trustee
 Mtg: First Natl Bk \$205,600
 Use: 2 Bdrm Ranch, Lot: 13504sf

76 ARCH PKWY \$475,000 B: Benito R Diaz S: Invest Rlty LLC Vol/Page: 5529/1058, Date: 07/15/24, Warranty Mtg: Flagstar Bank FSB \$332,500 Use: Apartment Bldg - 4-8 Units, Lot: 10019sf Prior Sale: \$91,875 (12/13)	882 N COLONY RD U:23 \$235,000 B: Terrance C Gaskins & Ebony Gaskins S: Michael C Carabetta Vol/Page: 5530/316, Date: 07/17/24, Warranty Mtg: Liberty Bk \$211,265 Use: 2 Bdrm Condo Prior Sale: \$58,500 (09/19)	92 WILCOX AVE \$275,000 B: Jefferson P Guerrero S: Schmidt Joan H Est & John M Schmidt Vol/Page: 5530/212, Date: 07/16/24, Executor Mtg: Newrez LLC \$266,750 Use: 4 Bdrm Colonial, Lot: 15246sf
19 BEE ST \$85,000 B: Bee Street Prop LLC S: Edward C Roman & Daniel S Roman Vol/Page: 5530/529, Date: 07/18/24, Warranty Use: Commercial Land, Lot: 9583sf Prior Sale: \$110,500 (04/15)	882 N COLONY RD U:57 \$250,000 B: Kamlesh Taduka S: Sarah M Puzycki Vol/Page: 5530/24, Date: 07/15/24, Warranty Mtg: Norwich Commercial Grp \$242,500 Use: 2 Bdrm Condo Prior Sale: \$125,000 (08/17)	► MORTGAGES
151 BELVEDERE DR \$350,000 B: Lisa M Prihoda & Sharelle Mitchell S: Tina Finch Vol/Page: 5530/617, Date: 07/19/24, Warranty Mtg: Total Mtg Svcs \$343,660 Use: 3 Bdrm Split Level, Lot: 8712sf Prior Sale: \$167,900 (06/17)	135 NEWTON ST \$335,000 B: Nadine Aris & Muriel W Chalmer S: Emily Skurja Vol/Page: 5530/596, Date: 07/19/24, Warranty Mtg: Movement Mtg LLC \$324,950 Use: 3 Bdrm Cape Cod, Lot: 6970sf Prior Sale: \$174,000 (02/17)	5 4TH ST \$30,000 Aliyah Cummings+ from Bank of America NA
94 COLLINS AVE \$300,500 B: Collins Ave Prop LLC S: 81-85 Collins Ave LLC Vol/Page: 5530/534, Date: 07/18/24, Warranty Mtg: 81-85 Collins Ave \$220,000 Use: 4 Bdrm Cape Cod, Lot: 8712sf Prior Sale: \$173,000 (07/13)	1012 OLD COLONY RD L:22 \$110,000 B: Anthony M Murdy & Kendra N Vanlinter S: David D Daigle & Norma L Daigle Vol/Page: 5530/507, Date: 07/18/24, Use: Mobile Home Prior Sale: \$29,900 (02/17)	218 BYRON RD \$100,000 Jorge L Carreto+ from Bank of America NA
1274 E MAIN ST U:D3 \$109,000 B: Christopher Garrison S: St Bari Cap New Haven 1 L Vol/Page: 5530/410, Date: 07/18/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$62,000 (05/21)	158 PADDOCK AVE U:1103 \$265,000 B: Raymond A Brumleve S: Megan E Hall Vol/Page: 5530/162, Date: 07/16/24, Warranty Mtg: Cross Country Mtg Inc \$257,050 Use: 2 Bdrm Condo Prior Sale: \$190,000 (07/22)	84 CURTIS ST \$75,000 Dania M Civali+ from Liberty Bank
34 GWEN RD \$356,000 B: Jacquelyn Pratt S: Marie A Macchietto Vol/Page: 5530/4, Date: 07/15/24, Warranty Mtg: AFC Mortgage Grp LLC \$345,320 Use: 3 Bdrm Cape Cod, Lot: 14810sf	367 S COLONY ST \$470,000 B: Leonard Smith Jr S: Eredia Vera-Yum Vol/Page: 5530/130, Date: 07/15/24, Warranty Mtg: CMG Home Loans \$461,487 Use: 2-Family Two Family, Lot: 6098sf Prior Sale: \$105,500 (11/08)	45 FOWLER AVE \$8,352 Luis A Rios+ from USA Housing and Urban Developmen
329 HANOVER ST \$330,000 B: Wilby A Martin Jr S: Lisa Troche, Tr for Luis Troche Vol/Page: 5530/187, Date: 07/16/24, Warranty Mtg: First World Mortgage \$303,700 Use: 2-Family Two Family, Lot: 5227sf Prior Sale: \$189,900 (10/17)	369 S COLONY ST \$470,000 B: Leonard Smith Jr S: Eredia Vera-Yum Vol/Page: 5530/130, Date: 07/15/24, Warranty Mtg: CMG Home Loans \$461,487 Use: 2 Bdrm Colonial, Lot: 7405sf Prior Sale: \$105,500 (11/08)	50 GRISWOLD ST \$78,400 Judith L Rice+ from LoanDepot.Com LLC
65 JOHNSON AVE \$245,000 B: Brithny Martinez S: Justin Higney Vol/Page: 5530/350, Date: 07/17/24, Warranty Mtg: Magnolia Bank Inc \$232,750 Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf Prior Sale: \$138,000 (12/14)	65 SPRINGDALE AVE \$210,000 B: Certa Hldg LLC S: Christopher Ouellet & Jessica Ouellet Vol/Page: 5530/159, Date: 07/15/24, Warranty Use: 2-Family Two Family, Lot: 4356sf Prior Sale: \$50,500 (09/93)	34 GWEN RD \$14,240 Jacquelyn Pratt+ from Connecticut Housing Finance
47 LINSLEY AVE \$420,000 B: Parline Boswell S: Lamont Wright Vol/Page: 5530/237, Date: 07/16/24, Warranty Mtg: Plaza Home Mtg \$399,000 Use: 3-Family Mlti-Unt Bldg, Lot: 9148sf Prior Sale: \$205,000 (09/21)	113 SYLVAN AVE \$204,250 B: Samantha Ramey & Jeffrey Stanley Jr S: Dolores E Bushman Vol/Page: 5530/480, Date: 07/18/24, Warranty Mtg: Liberty Bk \$183,620 Use: 3 Bdrm Ranch, Lot: 10454sf Prior Sale: \$156,000 (10/04)	329 HANOVER ST \$25,000 Wilby A Martin Jr+ from Connecticut Housing Financ
27 METACOMET DR U:27 \$245,000 B: 27 Metacomet LLC S: Carlos M Gonzalez Vol/Page: 5530/474, Date: 07/18/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$123,000 (02/01)	44 VINE ST \$325,000 B: Luz Andrade S: 44 Better Buyer Lc Vol/Page: 5530/551, Date: 07/18/24, Warranty Mtg: Fairway Ind Mtg \$260,000 Use: 3-Family Mlti-Unt Bldg, Lot: 7841sf Prior Sale: \$222,000 (12/23)	132 HIGHLAND AVE \$353,920 Stacey B Polka+ from Movement Mortgage LLC
		58 LEONARD ST U:602 \$11,708 Rahsaan D Battle+ from USA Housing and Urban Devel
		47 LOWE AVE \$70,000 Janet Atwater+ from Point Titling T
		13 MOSHER ST \$70,000 David G Torell+ from LoanDepot.Com LLC
		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
		882 N COLONY RD U:23 \$23,735 Terrance C Gaskins+ from Liberty Bank
		86 ORIENT ST \$17,076 Stuart O Mushala+ from USA Housing and Urban Devel
		60 SUNSET AVE \$26,349 Jerome T Smith+ from USA Housing and Urban Develop
		50 TERRACE GDNS \$10,126 Albert Garcia-Hernandez+ from USA Housing and Urba
		116 WILLOW ST \$300,000 116 Willow St Hldg LLC+ from Firstloans Inc
		NO STREET GIVEN \$10,000 Kamlesh Taduka+ from Connecticut Housing Finance A

MIDDLEBURY

TOWN CLERK:BRIGITTE M BESSETTE
1212 Whittemore 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

► MORTGAGES

93 RIDGEWOOD DR U:93 \$254,341 Melanie Greenhouse+ from Rocket Mortgage	
186 SKYLINE DR \$190,000 Kathleen A Lombardo+ from Webster Bank	

MILFORD

TOWN CLERK: KAREN FORTUNATI
70 W River St, Milford, CT, 06461
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

36 ARDMORE RD.....	\$305,000
B: Quantum Re Cohort 1 LLC S: 36 Ardmore Rd LLC Vol/Page: 4103/99, Date: 07/16/24, Warranty Mtg: Pinnacle Fnci Svc LLC \$402,000 Use: 3 Bdrm Raised Ranch, Lot: 20038sf	
77 AUDUBON CLOSE U:77	\$420,000
B: Gabriel A Ashwood & Cerisa M Ashwood S: Leatrice F Furano Vol/Page: 4103/253, Date: 07/18/24, Warranty Mtg: AFC Mortgage Grp LLC \$336,000 Use: 2 Bdrm Condo Prior Sale: \$310,000 (05/01)	
130 BRANCA CT U:130	\$390,000
B: Stephanie W Mendite S: Richard I Marine & Breana B Marine Vol/Page: 4102/688, Date: 07/16/24, Warranty Mtg: Equity Resources Inc \$304,200 Use: 2 Bdrm Condo Prior Sale: \$322,500 (06/21)	
187 BROAD ST U:8.....	\$340,000
B: Patrick Risko & Cynthia Georgette S: Lauren Kaszuba Vol/Page: 4102/593, Date: 07/15/24, Warranty Mtg: Total Mtg Svcs \$272,000 Use: 2 Bdrm Condo Prior Sale: \$235,901 (08/14)	
125 CARMEN RD	\$250,000
B: True You Design & Dev LLC S: Trumpower Deborah A Est & Courtney Swift Vol/Page: 4103/399, Date: 07/18/24, Executor Mtg: Pinnacle Fnci Svc LLC \$350,000 Use: 3 Bdrm Raised Ranch, Lot: 12632sf Prior Sale: \$294,900 (02/03)	
4 CARRIAGE PATH N U:4	\$279,000
B: John Wezenski & Amber Wezenski S: Joseph Misinonile Vol/Page: 4103/78, Date: 07/16/24, Warranty Mtg: EMM Loans LLC \$273,946 Use: 2 Bdrm Condo Prior Sale: \$206,000 (10/22)	
30 CLOVER ST	\$380,000
B: Cristian B Medina & Nicole Lara S: Geraldine A Mazzatti & Robert P Schmedlim Vol/Page: 4102/752, Date: 07/16/24, Warranty Mtg: Newtown Savings Bank \$353,400 Use: 2 Bdrm Cape Cod, Lot: 6534sf	
22-24 HARBORSIDE DR.....	\$782,600
B: Robert W Barrett & Joanne R Barrett S: Lsf9 Master Part T & Us Bank TNA Tr Vol/Page: 4102/726, Date: 07/16/24, Warranty Mtg: Guaranteed Rate Affin \$704,340 Use: 2-Family Family Flat, Lot: 8712sf Prior Sale: \$415,988 (10/17)	
83 HAWLEY AVE.....	\$875,000
B: Perkins Hawley LLC S: Theresa S Montano Vol/Page: 4103/474, Date: 07/19/24, Warranty Use: 2-Family Family Flat, Lot: 8712sf Prior Sale: \$175,000 (11/00)	

44 HIGHVIEW AVE	\$725,000
B: John Stewart & Michelle Stewart S: John Yerant & Hannah Yerant Vol/Page: 4103/381, Date: 07/18/24, Warranty Mtg: Associated Mtg Bkrs \$580,000 Use: 3 Bdrm Ranch, Lot: 7841sf Prior Sale: \$396,800 (01/17)	
24 INNSBRUCK ST	\$505,000
B: Megan E Gretzmacher S: Thomas H Fonck & Cynthia C Fonck Vol/Page: 4103/51, Date: 07/16/24, Warranty Mtg: Ally Bank \$350,000 Use: 3 Bdrm Ranch, Lot: 7405sf Prior Sale: \$270,000 (09/12)	
114 JASMINE CIR U:114.....	\$565,000
B: Paul J Slattery, Tr for Slattery T S: Rose C Picarazzi & Diana L Picarazzi Vol/Page: 4102/616, Date: 07/15/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$305,000 (05/01)	
17 JEFFERSON ST.....	\$495,000
B: Philip I Harrison S: Brian J Healy Vol/Page: 4103/230, Date: 07/17/24, Warranty Mtg: Total Mtg Svcs \$435,000 Use: 3 Bdrm Ranch, Lot: 9148sf Prior Sale: \$355,000 (07/22)	
6 MILESFIELD AVE.....	\$450,000
B: Cynthia L Detullio S: David Galligani & Jessica Galligani Vol/Page: 4103/307, Date: 07/18/24, Warranty Mtg: William Raveis Mtg Co \$423,000 Use: 3 Bdrm Bngl/Cottage, Lot: 3485sf Prior Sale: \$250,000 (08/16)	
8 SEABREEZE AVE U:D	\$380,000
B: Haley R Hannenber S: Henry I Steckler Vol/Page: 4103/340, Date: 07/18/24, Warranty Mtg: Guaranteed Rate Inc \$304,000 Use: 2 Bdrm Condo Prior Sale: \$179,000 (05/90)	
43 SEABREEZE AVE U:43.....	\$480,000
B: Lisa Calvocoressi S: John Onofrio Vol/Page: 4103/72, Date: 07/16/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$278,000 (10/18)	
15 SQUIRE CT.....	\$560,000
B: Roy B Park & Jessie J Park S: Franco Patrizi & Angela Patrizi Vol/Page: 4102/769, Date: 07/16/24, Warranty Mtg: Cross Country Mtg Inc \$448,000 Use: 3 Bdrm Raised Ranch, Lot: 12632sf Prior Sale: \$168,000 (06/97)	
533 SWANSON CRES U:533	\$250,000
B: Samantha J Schriver S: Llacg Community Inv Fund Vol/Page: 4103/199, Date: 07/17/24, Warranty Mtg: Norwich Commercial Grp \$135,000 Use: 1 Bdrm Condo Prior Sale: \$82,500 (12/95)	
► MORTGAGES	
120 5TH AVE.....	\$400,000
Raymond G Sullivan+ from Milford Bank	
296 ANDERSON AVE.....	\$67,000
Maria I Golino+ from Citizens Bank	
13 BALDWIN ST	\$105,000
Jason W Spear+ from Milford Bank	
105 CARMEN RD	\$1,171
Jane F Morrissey+ from USA Housing and Urban Devel	

47 CAROLINE DR.....	\$50,000
Lisa Monahan+ from Citizens Bank	
40 COWLES ST	\$35,000
Helen Sieranski+ from Homebridge Financial Service	
805 E BROADWAY.....	\$450,000
Clay Markham+ from Milford Bank	
40 FAIRWOOD AVE.....	\$134,500
Cynthia L Sloan+ from Webster Bank	
30 GREER CIR.....	\$337,810
Robert J Plourde Jr+ from Carrington Mortgage Serv	
101 GREER CIR.....	\$174,100
Justin Harris+ from TD Bank NA	
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	
45 HAYSTACK RD.....	\$82,500
Vincent J Sarullo 3rd+ from Rocket Mortgage	
3 HIGHLAND CT	\$100,000
Highland Court LLC+ from Peter Duhaime	
98 HILLSIDE AVE.....	\$150,000
Philip W Giegengack+ from Milford Bank	
93 HILLTOP CIR	\$540,000
Katelyn Powell+ from Flagstar Bank FSB	
43 JEROME LN	\$100,000
Genaveve Thompson+ from Rocket Mortgage	
12 KENMORE LN	\$345,000
James E Ciocca Jr+ from Liberty Bank	
89 LORI DR	\$35,000
Sissick C Scinto+ from Sikorsky Financial Credit U	
202 MAPLEWOOD AVE	\$15,074
Sawyer Derrico+ from Figure Lending LCC	
6 MILESFIELD AVE.....	\$37,500
Cynthia L Detullio+ from Connecticut Housing Finan	
245 OLD POINT RD.....	\$315,425
Katherine Morales+ from Rocket Mortgage	
26 OLDROYD ST	\$60,000
Daniel J Troy+ from Webster Bank	
45 OVERTON AVE	\$65,000
Michelle Robert+ from Sikorsky Financial Credit Un	
25 POINT BEACH DR.....	\$130,000
Edward H Mccagn Jr+ from Milford Bank	
533 SWANSON CRES U:533	\$50,000
Samantha J Schriver+ from Connecticut Housing Fina	
94 WAVERLY AVE	\$16,920
Alan M Silverio+ from USA Housing and Urban Develo	

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

85 COLD SPRING CIR.....	\$406,250
B: Ariel G Ong S: 85 Cold Spring LLC Vol/Page: 1142/293, Date: 07/16/24, Warranty Mtg: Sofi Bank Na \$301,500 Use: 2-Family Duplex, Lot: 19602sf Prior Sale: \$120,000 (09/02)	
229 CRESTWOOD DR	\$310,000
B: Eloise Powell S: Angelo Judith M S Est & Tracey S Brancati Vol/Page: 1142/519, Date: 07/18/24, Executor Mtg: Pinnacle Mortgage Cor \$201,500 Use: 3 Bdrm Raised Ranch, Lot: 12197sf Prior Sale: \$85,000 (09/10)	

GREAT HILL RD L:3	\$40,000
B: Hts Construction Inc	
S: Borough Of Naugatuck	
Vol/Page: 1142/269, Date: 07/16/24, Warranty	
Mtg: Naugatuck, Borough Of \$40,000	
710 GUNNTOWN RD	\$270,000
B: Sabrina Balducci	
S: Randall J Landau	
Vol/Page: 1142/190, Date: 07/15/24, Warranty	
Mtg: Fairway Ind Mtg \$261,900	
Use: 3 Bdrm Conventional, Lot: 261360sf	
Prior Sale: \$270,000 (05/08)	
39 HORTON HILL RD U:10E	\$181,050
B: Jeffrey S Maddox	
S: Andrew J Shinglar	
Vol/Page: 1142/455, Date: 07/18/24, Warranty	
Mtg: Newtown Savings Bank \$163,200	
Use: 2 Bdrm Condo	
Prior Sale: \$137,900 (09/07)	
3 LONGWOOD DR	\$400,000
B: Matthew Markey & Marissa Correa	
S: Lynn M Poirier & Steven A Poirier	
Vol/Page: 1142/414, Date: 07/17/24, Warranty	
Mtg: Cross Country Mtg Inc \$392,755	
Use: 4 Bdrm Colonial, Lot: 10890sf	
Prior Sale: \$210,000 (08/04)	
3 MICHELLE LN	\$395,000
B: Donafer L Davis Jr	
S: Constance Gabriel, Tr for Constance Gabriel RET	
Vol/Page: 1142/325, Date: 07/16/24, Trustee	
Mtg: T2 Financial LLC \$383,150	
Use: 3 Bdrm Raised Ranch, Lot: 10454sf	
Prior Sale: \$222,500 (05/03)	
124 RADNOR AVE	\$220,000
B: 5 Star Homes LLC	
S: Leone Renee Est & Linda Salvatore	
Vol/Page: 1142/568, Date: 07/18/24, Executor	
Use: 2 Bdrm Cape Cod, Lot: 6098sf	
41 RIDGE RD U:5	\$180,000
B: Tavonne B Williams & Teagan J Williams	
S: Galvez Associates LLC	
Vol/Page: 1142/542, Date: 07/18/24, Warranty	
Use: 3 Bdrm Condo	
Prior Sale: \$92,500 (08/19)	
► FORECLOSURE DEEDS	
518 SPRING ST	\$245,000
B: Jd Property Invs LLC	
S: Camulia Irby & Planet Home Lending LLC	
Vol/Page: 1142/430, Date: 07/17/24, Committee	
Use: 3 Bdrm Ranch, Lot: 14375sf	
Prior Sale: \$210,000 (07/08)	
► MORTGAGES	
115 APPLEWOOD LN	\$80,000
Charlyne Frederic+ from Connex Credit Union	
50 DONOVAN CT	\$125,000
Annette D Balog+ from Liberty Bank	
634 FIELD ST	\$245,000
Bryan A Greene+ from Freedom Mortgage Corp	
710 GUNNTOWN RD	\$10,800
Sabrina Balducci+ from Connecticut Housing Finance	
16 HICKORY RD	\$222,400
Emily S Medrek+ from Ion Bank	
39 HORTON HILL RD U:10E	\$25,000
Jeffrey Maddox+ from Connecticut Housing Finance A	
20 JASON CT	\$64,000
Denise Butler+ from Connecticut State Employees Fe	
681 KING ST	\$53,000
Antonio Luis+ from Savings Bank of Danbury	
LANTERN PARK CONDO	\$25,000
Tavonne B Williams+ from Connecticut Housing Finan	

90 LINCOLN ST	\$6,573
Tom Jean-Louis+ from USA Housing and Urban Develop	
155 LORANN DR	\$28,000
Carlos M Arango+ from Bank of America NA	
3 MICHELLE LN	\$25,000
Donafer L Davis Jr+ from Connecticut Housing Finan	
179 PLATTS MILL RD	\$114,888
Zakary D Robushi+ from Freedom Mortgage Corp	
41 RIDGE RD U:C2	\$112,000
Tavonne B Williams+ from Total Mortgage Services	
111 RUELA DR	\$100,000
Roberto Teixeira+ from Sikorsky Financial Credit U	
220 SCOTT ST	\$25,000
Heather L Wergin+ from Ion Bank	
49 WOODCREST DR	\$28,813
Roman P Rebisz+ from USA Housing and Urban Develop	

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

378 CENTRAL AVE	\$550,000
B: Charles R Kenyon & Emma L Kenyon	
S: Ashraf Rushdy	
Vol/Page: 10711/138, Date: 07/19/24, Warranty	
Mtg: Liberty Bk \$494,450	
Use: 3-Family Family Flat, Lot: 6534sf	
Prior Sale: \$345,000 (07/10)	
124 COURT ST U:305	\$220,000
B: Sharon Romain & Hope E Romain	
S: Donal Cheung & Zueli Zhu	
Vol/Page: 10711/66, Date: 07/19/24, Warranty	
Mtg: Total Mtg Svcs \$165,000	
Use: 1 Bdrm Condo	
Prior Sale: \$160,000 (07/06)	
115 EMERSON ST	\$381,200
B: Andrew Serra	
S: Millennial Properties LLC	
Vol/Page: 10710/282, Date: 07/18/24, Warranty	
Mtg: William Raveis Mtg Co \$228,000	
Use: 3 Bdrm Colonial, Lot: 6534sf	
Prior Sale: \$245,000 (11/23)	
117 FILLMORE ST	\$125,000
B: Charisse Adams	
S: Loser J Lane	
Vol/Page: 10712/24, Date: 07/19/24, Warranty	
Mtg: Loser J Lane \$100,000	
Use: 3 Bdrm Bngl/Cottage, Lot: 2178sf	
Prior Sale: \$26,000 (04/11)	
706 GEORGE ST	\$520,000
B: Maritza C Jarrin	
S: Socon B1 LLC	
Vol/Page: 10711/258, Date: 07/19/24, Warranty	
Mtg: United Wholesale Mtg \$390,000	
Use: 3-Family Family Flat, Lot: 4356sf	
Prior Sale: \$250,140 (09/23)	
132 GIRARD AVE	\$360,000
B: Tammy Wallace	
S: Richard M Hibbard & Frank Nusdeu	
Vol/Page: 10709/155, Date: 07/15/24, Warranty	
Mtg: Fairway Ind Mtg \$330,687	
Use: 4 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$85,000 (04/00)	
238 GREENWICH AVE	\$220,000
B: Meredith Hanrhan-Boshes, Tr for John Handren Inter	

Vivos	
S: Lakeisha Bittle	
Vol/Page: 10709/310, Date: 07/16/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 4792sf	
Prior Sale: \$144,000 (12/06)	
101 HAZEL ST U:B4	\$150,000
B: Mda Hldg LLC	
S: Dawn M Bailey	
Vol/Page: 10710/135, Date: 07/17/24, Warranty	
Mtg: Dawn Marie Bailey \$25,000	
Use: 3 Bdrm Condo	
Prior Sale: \$103,000 (10/06)	
71 HOUSTON ST	\$360,000
B: Merari Antunez	
S: Secy Of Hsng & Urban Dev	
Vol/Page: 10709/210, Date: 07/16/24, Warranty	
Mtg: Equity Prime Mtg \$438,223	
Use: 2-Family Two Family, Lot: 6534sf	
Prior Sale: \$105,925 (12/17)	
38 HUBINGER ST	\$615,000
B: Oliver Collins	
S: Keisha Daley	
Vol/Page: 10709/229, Date: 07/16/24, Warranty	
Mtg: Members Mtg Co Inc \$522,750	
Use: 3-Family Family Flat, Lot: 6098sf	
Prior Sale: \$300,000 (03/05)	
48 HUNTINGTON AVE	\$295,000
B: Jason Diaz & Noemi D Patino	
S: Arian P Prando	
Vol/Page: 10710/308, Date: 07/18/24, Warranty	
Mtg: CMG Home Loans \$285,154	
Use: 3 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$155,000 (05/17)	
99 KIMBERLY AVE	\$345,000
B: Alice Cohen	
S: 99 Kimberly LLC	
Vol/Page: 10711/295, Date: 07/19/24, Warranty	
Mtg: Fairway Ind Mtg \$338,217	
Use: 2-Family Two Family, Lot: 3920sf	
Prior Sale: \$60,000 (04/13)	
400 ORANGE ST	\$1,120,000
B: Sarah Mahurin	
S: William H Clendenen Jr & David N Rosen	
Vol/Page: 10710/105, Date: 07/16/24, Warranty	
Use: Commercial Building, Lot: 12688sf	
Prior Sale: \$200,000 (08/05)	
76 PEARL ST	\$1,100,000
B: Mitchell R Kops & Amy Kops	
S: Frances E Irvine & Andrew J McLaren	
Vol/Page: 10709/348, Date: 07/16/24, Warranty	
Mtg: Citibank Na \$988,900	
Use: 4 Bdrm Row House, Lot: 2614sf	
Prior Sale: \$582,500 (12/14)	
146 SPRINGSIDE AVE U:C14	\$132,000
B: Richard Constable	
S: Victor Pagan	
Vol/Page: 10710/132, Date: 07/17/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$110,000 (12/22)	
104 SYLVAN AVE	\$239,500
B: Ashek Elahi & Tanjina Akhtar	
S: Hardwork Enterprises LLC	
Vol/Page: 10709/258, Date: 07/16/24, Warranty	
Mtg: Cross Country Mtg Inc \$227,525	
Use: 3 Bdrm Colonial, Lot: 5684sf	
Prior Sale: \$198,959 (12/22)	

976 TOWNSEND AVE	\$340,000
B: Kevin A Hall	
S: Lindsey Bauer & Marannie Rawls-Philippe	
Vol/Page: 10709/129, Date: 07/15/24, Warranty	
Mtg: Total Mtg Svcs \$285,250	
Use: 1 Bdrm Colonial, Lot: 12632sf	
Prior Sale: \$195,000 (06/16)	
1560 WHALLEY AVE	\$1,550,000
B: Dreamland Hotels LLC	
S: Three Judges Motel LLC	
Vol/Page: 10710/71, Date: 07/16/24, Warranty	
Mtg: Three Judges Motel \$1,250,000	
Use: Commercial Building, Lot: 31649sf	
Prior Sale: \$505,000 (03/97)	
NO STREET GIVEN L7	\$190,000
B: Nicole Darricarrere	
S: Philip Hong-Yi Lee	
Vol/Page: 10711/50, Date: 07/18/24, Warranty	

► MORTGAGES

66 BARCLAY ST	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
210 BLATCHLEY AVE	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
149 BROOKLAWN CIR	\$81,400
Candy M Edwards+ from LoanDepot.Com LLC	
546 CHAPEL ST	\$1,800,000
546-548 Chapel St LLC+ from Kearny Bank	
548 CHAPEL ST	\$1,800,000
546-548 Chapel St LLC+ from Kearny Bank	
14 CLARK ST	\$160,000
Gregory F Viggiano+ from Sikorsky Financial Credit	
164 CLINTON AVE	\$238,500
Jose Rosario+ from Key Bank N.A.	
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	
120 CURTIS DR	\$130,000
David Murphy+ from Connex Credit Union	
23 ELD ST	\$540,000
Valentino A Caruso 2nd+ from Top Flite Financial I	
439 ELLA T GRASSO BLVD	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
115 EMERSON ST	\$25,000
Andrew Serra+ from Connecticut Community Credit Un	
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	
506 FERRY ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
332 FORBES AVE U:332	\$100,000
Leidy C Baron-Perez+ from Citizens Bank	
240 FRANK ST	\$1,200,000
Fitz Sons LLC+ from 439 Ella Grasso Blvd	
48 HUNTINGTON AVE	\$25,000
Jason A Diaz+ from Connecticut Housing Finance Aut	
119 MAPLE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
83 PARMALÉE AVE	\$70,000
Max Zieher+ from Crosspoint Federal Credit Union	
27 PLANT ST	\$27,830
Bert Reid+ from USA Housing and Urban Development	
56 ROGER WHITE DR	\$180,000
Edmund J Valeriano Jr+ from Total Mortgage Service	
214 ROSETTE ST	\$150,000
214 Rosette St LLC+ from Logan Finance Corp	

30 ROWE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
50 RYDON RD	\$431,250
Dmwr Partnership LLC+ from BPL Mortgage Trust LLC	
303 SAINT JOHN ST	\$451,500
Gll 303 Saint John LLC+ from Logan Finance Corp	
86 SYLVAN AVE U:88	\$423,750
86 Sylvan Ave LLC+ from Archwest Funding Llc	
976 TOWNSEND AVE	\$18,750
Kevin A Hall+ from Connecticut Housing Finance Aut	
1 VICTORY DR	\$52,265
Donald Allen+ from Connecticut State Of	
24 VINE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
243 WINTHROP AVE	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
576 WINTHROP AVE	\$160,000
Carl D McAulay+ from New American Funding	

NORTH BRANFORD

TOWN CLERK:LISA A. VALENTI
909 Foxon Rd, North Branford, CT, 06472
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

13 BERNCLIFF DR	\$600,000
B: Aileen Casmano & Christopher Balzano	
S: Crafting Masters LLC	
Vol/Page: 550/279, Date: 07/15/24, Warranty	
Mtg: Plaza Home Mtg \$450,000	
Use: 4 Bdrm Split Level, Lot: 42689sf	
Prior Sale: \$300,000 (12/23)	
229 BRANFORD RD U:215	\$259,000
B: Malena Zanjani	
S: Mia N Ney	
Vol/Page: 550/306, Date: 07/15/24, Warranty	
Mtg: Flagstar Bank FSB \$254,308	
Use: 2 Bdrm Condo	
Prior Sale: \$170,000 (10/21)	
50 CAPUTO RD	\$570,000
B: Paul R Kallert & Deborah Kallert	
S: Kp Development LLC	
Vol/Page: 550/367, Date: 07/16/24, Warranty	
Mtg: Liberty Bk \$200,000	
Use: Residential Open Land, Lot: 20038sf	
Prior Sale: \$77,000 (01/23)	
33 CLINTONVILLE RD	\$345,000
B: John T Kinell 2nd & Kelsey E Jacques	
S: Christopher T Dickerman	
Vol/Page: 550/349, Date: 07/16/24, Warranty	
Mtg: William Raveis Mtg Co \$327,750	
Use: 2 Bdrm Ranch, Lot: 20909sf	
Prior Sale: \$186,000 (09/15)	
7 EVERGREEN DR	\$383,000
B: Brian Hahn	
S: Joseph L Donofrio & Rosemary B Donofrio	
Vol/Page: 550/408, Date: 07/17/24, Warranty	
Mtg: Primelending \$371,510	
Use: 3 Bdrm Ranch, Lot: 20473sf	
74 FOOTE HILL RD	\$541,000
B: Anthony Salerno & Carly Salerno	
S: Isabel Gonzalez	
Vol/Page: 550/329, Date: 07/16/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 75794sf	
Prior Sale: \$276,000 (08/96)	

10 WHITING CT U:10	\$602,500
B: George A Morgio & Sharon L Morgio	
S: David B Stevenson & Maura O Stevenson	
Vol/Page: 550/327, Date: 07/16/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$390,000 (05/12)	

► FORECLOSURE DEEDS

104 FEATHER LN	\$503,700
B: Anthony Juliano	
S: Benjamin R Boutaugh Jr & Hsbc Bank Usa	
Vol/Page: 550/449, Date: 07/19/24, Committee	
Use: 4 Bdrm Colonial, Lot: 93218sf	
Prior Sale: \$610,000 (09/03)	

► MORTGAGES

34 ARTHUR RD	\$70,000
Kate Fruin+ from Citizens Bank	
28 BRANFORD RD U:A101	\$2,133,000
Birmingham Group Rlty Inc+ from 28 Branford Road L	
28 BRANFORD RD U:A102	\$2,133,000
Birmingham Group Rlty Inc+ from 28 Branford Road L	
7 EVERGREEN DR	\$15,000
Brian Hahn+ from Connecticut Housing Finance Autho	
74 S FOOTE HILL RD	\$541,000
Anthony Salerno+ from Mortgage Research Center	

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

11 GOODWILL RD	\$503,505
B: Francisco Chase & Vanessa Laurindo	
S: Christa Johnson & Poghni Peri-Okonny	
Vol/Page: 1084/619, Date: 07/18/24, Warranty	
Mtg: First Federal Bank \$520,120	
Use: 3 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$436,000 (05/22)	
1798 HARTFORD TPKE	\$403,000
B: Michael A Forlenzo & Megan M Forlenzo	
S: Linda L Bell	
Vol/Page: 1084/421, Date: 07/15/24, Warranty	
Mtg: Novus Home Mtg \$272,000	
Use: 3 Bdrm Ranch, Lot: 31363sf	
27 HIGHLAND PARK RD	\$310,000
B: Sue A Mulligan-Ney	
S: Kenneth J Ney Sr	
Vol/Page: 1084/490, Date: 07/16/24, Corrective	
Use: 3 Bdrm Ranch, Lot: 40511sf	
Prior Sale: \$310,000 (06/24)	
15 JERSEY DR	\$755,000
B: John W Woodruff, Tr for Woodruff Ft	
S: Greg Defrank & Lisa Defrank	
Vol/Page: 1084/510, Date: 07/17/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 131987sf	
Prior Sale: \$199,900 (03/98)	
205 MAPLE AVE	\$685,000
B: Matthew J Vasel	
S: Blake M Barone & Lindsey Barone	
Vol/Page: 1084/557, Date: 07/17/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 22216sf	
Prior Sale: \$420,000 (04/18)	

11 MAY ST.....	\$385,000
B: Cindy Torres & Alain Olhaberry S: Elisa Pastore-Biase Vol/Page: 1084/596, Date: 07/18/24, Warranty Mtg: Members Mtg Co Inc \$365,000 Use: 3 Bdrm Ranch, Lot: 7841sf Prior Sale: \$138,500 (10/00)	
309 MILL RD.....	\$535,000
B: Sean Gallagher & Patricia Gallagher S: Andrew G Mayshar & Nectarine L Mayshar Vol/Page: 1084/639, Date: 07/18/24, Warranty Mtg: Nancy Coffey \$450,000 Use: 3 Bdrm Ranch, Lot: 135907sf Prior Sale: \$326,000 (04/08)	
6 PAPA LN.....	\$430,000
B: Barry P Carloni S: Timothy Acker Vol/Page: 1084/391, Date: 07/15/24, Warranty Mtg: United Wholesale Mtg \$344,000 Use: 3 Bdrm Ranch, Lot: 20473sf Prior Sale: \$235,000 (07/12)	
22 STANTON RD.....	\$328,000
B: Bradley P Koval S: Ambrose Linda Est & Joseph J Dagostino Jr Vol/Page: 1084/462, Date: 07/15/24, Mtg: Members Mtg Co Inc \$262,400 Use: 4 Bdrm Raised Ranch, Lot: 25700sf Prior Sale: \$360,000 (07/06)	
110 WHITNEY AVE.....	\$480,000
B: David G Nicotera S: Li-Ching Lin-Chen Est & Johnny Chen Vol/Page: 1084/514, Date: 07/17/24, Executor	
1 WINDSOR RD.....	\$615,000
B: Carl Oreback & Nicole Lake S: Javier Rodriguez & Christine Rodriguez Vol/Page: 1084/647, Date: 07/18/24, Warranty Mtg: Liberty Bk \$369,000 Use: 3 Bdrm Colonial, Lot: 26136sf Prior Sale: \$439,000 (03/02)	
► MORTGAGES	
18 COLLETT ST.....	\$230,000
Brenna K Campbell+ from Citizens Bank	
107 CROVER RD.....	\$40,000
Ugochukwe Odukwe+ from Connex Credit Union	
192 MILL RD.....	\$85,500
Krista Mondo+ from Citizens Bank	
102 PATTEN RD.....	\$26,245
Jamie Fraenza+ from USA Housing and Urban Developm	
5 PENTWAY LN.....	\$510,000
Joseph P Carusone+ from Traditional Mortgage Co	
5 PENTWAY LN.....	\$510,000
Joseph P Carusone+ from USA Housing and Urban Deve	
155 QUINNIPIAC AVE.....	\$10,000,000
CT Quinnpicac Ave RE LLC+ from Vnb New York Llc	
163 QUINNIPIAC AVE.....	\$10,000,000
CT Quinnpicac Ave RE LLC+ from Vnb New York Llc	
35 SURREY DR.....	\$50,000
Nicholas Dangelo+ from Crosspoint Federal Credit U	
15 TIMOTHY DR.....	\$150,000
Raffaele L Liuzzi+ from Ion Bank	
292 UPPER STATE ST.....	\$100,000
Raymond J Degnan 3rd+ from Bank of America NA	
36 WEAVER CIR.....	\$76,600
Matthew Stevens+ from Charter Oak Federal Credit U	

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

326 CEDARWOOD DR..... \$1,050,000

B: Christopher M Riotto & Elizabeth M Riotto
S: Timothy P Donovan, Tr for Donovan Ft
Vol/Page: 731/490, Date: 07/15/24, Trustee
Use: 4 Bdrm Colonial, Lot: 65340sf
Prior Sale: \$165,000 (04/92)

► MORTGAGES

217 DERBY AVE..... \$500,000

Csp Enterprises LLC+ from Waseem Petroleum Inc

1034 FERNBROOK RD..... \$40,000

Paul Tarbox+ from Milford Bank

444 LAMBERT RD..... \$77,900

Alaina K Jackel+ from Newrez LLC

983 RAINBOW TRL..... \$192,000

Philip W Zetye+ from Connex Credit Union

423 RIDGE RD..... \$150,000

Philip Marchese+ from Connex Credit Union

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

135 BOWERS HILL RD..... \$445,000

B: Marco G Pieger & Makenzie M Prajer
S: Jennifer L Degennaro
Vol/Page: 473/693, Date: 07/15/24, Warranty
Mtg: Cross Country Mtg Inc \$410,500
Use: 3 Bdrm Ranch, Lot: 65340sf
Prior Sale: \$290,000 (08/19)

5 PINE ST..... \$790,000

B: Deborah Calandro & Brittney Keylock
S: Frank Franco & Gary Franco
Vol/Page: 473/771, Date: 07/17/24, Warranty
Mtg: Cross Country Mtg Inc \$390,000
Use: 4 Bdrm Ranch, Lot: 44431sf
Prior Sale: \$343,000 (05/16)

► MORTGAGES

35 COLD SPRING DR..... \$25,000

Kathleen E Seversky+ from Newtown Savings Bank

15 DAVIS RD..... \$55,000

Jeannine J Buckley+ from Webster Bank

3 OWL RIDGE RD..... \$100,000

Jamey Benedetto+ from US Bank NA

436 OXFORD RD..... \$40,000

Jaime L Geter+ from Sikorsky Financial Credit Unio

97 WILLENBROCK RD..... \$1,500,000

Huizing Properties -LLC+ from Webster Bank

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

27 NEW HAVEN RD..... \$245,000

B: Prospect Town Of
S: Gaetano J Mauriello & Geraldine Mauriello
Vol/Page: 928/656, Date: 07/19/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 20038sf

29 STRAITSVILLE RD..... \$400,000

B: Amanda Mamudi & Arijan Mamudi
S: Jose Cotas
Vol/Page: 928/633, Date: 07/19/24, Warranty
Mtg: Guaranteed Rate Inc \$330,000
Use: 3 Bdrm Contemporary, Lot: 187308sf
Prior Sale: \$550,000 (11/23)

144 SYCAMORE DR U:144..... \$475,000

B: Robert Ottaviano & Elaine Hlavacek
S: Leonard Savage
Vol/Page: 928/610, Date: 07/18/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$347,761 (06/10)

► MORTGAGES

60 CANDEE RD..... \$12,918

Jennifer Massimin+ from USA Housing and Urban Deve

15 MORRIS RD..... \$200,000

Ann M Mariotti+ from Webster Bank

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

92 BALANCE ROCK RD U:3..... \$185,000

B: Melanie Caines & Mackenzie J Balogh
S: Grant D Maccracken
Vol/Page: 637/555, Date: 07/16/24, Warranty
Use: 2 Bdrm Condo

61 KNORR AVE..... \$300,000

B: Shirley Torres
S: Fabricio M Webber & Maria B Morillo
Vol/Page: 637/525, Date: 07/16/24, Warranty
Mtg: Members Mtg Co Inc \$303,000
Use: 2 Bdrm Cape Cod, Lot: 53579sf
Prior Sale: \$204,000 (04/21)

15 N STAR DR..... \$172,500

B: Kyle Blake & Hannah Ciccarelli
S: Gary J Flach
Vol/Page: 637/587, Date: 07/16/24, Warranty
Mtg: Wells Fargo Bank \$276,000
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$172,500 (07/24)

15 N STAR DR **\$172,500**
 B: Kyle Blake & Hannah Ciccarelli
 S: Flach Mark E Est & Elizabeth M Flach
 Vol/Page: 637/584, Date: 07/16/24, Executor
 Use: 3 Bdrm Ranch, Lot: 15246sf

► MORTGAGES

81 BALANCE ROCK RD U:9..... **\$103,140**
 Agnieszka Jusinski+ from Loan Store Inc

43 BRIARWOOD DR..... **\$50,000**
 Adam Avenia+ from Pennymac Loan Services LLC

4 CASTLE ST..... **\$65,000**
 Jason R Palmquist+ from Sikorsky Financial Credit

46 N BENHAM RD **\$170,000**
 David M Brezina+ from Webster Bank

59 OLD ANSONIA RD **\$100,000**
 William L Bria Jr+ from Connex Credit Union

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

62 HAMPTON CT **\$770,000**
 B: Chelsea E Kashan & Soheil F Kashan
 S: Eric Zelazinski & Sarah Zelazinski
 Vol/Page: 771/646, Date: 07/15/24, Warranty
 Mtg: Newtown Savings Bank \$693,000
 Use: 4 Bdrm Colonial, Lot: 272686sf
 Prior Sale: \$590,000 (08/20)

17 HERITAGE CRST U:E **\$397,000**
 B: John A Shimer & Nina S Shimer
 S: Herbert Swarz
 Vol/Page: 771/733, Date: 07/17/24, Warranty
 Use: 2 Bdrm Condo

110 HILLSIDE RD..... **\$440,000**
 B: Michael Grigas
 S: Kimberly M Walsh
 Vol/Page: 771/679, Date: 07/15/24, Warranty
 Use: 2 Bdrm Bngl/Cottage, Lot: 27878sf
 Prior Sale: \$130,000 (12/16)

260 HULLS HILL RD **\$480,000**
 B: Edward A Taylor Jr & Kristen Taylor
 S: Srinivasan N Calambakkam & Malini S Calambakkam
 Vol/Page: 771/716, Date: 07/16/24, Warranty
 Mtg: Evolve B&T \$395,000
 Use: 4 Bdrm Raised Ranch, Lot: 40946sf
 Prior Sale: \$751,000 (07/04)

409 JUDD RD..... **\$360,000**
 B: Ashleigh Eden & Nicholas Corsi
 S: Kevin J Carolan
 Vol/Page: 771/746, Date: 07/17/24, Warranty
 Mtg: Total Mtg Svcs \$285,000
 Use: 2 Bdrm Cape Cod, Lot: 50094sf
 Prior Sale: \$298,000 (02/07)

5 LENAPE TRL **\$370,000**
 B: Kristen M Olinger
 S: Jeffrey M Mehrer
 Vol/Page: 771/682, Date: 07/16/24, Warranty
 Mtg: Total Mtg Svcs \$332,500
 Use: 3 Bdrm Ranch, Lot: 17860sf
 Prior Sale: \$220,000 (06/17)

25 LITTLE FOX LN **\$825,000**
 B: Amanda Duyon & Rory Duyon
 S: Jane T Casanta
 Vol/Page: 771/765, Date: 07/18/24, Warranty
 Mtg: American Ngbd Mtg Acc \$370,000
 Use: 4 Bdrm Colonial, Lot: 61420sf
 Prior Sale: \$652,500 (06/08)

► MORTGAGES

42 BURMA RD **\$150,000**
 Andrew C Vitali+ from Ion Bank

155 EAGLE VIEW RD **\$200,000**
 Vincenzo Amendola+ from Webster Bank

1489 GEORGES HILL RD **\$198,412**
 James Craig+ from Novus Home Mortgage

1681 GEORGES HILL RD **\$30,000**
 Darrel Johnson+ from Savings Bank of Danbury

129 OAK HILL DR **\$11,231**
 Jose M Soto Jr+ from USA Housing and Urban Develop

132 ROCKY MOUNTAIN RD **\$300,000**
 David Fildes+ from Bank of America NA

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

64 COLONIAL HILL DR U:64..... **\$280,000**
 B: Gene P Hipp Irt & Paducah B&t Co
 S: Richard Stancil & Leah Stancil
 Vol/Page: 1725/738, Date: 07/15/24, Warranty
 Use: 2 Bdrm Condo

93 FRANKLIN ST **\$395,100**
 B: Jennifer Saunders
 S: Brittany L Corey & Zachary Corey
 Vol/Page: 1725/887, Date: 07/17/24, Warranty
 Mtg: Revolution Mtg \$375,345
 Use: 2-Family Family Flat, Lot: 7840sf
 Prior Sale: \$23,000 (11/19)

1124 GAYLORD FARM RD **\$37,500**
 B: Michael Saldamarco & Lauren Saldamarco
 S: Joseph A Massaro, Tr for Bruno A Massano Ft
 Vol/Page: 1725/1019, Date: 07/18/24, Trustee
 Use: Residential Open Land, Lot: 293594sf
 Prior Sale: \$31,000 (11/90)

1124 GAYLORD FARM RD **\$37,500**
 B: Michael Saldamarco & Lauren Saldamarco
 S: Teresa Massaro
 Vol/Page: 1725/1022, Date: 07/18/24, Warranty
 Use: Residential Open Land, Lot: 293594sf
 Prior Sale: \$37,500 (07/24)

86 HIGHLAND AVE **\$360,000**
 B: John Carbone & Joseph Milan
 S: Bartlett Rena Est & Alan G Bartlett
 Vol/Page: 1725/790, Date: 07/16/24, Conservator
 Mtg: Total Mtg Svcs \$353,479
 Use: 3 Bdrm Ranch, Lot: 19341sf

416 MAIN ST **\$3,250,000**
 B: 416 Main St LLC
 S: Rem Prop LLC
 Vol/Page: 1725/942, Date: 07/17/24, Warranty
 Mtg: Arion Fund LLC \$2,250,000
 Use: Apartment Building, Lot: 54471sf
 Prior Sale: \$200,000 (02/03)

140 N BRANFORD RD **\$605,000**
 B: Jennifer Polischuk & Scott Perry
 S: Andrew Sperl & Kelsey Sperl
 Vol/Page: 1725/978, Date: 07/17/24, Warranty
 Mtg: Prime Lending A Plain \$320,000
 Use: 4 Bdrm Colonial, Lot: 82764sf
 Prior Sale: \$370,000 (09/20)

27 OAK ST..... **\$330,000**
 B: Leah Good
 S: Main June Est & Joshua Pyne
 Vol/Page: 1725/1001, Date: 07/17/24, Executor
 Mtg: Province Mtg Assoc \$120,000
 Use: 3 Bdrm Colonial, Lot: 22097sf

97 PIERSON DR **\$240,000**
 B: Michael Preneta
 S: Mary E Sansone
 Vol/Page: 1725/1070, Date: 07/19/24, Warranty
 Use: 3 Bdrm Raised Ranch, Lot: 23360sf
 Prior Sale: \$149,000 (10/93)

22 QUIGLEY RD..... **\$681,000**
 B: David Greenslade & Casey Buccì
 S: Christopher Tatta
 Vol/Page: 1725/746, Date: 07/15/24, Warranty
 Mtg: Newtown Savings Bank \$411,000
 Use: 3 Bdrm Colonial, Lot: 84506sf
 Prior Sale: \$410,000 (09/18)

68 RIDGECREST RD **\$378,000**
 B: Jose Rodriguez & Kimberly M Rodriguez
 S: Michael Ciemier
 Vol/Page: 1725/708, Date: 07/15/24, Warranty
 Mtg: United Wholesale Mtg \$264,600
 Use: 4 Bdrm Ranch, Lot: 18500sf

62 SAW MILL DR..... **\$430,000**
 B: Dylan Balletto
 S: Tiffany A Mailhot
 Vol/Page: 1725/773, Date: 07/15/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 21313sf
 Prior Sale: \$249,000 (05/11)

28 SURREY DR **\$480,000**
 B: Nicholas G Bastarache & Stacy K Thomas
 S: Donald P Mccarthy & Donna Mccarthy
 Vol/Page: 1725/844, Date: 07/16/24, Warranty
 Mtg: Guaranteed Rate Affin \$384,000
 Use: 4 Bdrm Colonial, Lot: 18000sf
 Prior Sale: \$269,000 (04/11)

46 WASHINGTON ST **\$350,000**
 B: Bryan S Lopez Aguirre & Martha L Aguirre Fajardo
 S: Maria G Sousa
 Vol/Page: 1725/905, Date: 07/17/24, Warranty
 Mtg: Paramount Res Mtg Gp \$343,660
 Use: 2-Family Family Flat, Lot: 3997sf

68 WILLIAM ST..... **\$250,000**
 B: Kristjan Lulaj
 S: Aml Invest LLC
 Vol/Page: 1725/684, Date: 07/15/24, Warranty
 Mtg: Total Mtg Svcs \$187,500
 Use: 2-Family Family Flat, Lot: 5590sf
 Prior Sale: \$245,000 (04/09)

178 WILLIAMS RD..... **\$900,000**
 B: Jessica L Bogucki & Brian W Wilkinson
 S: Manuel J Mota & Vicky J Mota
 Vol/Page: 1725/806, Date: 07/16/24, Warranty
 Mtg: United Wholesale Mtg \$696,000
 Use: 3 Bdrm Colonial, Lot: 276170sf
 Prior Sale: \$90,000 (09/98)

NO STREET GIVEN..... **\$209,000**
 B: Linda Carbone
 S: Barbara A Nitchke
 Vol/Page: 1725/1094, Date: 07/19/24, Warranty

► MORTGAGES

32 DANNYS WAY U:32	\$25,000
Matthew Bracale+ from American Eagle Financial Cre	
13 EDGEWOOD DR	\$20,782
Dustin C Linden+ from USA Housing and Urban Develo	
11 GRIEB TRL	\$57,061
Stephanie Pieta+ from USA Housing and Urban Develo	
216 HIGH HILL RD	\$50,000
Michael C Hinckley+ from Sikorsky Financial Credit	
6 HILLCREST RD	\$206,250
Michael Preneta+ from Homestead Funding Corp	
11 KAZERSKY DR	\$110,000
Kevin J Mcdade+ from Connex Credit Union	
39 KING ST	\$35,000
Richard J Laskevitch+ from LoanDepot.Com LLC	
5 NORMAN AVE	\$100,000
Jason G Soderberg+ from Connex Credit Union	
68 RIDGECREST RD	\$264,600
Kimberly M Rodriguez+ from United Wholesale Mortga	
1154 S CURTIS ST	\$200,000
William H Plant+ from Citizens Bank	
190 S MAIN ST	\$35,000
James F Gagliardi+ from Sikorsky Financial Credit	
213 S ORCHARD ST	\$280,000
Ryan Shultz+ from Rocket Mortgage	
119 S WHITTLESEY AVE	\$11,579
Troy Poole+ from USA Housing and Urban Development	
62 SAW MILL DR	\$344,000
Dylan Balletto+ from William Raveis Mortgage Co	
25 SCHWAB TER	\$459,957
William Ferrara+ from NBKC Bank	
68 SEITER HILL RD	\$50,000
Allyson Green-Mcmanama+ from Healthcare Financial	
99 SUMMERHILL RD	\$60,000
Anthony E Bates+ from Discover Bank	
33 TAMMY HILL RD	\$127,500
Paul J Sutera+ from Planet Home Lending LLC	
66 TREMPER DR	\$5,682
Danny Varney+ from USA Housing and Urban Developme	

WATERBURY

TOWN CLERK:ANTOINETTE SPINELLI

235 Grand St, FL 1, Waterbury, CT, 06702
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

33 ALBERT PL	\$245,000
B: 62 Oak LLC	
S: Ana Y Hubbard	
Vol/Page: 8903/273, Date: 07/17/24, Warranty	
Mtg: Conventus LLC \$262,075	
Use: 3-Family Mlti-Unt Blg, Lot: 3049sf	
Prior Sale: \$21,500 (06/19)	
155 CARVER ST	\$330,000
B: Edward Carmosino & Rose Quintana	
S: Your Home Choice LLC	
Vol/Page: 8902/315, Date: 07/16/24, Warranty	
Mtg: Total Mtg Svcs \$201,465	
Use: 3 Bdrm Ranch, Lot: 6970sf	
Prior Sale: \$199,900 (02/24)	

179 COUNTRY CLUB RD	\$400,000
B: Juline White	
S: Karen Morrone	
Vol/Page: 8902/245, Date: 07/16/24, Warranty	
Mtg: Plaza Home Mtg \$380,000	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$152,500 (03/15)	
50 DIANE TER	\$210,000
B: Jose F Quezada & Angelina M Rodriguez	
S: Jacqueline Rodriguez	
Vol/Page: 8903/114, Date: 07/17/24, Warranty	
Mtg: Cross Country Mtg Inc \$156,000	
Use: 2 Bdrm Ranch, Lot: 9583sf	
Prior Sale: \$145,000 (11/21)	
291 EDGEWOOD AVE	\$215,000
B: Mi Casa Facil LLC	
S: Kevin D Markey & Lynette S Markey	
Vol/Page: 8903/135, Date: 07/17/24, Warranty	
Mtg: Acacio Rodrigues \$100,000	
Use: 4 Bdrm Cape Cod, Lot: 5663sf	
29 ENGLEWOOD AVE	\$295,000
B: Garry Batson	
S: Maria M Lucero & Lorena I Maposito	
Vol/Page: 8904/105, Date: 07/18/24, Warranty	
Mtg: Fairway Ind Mtg \$286,150	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$112,250 (08/07)	
18 FANNING ST	\$240,000
B: Shamar A Carr	
S: Rose M Quintana	
Vol/Page: 8903/83, Date: 07/17/24, Warranty	
Mtg: United Wholesale Mtg \$235,653	
Use: 4 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$100,000 (11/21)	
142 HILL ST	\$337,000
B: Clifton Corp LLC	
S: Steven Marumo	
Vol/Page: 8902/204, Date: 07/16/24, Warranty	
Mtg: Dre Capital Llc \$150,000	
Use: Apartment Building, Lot: 5663sf	
Prior Sale: \$160,000 (12/20)	
380 HITCHCOCK RD U:138	\$220,000
B: Veton Elmazi	
S: Fitcher Joshua T Est & Margaret E Fitcher	
Vol/Page: 8901/347, Date: 07/15/24, Executor	
Mtg: CMG Mortgage Inc \$213,400	
Use: 2 Bdrm Condo	
Prior Sale: \$145,000 (05/06)	
71 HUTCHINSON ST	\$280,000
B: Anthony Hernandez	
S: Rossana Barrett & Loredana Pascarella	
Vol/Page: 8904/45, Date: 07/18/24, Warranty	
Mtg: Total Mtg Svcs \$274,928	
Use: 3 Bdrm Ranch, Lot: 6534sf	
160 IRVINGTON AVE	\$322,500
B: Juan J Santos & Jocelyn S Lema	
S: Robert E Walsh & Kristine Walsh	
Vol/Page: 8901/247, Date: 07/15/24, Warranty	
Mtg: Contour Mtg Corp \$309,294	
Use: 3 Bdrm Colonial, Lot: 10019sf	
Prior Sale: \$160,000 (07/10)	
161 MANSFIELD AVE	\$265,000
B: Giovanni Ruiz	
S: K1 Holdings LLC	
Vol/Page: 8903/8, Date: 07/16/24, Warranty	
Mtg: ARK LA Tex Svcs LLC \$260,200	
Use: 3 Bdrm Cape Cod, Lot: 4792sf	
Prior Sale: \$2,000 (08/17)	

925 ORONOKE RD U:30D	\$160,000
B: Yaritza Gonzalez	
S: David Lattin & Lauren Lattin	
Vol/Page: 8902/268, Date: 07/16/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$126,000 (02/07)	
32 PARTRIDGE DR	\$290,000
B: Sandra Prosper	
S: Kuras Dana D Est & Richard Collette	
Vol/Page: 8904/25, Date: 07/18/24, Executor	
Mtg: Primary Residentl Mtg \$275,500	
Use: 2 Bdrm Ranch, Lot: 6970sf	
37 PLAZA AVE	\$245,000
B: 62 Oak LLC	
S: Dante Parrotta & Ana Hubbard	
Vol/Page: 8903/149, Date: 07/17/24, Warranty	
Mtg: Conventus LLC \$260,075	
Use: 3-Family Mlti-Unt Blg, Lot: 4356sf	
Prior Sale: \$18,100 (07/12)	
11 RIDGEWOOD ST	\$400,000
B: Orchard Harvest LLC	
S: 60 Fairfax LLC	
Vol/Page: 8901/299, Date: 07/15/24, Warranty	
Mtg: Oaktree Funding Corp \$320,000	
Use: 2-Family Two Family, Lot: 4792sf	
Prior Sale: \$800,000 (05/22)	
40 SKYVIEW LN	\$361,000
B: Raymor Angell	
S: Carolyn Joyner, Tr for Jeannette Thompson lrt	
Vol/Page: 8903/184, Date: 07/17/24, Trustee	
Mtg: JPMorgan Chase Bank \$342,950	
Use: 3 Bdrm Ranch, Lot: 13939sf	
Prior Sale: \$207,500 (06/19)	
58 SOUTHWICK AVE	\$275,000
B: Albert Aponte	
S: Mary C Griffin	
Vol/Page: 8904/219, Date: 07/18/24, Warranty	
Mtg: Total Mtg Svcs \$256,680	
Use: 3 Bdrm Cape Cod, Lot: 5663sf	
34 SPRING GARDEN AVE	\$275,000
B: Jesus Gonzalez	
S: Manuel Guaman	
Vol/Page: 8904/142, Date: 07/18/24, Warranty	
Mtg: United Wholesale Mtg \$270,019	
Use: 3 Bdrm Ranch, Lot: 7841sf	
Prior Sale: \$197,555 (01/24)	
144 SYCAMORE DR	\$475,000
B: Robert Ottaviano & Elaine Hlavacek	
S: Leonard Savage	
Vol/Page: 8904/72, Date: 07/18/24, Warranty	
29 TAFT PT U:92	\$180,000
B: Shekerah A Berkeley	
S: Ddl Taft Pointe LLC	
Vol/Page: 8901/264, Date: 07/15/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$75,000 (06/99)	
36 TRACY AVE	\$375,000
B: Andrea E Madrid	
S: Aurora M Goncalves & Antonio M Pereira	
Vol/Page: 8904/84, Date: 07/18/24, Warranty	
Use: 3-Family Mlti-Unt Blg, Lot: 14810sf	
8 VERNON ST	\$315,000
B: Better Provisions LLC	
S: Vincent Tremaglio	
Vol/Page: 8904/186, Date: 07/18/24, Warranty	
Mtg: RCN Capital LLC \$322,000	
Use: Apartment Bldg - 4-8 Units, Lot: 9583sf	

77 WALL ST	\$245,000
B: 62 Oak LLC	
S: Dante Parrotta & Ana Hubbard	
Vol/Page: 8903/207, Date: 07/17/24, Warranty	
Mtg: Conventus LLC \$260,075	
Use: 3-Family Mlti-Unt Bldg, Lot: 5227sf	
Prior Sale: \$7,500 (11/12)	
287 WINDY DR	\$405,000
B: Latira S Nesmith & Taylor S Geter	
S: Axel Santiago	
Vol/Page: 8904/163, Date: 07/18/24, Warranty	
Mtg: Total Mtg Svcs \$397,664	
Use: 3 Bdrm Raised Ranch, Lot: 9583sf	
Prior Sale: \$220,500 (02/24)	
213 WOOD ST	\$2,000
B: Keisha Saunders & Darryl Saunders	
S: Darryl Saunders	
Vol/Page: 8904/250, Date: 07/18/24, Quit Claim	
Mtg: Wells Fargo Bank \$66,000	
Use: 3 Bdrm Townhouse, Lot: 1307sf	

► FORECLOSURE DEEDS

24 DEERWOOD LN U:4	\$132,000
B: Ayham Chalghin	
S: Patrick Doucette & Deerwood Hls Condo Assn I	
Vol/Page: 8902/265, Date: 07/16/24, Committee	
Use: 2 Bdrm Condo	
Prior Sale: \$52,000 (02/18)	

► MORTGAGES

16 BLAKE ST	\$17,044
Suzette M Baker-Lobo+ from USA Housing and Urban D	
106 BRISTOL ST	\$3,838
Kathryn A Conway+ from USA Housing and Urban Devel	
72 CHAPIN AVE	\$296,000
Delroy Robinson+ from Carrington Mortgage Services	
543 CHASE AVE	\$150,000
Group A1 Prop Mgmt LLC+ from Cake Mortgage Corpora	
180 CHESTNUT AVE	\$227,500
E&R Property LLC+ from United Wholesale Mortgage	
64 COLUMBIA BLVD	\$178,880
Sima Braunstein+ from Thomaston Savings Bank	
143 DELAWARE AVE	\$49,352
Paula A Quick+ from USA Housing and Urban Developm	
45 EARL ST	\$32,500
Melissa Ricks+ from Manufacturers and Traders Trus	
29 ENGLEWOOD AVE	\$11,800
Garry Batson+ from Connecticut Housing Finance Aut	
89 ESSEX AVE	\$125,000
Scott A Hodgkinson+ from Union Home Mortgage	
147 FULTON CONDO	\$92,000
Darsa E Montanez+ from American Heritage	
34 HARLAND AVE	\$104,802
Tyrone Lewis+ from Rocket Mortgage	
54 HAUSER ST	\$11,751
Sonia Vaughn-Rollan+ from USA Housing and Urban De	
142 HILL ST	\$40,000
Clifton Corp LLC+ from Krl Realty Llc	
380 HITCHCOCK RD U:138	\$8,800
Veton Elmazi+ from Connecticut Housing Finance Aut	
71 HUTCHINSON ST	\$11,200
Anthony Hernandez+ from Connecticut Housing Financ	
38 IVES ST	\$228,000
Lakeranie Rabindranauth+ from Nationwide Mortgage	
54 KENDALL CIR	\$120,000
Armand L Levasseur+ from FD Community Federal Cred	
101 LEFFINGWELL AVE	\$203,500
Antoine Y Yammine+ from Paramount Residential Mort	
LINCOLN ST	\$25,000
Dainner N Guzman-Martel+ from Connecticut Housing F	

176 LINCOLN ST U:176	\$142,300
Dainner N Guzman-Martel+ from Prime Lending Inc	
236 MADISON ST	\$198,000
Lq Property Invs LLC+ from Commercial Lender LLC	
7 MAPLE DR	\$38,500
Frances M Flynn+ from FD Community Federal Credit	
15 MARION AVE	\$15,118
Tika Jefferson+ from USA Housing and Urban Develop	
263 MONTOE RD	\$70,000
Virginia M Currier+ from Wells Fargo Bank NA	
925 ORONOKE RD	\$157,102
Yaritza Gonzalez+ from CMG Mortgage Inc	
925 ORONOKE RD	\$6,400
Yaritza Gonzalez+ from Connecticut Housing Finance	
264 PARKLAWN DR	\$10,725
Claudine E Brissett+ from USA Housing and Urban De	
105 RAYMOND ST	\$7,007
Anderson S Gomez-Giron+ from USA Housing and Urban	
7 RIDGEWOOD ST	\$318,750
7 Ridgewood Street LLC+ from Loan Funder LLC	
145 ROCKAWAY AVE	\$40,000
Helen Green+ from LoanDepot.Com LLC	
75 S VIEW ST	\$315,500
519 Scott Road LLC+ from Equity Based Cap Llc	
SOUTHWICK AVE	\$25,000
Albert Aponte Jr+ from Connecticut Housing Finance	
29 TAFT PT	\$174,600
Shekerah A Berkeley+ from Pennymac Loan Services L	
21 VISTA PL	\$201,058
Heather Rivard+ from Pennymac Loan Services LLC	
300 WILLOW ST	\$292,500
300 Willow Street LLC+ from BPL Mortgage Trust LLC	
287 WINDY DR	\$15,000
Latira S Nesmith+ from Connecticut Housing Finance	
42 WISLOCK ST	\$12,915
Edgardo Marrero 2nd+ from USA Housing and Urban De	

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

406 2ND AVE	\$240,000
B: 139 Summit LLC	
S: Harold Rhoades & Kay Rhoades	
Vol/Page: 1994/757, Date: 07/19/24, Warranty	
Mtg: Conn Lending Ptnrs LLC \$195,000	
Use: Religious Property, Lot: 5663sf	
Prior Sale: \$200,000 (06/24)	
14 ANNAWON AVE	\$152,500
B: Rosewood Home Bldrs LLC	
S: Jonathan Ginter & Bryan Ginter	
Vol/Page: 1994/704, Date: 07/18/24, Executor	
Use: Residential Developable Land, Lot: 4792sf	
135 BALDWIN ST	\$407,500
B: Mary Murphy & Bernard Mcdermott	
S: Michael S Bartley	
Vol/Page: 1994/390, Date: 07/15/24, Warranty	
Mtg: Total Mtg Svcs \$395,275	
Use: 3 Bdrm Ranch, Lot: 6970sf	
Prior Sale: \$194,000 (04/10)	

341 FAIRFAX ST	\$340,000
B: Laurence R Singer	
S: Lucibello Madelyn Est & Raymond J Lucibello	
Vol/Page: 1994/669, Date: 07/18/24, Executor	
Mtg: Members 1st CU \$110,000	
Use: 3 Bdrm Ranch, Lot: 12197sf	
35 FRESH MEADOW RD	\$1,500,000
B: Gregory Hldg LLC	
S: Healey Prop LLC	
Vol/Page: 1994/520, Date: 07/16/24, Warranty	
Use: Manufacturing Building, Lot: 114563sf	
271 FRONT AVE	\$318,750
B: Pro Fleet Solutions Inc	
S: Mark D Pavlinko & Maryellen Pavlinko	
Vol/Page: 1994/333, Date: 07/15/24, Warranty	
Use: Commercial Devlpble Land, Lot: 6098sf	
275 FRONT AVE	\$318,750
B: Pro Fleet Solutions Inc	
S: Mark D Pavlinko & Maryellen Pavlinko	
Vol/Page: 1994/333, Date: 07/15/24, Warranty	
Use: Auto Repair, Lot: 9148sf	
Prior Sale: \$115,000 (08/09)	
559 JONES HILL RD	\$275,000
B: David Bernard	
S: Marc Mandel & Valerie Lee	
Vol/Page: 1994/236, Date: 07/15/24, Warranty	
Mtg: Liberty Bk \$220,000	
Use: 3 Bdrm Ranch, Lot: 4792sf	
Prior Sale: \$203,000 (11/05)	
561 JONES HILL RD	\$335,000
B: Iyana J Joseph & Hyacinth Richards	
S: Met Ventires	
Vol/Page: 1994/646, Date: 07/18/24, Warranty	
Mtg: United Wholesale Mtg \$328,932	
Use: 3 Bdrm Ranch, Lot: 3920sf	
Prior Sale: \$250,000 (04/24)	
181 LEE ST	\$350,000
B: Danny Quintero & Jesica Mesa	
S: Dolores E Panza	
Vol/Page: 1994/418, Date: 07/15/24, Warranty	
Mtg: Rocket Mortgage LLC \$343,660	
Use: 3 Bdrm Ranch, Lot: 10019sf	
57 NORTH ST	\$465,000
B: Maria Ruiz & Joseph Ruiz	
S: Anthony Pearce	
Vol/Page: 1994/499, Date: 07/16/24, Warranty	
Mtg: William Raveis Mtg Co \$456,577	
Use: 3 Bdrm Conventional, Lot: 8712sf	
Prior Sale: \$181,000 (06/14)	
560 SAW MILL RD	\$2,600,000
B: Spa Haven LLC	
S: Oyster River Rlty LLC	
Vol/Page: 1994/524, Date: 07/17/24, Warranty	
Use: Office Bldg-General, Lot: 102802sf	
Prior Sale: \$1,500,000 (06/11)	
39 SKYLINE LINE DR	\$269,900
B: Christian Sandor & Chloe Biagetti	
S: Marco Louis Jan Jr Est & Marilyn Fappiano	
Vol/Page: 1994/283, Date: 07/15/24, Executor	
309 TERRACE AVE U:13	\$235,000
B: Salin Chakkalakal & Alock Malik	
S: Zhen C Li & Zhen Li	
Vol/Page: 1994/711, Date: 07/18/24, Warranty	
Mtg: Rocket Mortgage LLC \$211,500	
Use: 2 Bdrm Condo, Lot: 1sf	
Prior Sale: \$99,000 (03/21)	

236 YORK ST..... \$410,000
 B: Antoinette Jones
 S: Keoni Knupp
 Vol/Page: 1994/440, Date: 07/16/24, Warranty
 Mtg: First World Mortgage \$402,573
 Use: 3 Bdrm Conventional, Lot: 6098sf
 Prior Sale: \$201,000 (09/23)

► FORECLOSURE DEEDS

155 ATWATER ST..... \$252,000
 B: Full Circle Cap LLC
 S: New Century Hm Eqty Ln T & Juliana Romano
 Vol/Page: 1994/556, Date: 07/17/24, Committee
 Use: 4 Bdrm Conventional, Lot: 4792sf
 Prior Sale: \$244,000 (08/05)

► MORTGAGES

721 2ND AVE..... \$283,477
 Cecilia Bowduwaa+ from Homebridge Financial Servic

402 3RD AVE..... \$12,484
 Alexander Laboy+ from USA Housing and Urban Develo

155 ATWATER ST..... \$229,000
 Sibyl Brooks+ from Equity Based Cap Llc

116 CHERRY LN..... \$280,000
 Alan Alfonso+ from Reliance First Capital LLC

15 HAROLD ST..... \$75,000
 Donald M Green Jr+ from Rocket Mortgage

27 MAPLE ST..... \$70,000
 Lorraine C Putzel+ from Bank of America NA

114 MORSE AVE..... \$30,000
 Deirdre H Gruber+ from CSE Credit Union Inc

318 NOBLE ST..... \$60,000
 Thomas A Franco+ from Webster Bank

25 NONQUIT ST..... \$24,944
 Harry Fabar Jr+ from USA Housing and Urban Develop

31 OWNLY AVE..... \$50,000
 Susan Kelly+ from Rocket Mortgage

75 SAVIN PARK U:75..... \$80,000
 Shanee Robinson+ from Citizens Bank

39 SKYLINE DR..... \$256,405
 Christian Sandor+ from Total Mortgage Services

43 WALTER ST..... \$200,000
 Edwin E Monterroso+ from American Eagle Financial

463 WASHINGTON AVE..... \$25,000
 Lisa A Moores+ from Sikorsky Financial Credit Unio

3 WESTFIELD ST..... \$212,500
 Edwin Gomez+ from Rocket Mortgage

236 YORK ST..... \$15,000
 Antoinette Jones+ from Connecticut Housing Finance

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

ANDREWS RD..... \$287,500
 B: 75 Allentown Road LLC
 S: Raymond R Gelinis Sr
 Vol/Page: 565/412, Date: 07/19/24, Warranty

ANDREWS RD..... \$287,500
 B: 75 Allentown Road LLC
 S: Gianni Carmen Est & Edward J Duffy
 Vol/Page: 565/409, Date: 07/19/24, Executor

72 AVERYLL AVE..... \$30,000
 B: Suzanne Guerrera & James Pelletier
 S: Joseph Guerrera
 Vol/Page: 565/290, Date: 07/16/24, Trustee
 Use: Residential Open Land, Lot: 4792sf
 Prior Sale: \$10,000 (09/07)

49 CENTER ST..... \$90,000
 B: Jonathan Steketee & Lynne Steketee
 S: Hometown Equity LLC
 Vol/Page: 565/382, Date: 07/18/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 105851sf
 Prior Sale: \$201,000 (08/23)

49 CENTER ST..... \$465,000
 B: Jonathan Steketee & Glenda Steketee
 S: Hometown Equity LLC
 Vol/Page: 565/384, Date: 07/18/24, Warranty
 Mtg: Bethpage FCU \$366,400
 Use: 3 Bdrm Cape Cod, Lot: 105851sf
 Prior Sale: \$90,000 (07/24)

7 DEANNA LN..... \$550,000
 B: Joseph Morgan & Natalie Morgan
 S: Debra A Greaney & Francis P Greaney
 Vol/Page: 565/417, Date: 07/19/24, Warranty
 Mtg: United Wholesale Mtg \$565,154
 Use: 4 Bdrm Colonial, Lot: 30056sf
 Prior Sale: \$70,000 (10/95)

40 HAMPSHIRE DR U:40..... \$385,000
 B: Tracy Burska
 S: Charles J Brennan
 Vol/Page: 565/278, Date: 07/16/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$300,945 (12/06)

18 JAMES PL..... \$340,000
 B: Michael J Sola
 S: Amanda Bartlett & Shawn Brennan
 Vol/Page: 565/293, Date: 07/17/24, Warranty
 Mtg: Liberty Bk \$323,000
 Use: 3 Bdrm Ranch, Lot: 20038sf
 Prior Sale: \$110,000 (09/14)

PRATT LN..... \$499,900
 B: Nikoleta Kollchaku & Kristo Kollchaku
 S: Emons Patricia A Est & Christopher Emons
 Vol/Page: 565/321, Date: 07/17/24, Executor

102 WOLCOTT RD..... \$695,000
 B: Golden Properties LLC
 S: 102 Wolcott Rd Ent LLC
 Vol/Page: 565/330, Date: 07/17/24, Warranty
 Mtg: Silver Hill Funding \$521,250
 Use: Commercial Building, Lot: 36155sf

► MORTGAGES

81 FINCH RD..... \$497,575
 Claude Bonnet+ from Swift Home Loans Inc

9 FRISBIE CIR..... \$136,000
 Brittany J Dunn+ from Waterbury Teachers Federal C

37 JOSEPH AVE..... \$7,937
 Emmanuel P Torres+ from USA Housing and Urban Deve

27 OVERVALE RD..... \$175,000
 Linda L Audibert+ from FD Community Federal Credit

17 S COLMAN RD..... \$110,000
 Shilon M Quinones+ from Waterbury Teachers Federal

1417 WOODTICK RD..... \$116,500
 Kara Clark+ from Navy Federal Credit Union

1470 WOODTICK RD..... \$9,636
 Timothy Johnson+ from USA Housing and Urban Develo

38 WOODWARD DR..... \$18,018
 Adam Prado+ from USA Housing and Urban Development

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

87 BEECHER RD..... \$913,700
 B: David P Kuwatama, Tr for Kuwatama T
 S: Arcadia Hotel LLC
 Vol/Page: 925/301, Date: 07/16/24, Warranty
 Mtg: PeoplesBank (Holyoke) \$913,700
 Use: Residential-Multiple Bldgs, Lot: 167270sf
 Prior Sale: \$735,000 (07/22)

22 HILLCREST DR U:22..... \$637,645
 B: Louise Teodosio & Gary Teodosio
 S: Toll Northeast V Corp
 Vol/Page: 926/36, Date: 07/16/24, Warranty
 Mtg: Toll Brothers Mtg Co \$350,705
 Use: 3 Bdrm Condo

26 JENICK LN..... \$550,000
 B: Jackie C Hamilton & Robert Hamilton
 S: Delaurentis Anthony Est & John A Keyes
 Vol/Page: 926/82, Date: 07/19/24, Executor
 Mtg: Municipal CU \$440,000
 Use: 2 Bdrm Ranch, Lot: 60548sf

72 LUCIANI RD..... \$545,000
 B: Augusto Buchweitz
 S: Vincent M Esposito
 Vol/Page: 926/57, Date: 07/16/24, Warranty
 Mtg: Prosperity Home Mtg \$436,000
 Use: 2 Bdrm Raised Ranch, Lot: 11326sf
 Prior Sale: \$225,000 (09/04)

1066 RACEBROOK RD..... \$564,999
 B: Adam Hood & Naomi Cote
 S: Terran N Travis, Tr for Alexis G Travis
 Vol/Page: 925/282, Date: 07/15/24, Warranty
 Mtg: MLB Residential Lndg \$508,499
 Use: 3 Bdrm Ranch, Lot: 80150sf
 Prior Sale: \$440,000 (05/22)

11 SPRING VALLEY RD..... \$650,000
 B: Ankur Joshi
 S: Joshua D Debarba & Alyssa Debarba
 Vol/Page: 925/266, Date: 07/15/24, Warranty
 Mtg: Total Mtg Svcs \$520,000
 Use: 3 Bdrm Split Level, Lot: 67518sf
 Prior Sale: \$510,000 (07/21)

WHITE OAK LN..... \$375,000
 B: North Hvn Equipment & Lea
 S: Brooks Peter M Est & Karen B Berchem
 Vol/Page: 926/76, Date: 07/17/24, Fiduciary

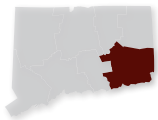
► MORTGAGES

24 N RACEBROOK RD..... \$400,000
 Maryam Chohan+ from Citizens Bank

30 OTROBANDO AVE..... \$124,000
 Stephen E Rygielski+ from Manufacturers and Trader

168 PECK HILL RD..... \$600,000
 Shannon L Gherlone-Krukar+ from Rocket Mortgage

7 WESTWARD RD..... \$100,000
 David M Aversa+ from LoanDepot.Com LLC



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

411 FITCHVILLE RD..... \$110,000

B: Edward L Branciforte
S: Charles A Connell Jr
Vol/Page: 116/613, Date: 07/17/24, Warranty

433 FITCHVILLE RD..... \$70,000

B: Sophia M Trask, Tr for William C Trask
S: Charles A Connell Jr
Vol/Page: 116/610, Date: 07/16/24, Warranty

32 GIFFORD LN..... \$335,000

B: Lance P Keys
S: Joel A Fishkin & Sharon L Fishkin
Vol/Page: 116/584, Date: 07/16/24, Warranty
Mtg: Total Mtg Svcs \$342,202
Use: 3 Bdrm Raised Ranch, Lot: 56628sf
Prior Sale: \$169,000 (07/03)

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

15 APPLE LN..... \$460,000

B: Steven M Temple & Danica M Temple
S: Alan R Castillejo & Theresa Castillejo
Vol/Page: 1557/1, Date: 07/16/24, Warranty
Mtg: Nations Direct Mtg \$414,000
Use: 4 Bdrm Colonial, Lot: 61420sf
Prior Sale: \$401,000 (06/21)

192 CHESTNUT HILL RD \$270,000

B: Joshua Wolf
S: V J Crescentini 3rd & Kimberly A Crescentini
Vol/Page: 1556/265, Date: 07/16/24, Warranty
Mtg: Total Mtg Svcs \$255,000
Use: 3 Bdrm Ranch, Lot: 126324sf
Prior Sale: \$260,000 (10/07)

20 MAHONEY RD..... \$560,000

B: Cristina E Nelson & Clayton Scherrer
S: John A Dames & Brigid H Lawler
Vol/Page: 1556/326, Date: 07/16/24, Warranty
Mtg: Navy FCU \$578,480
Use: 4 Bdrm Colonial, Lot: 80150sf
Prior Sale: \$459,900 (03/21)

711 NORWICH AVE..... \$525,000

B: Deborah Ravis
S: David J Burr & Ana M Burr
Vol/Page: 1556/235, Date: 07/15/24, Warranty
Mtg: Fairway Ind Mtg \$245,000
Use: 3 Bdrm Contemporary, Lot: 89734sf
Prior Sale: \$320,000 (09/04)

3 PECK LN..... \$30,000

B: Daniel T Klusek
S: Susan C Harper
Vol/Page: 1556/307, Date: 07/16/24, Warranty
Use: Residential Open Land, Lot: 3920sf
Prior Sale: \$30,000 (07/24)

3 PECK LN..... \$30,000

B: Daniel T Klusek
S: Susan C Harper
Vol/Page: 1556/24, Date: 07/16/24, Warranty
Mtg: Chelsea Groton Bank \$24,000
Use: Residential Open Land, Lot: 3920sf

44 VAN CEDARFIELD RD \$9,000

B: Wb Shaw And Assoc LLC
S: David A Presutti
Vol/Page: 1556/261, Date: 07/15/24, Warranty
Use: Residential Open Land, Lot: 63162sf
Prior Sale: \$25,000 (08/87)

► MORTGAGES

192 CHESTNUT HILL RD \$25,000

Joshua Wolf+ from Connecticut Housing Finance Auth

99 DAVID DR \$55,000

Matthew A Hochdorfer+ from Spring EQ LLC

JORDAN LN..... \$771,500

Niantic Bay Group LLC+ from Willow Land LLC

210 MCDONALD RD \$50,000

Erika Stoddard+ from Lawrence Memorial Hospital

189 SCOTT HILL RD \$150,000

Dana R Glenn+ from American Eagle Financial Credit

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

387 BOSTON POST RD..... \$399,000

B: Jody Tedesco
S: A M Stewart 3rd & Susan M Stewart
Vol/Page: 1112/450, Date: 07/15/24, Warranty
Mtg: William Raveis Mtg Co \$349,150
Use: 4 Bdrm Colonial, Lot: 46098sf
Prior Sale: \$172,300 (04/01)

EDGE HILL RD..... \$330,000

B: Michael Barile & Jody M Cox
S: William B Haylon & Anette S Haylon
Vol/Page: 1112/440, Date: 07/15/24, Warranty

4 GOLDFINCH TER..... \$635,000

B: Normand C Rioux & Desmond T Barry
S: Ronald Belanger
Vol/Page: 1112/518, Date: 07/16/24, Warranty
Mtg: Dime Bank \$603,250
Use: 3 Bdrm Ranch, Lot: 41176sf

11 GOLDFINCH TER..... \$725,000

B: Alpana A Thorat & Manoj R Sawale
S: Edward V Keens & Victoria Markiewicz
Vol/Page: 1112/390, Date: 07/15/24, Warranty
Mtg: Chelsea Groton Bank \$625,000
Use: 4 Bdrm Colonial, Lot: 50454sf
Prior Sale: \$455,000 (07/10)

38 HOPE ST U:1314..... \$375,000

B: Peter Georg & Judith E Georg
S: Kelly A Roth
Vol/Page: 1112/664, Date: 07/19/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$279,000 (11/16)

2 MULBERRY LN U:2..... \$550,000

B: Madeline Maginess
S: Beverly J Menzie
Vol/Page: 1112/387, Date: 07/15/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$386,939 (02/04)

1 OLD OAK LN \$507,500

B: Avery Clark & Kenneth Gravell
S: Stephen Digiovanna & Sheryl L Digiovanna
Vol/Page: 1112/647, Date: 07/19/24, Warranty
Mtg: Chelsea Groton Bank \$406,000
Use: 4 Bdrm Colonial, Lot: 23087sf
Prior Sale: \$135,000 (10/93)

18 SOUTH ST \$400,000

B: Amanda A Toner & Mark F Gonzalez
S: Matthew E Casey & Kelsey J Casey
Vol/Page: 1112/500, Date: 07/16/24, Warranty
Mtg: Homestead Fund Corp \$395,000
Use: 3 Bdrm Cape Cod, Lot: 3920sf
Prior Sale: \$320,000 (06/22)

3 THISTLEDOWN LN U:3..... \$521,000

B: Leonard C Javinett & Lennie L Javinett
S: Madeline Maginess
Vol/Page: 1112/343, Date: 07/15/24, Warranty
Mtg: Washington Trust Mtg \$200,000
Use: 3 Bdrm Condo
Prior Sale: \$355,000 (04/21)

► MORTGAGES

42 ARBOR XING..... \$250,000

Steven Oneil+ from Scient Federal Credit Union

117 BOSTON POST RD..... \$2,300,000

Brendon LLC+ from Nicola Florida LLC

387 BOSTON POST RD..... \$50,000

Jody Tedesco+ from Connecticut Housing Finance Aut

25 CHERRY ST..... \$80,000

Paul L Brindamour+ from Charter Oak Federal Credit

78 COREY LN U:4 \$170,000

Pamela S Garcia+ from Citizens Bank

259 GIANTS NECK RD..... \$372,700

J M & Deirdre C Vorih RET+ from HSBC Bank USA

10 JEAN DR	\$400,000
Mark Maloney+ from Citizens Bank	
30 MCELANEY DR	\$150,000
Lisa Steele+ from Citizens Bank	
152 N BRIDEBROOK RD.....	\$30,000
Mary E Viggiano+ from Bank of America NA	
88 OSWEGATCHIE HILLS RD	\$1,100,000
Brian M Zahnstecher+ from Chelsea Groton Bank	
3 STRAWBERRY LN U:3.....	\$416,500
Jeanne K Thomas+ from Citizens Bank	
228 UPPER PATTAGANSETT RD	\$250,000
Beijing Tan+ from Citizens Bank	
67-R WALNUT HILL RD.....	\$240,000
Jeffrey M McIntyre+ from Coreplus FCU	

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

► REAL ESTATE SALES

35 ALVINA AVE.....	\$270,000
B: Jason Weston	
S: Ellen J Rosewood	
Vol/Page: 429/23, Date: 07/18/24, Warranty	
Mtg: Semper Home Loans \$185,000	
Use: 2 Bdrm Ranch, Lot: 12197sf	
Prior Sale: \$129,000 (09/19)	
611 HOPEVILLE RD	\$585,000
B: Angela Emilyyta & Joshua B Emilyyta	
S: John H Wood 3rd	
Vol/Page: 428/1060, Date: 07/16/24, Warranty	
Mtg: Primelending \$351,000	
Use: 3 Bdrm Raised Ranch, Lot: 97574sf	

► FORECLOSURE DEEDS

523 HOPEVILLE RD	\$150,000
B: Mark A Mitchell	
S: Michael S Bonnano & M&t Bank	
Vol/Page: 428/998, Date: 07/15/24, Committee	
Use: 3 Bdrm Conventional, Lot: 65340sf	
Prior Sale: \$265,000 (10/04)	

► MORTGAGES

24 ELM ST	\$208,000
James P Goddette+ from Newrez LLC	
1 PAULINE PL	\$414,749
Michael A Rushton+ from Freedom Mortgage Corp	
30 PLEASANT VIEW ST.....	\$329,950
Asha A Roman+ from Mortgage Research Center	
29 TRACY AVE U:AG	\$557,500
29 Tracy Avenue LLC+ from Corevest American Financ	
32 WILLIAM ST.....	\$14,958
Jaimee Oneill-Eaton+ from USA Housing and Urban De	

GROTON

TOWN CLERK:BETSY MOUKAWSHER
45 Fort Hill Rd, Groton, CT, 06355
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

31 BERN CT	\$200,000
B: Mathew Ogrady	
S: Bennie L Barnes	
Vol/Page: 1308/627, Date: 07/18/24, Warranty	
Use: 3 Bdrm Raised Ranch, Lot: 11761sf	
80 BUDDINGTON RD U:6.....	\$180,000
B: Arthur Manahan 2nd & Scharmaine Manahan	
S: Chih Su & Chaing Su	
Vol/Page: 1308/589, Date: 07/16/24, Warranty	
Use: 2 Bdrm Condo	
782 GROTON LONG POINT RD.....	\$775,000
B: Delores Lulgjuray	
S: Janice L Schwartz, Tr for Janice L Schwartz T	
Vol/Page: 1308/619, Date: 07/17/24, Trustee	
Use: 3 Bdrm Colonial, Lot: 19994sf	
439 PEQUOT AVE.....	\$500,000
B: Karen L Myers & Jane S Dauphinais	
S: Susan T Noonan, Tr for Susan T Noonan T	
Vol/Page: 1308/635, Date: 07/18/24, Trustee	
Mtg: Chelsea Groton Bank \$150,000	
Use: 3 Bdrm Cape Cod, Lot: 18295sf	
Prior Sale: \$235,000 (01/11)	
91 POQUONNOCK RD	\$220,000
B: Stonwall Groton LLC	
S: Gbu Capital LLC	
Vol/Page: 1308/630, Date: 07/18/24, Warranty	
Use: Restaurant/Bar, Lot: 2614sf	
Prior Sale: \$100,000 (11/13)	

► MORTGAGES

44 ENSIGN DR	\$80,000
Sidney L Hurt+ from Navy Federal Credit Union	
212 GALES FERRY RD	\$27,672
Suci M Padro+ from USA Housing and Urban Developme	
161 LEDGELAND DR	\$29,854
Patrick M Brown+ from Charter Oak Federal Credit U	
30 PLEASANT ST.....	\$25,000
Katie Libby+ from Navy Federal Credit Union	
520 SHENNECOSSETT RD U:6.....	\$4,175
Juliette M Parker+ from USA Housing and Urban Deve	

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

32 BARSTOW RD.....	\$360,000
B: Christine A Kniep	
S: Ginger D McGuire & Diane G Adams	
Vol/Page: 339/818, Date: 07/16/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 212137sf	

LAKE WILLIAMS CAMPGROUND L:4A	\$65,000
B: Mark Wootten & Mildred Falero	
S: Edward Bader & Nancy Bader	
Vol/Page: 339/799, Date: 07/16/24, Quit Claim	
75 LAKEVIEW HTS.....	\$60,000
B: Steven Cromwell	
S: Donna Swistak	
Vol/Page: 339/849, Date: 07/18/24, Warranty	

► MORTGAGES

197 CAMP MOWEEN RD.....	\$72,000
Sabrina Quinn+ from Charter Oak Federal Credit Uni	
71 CLUBHOUSE RD	\$150,000
Valerie E Belles+ from Berkshire Bank	
129 OLD HWY	\$162,000
Thomas D Desalle+ from Liberty Bank	
126 SPAFFORD DR.....	\$60,000
William M Reid 3rd+ from Connecticut State Employe	
80 SYNAGOGUE RD	\$204,000
Joanna O Cirigliano+ from Webster Bank	

LEDYARD

TOWN CLERK:PATRICIA A. RILEY
741 Colonel Ledyard Hwy, Ledyard, CT, 06339
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

16 AUGUST MDWS.....	\$561,000
B: Lindsay Caldwell	
S: Matthew B Lodge & Sarah A Lodge	
Vol/Page: 645/861, Date: 07/16/24, Warranty	
Mtg: Eastern Bank \$448,800	
Use: 3 Bdrm Cape Cod, Lot: 74488sf	
Prior Sale: \$415,000 (08/21)	
34 CHRISWOOD TRCE.....	\$470,000
B: Samuel Gable & Andrea Lamperelli	
S: Jon W Duncan, Tr for Margaret A Duncan RET	
Vol/Page: 645/963, Date: 07/16/24, Trustee	
Mtg: Prosperity Home Mtg \$400,000	
Use: 3 Bdrm Colonial, Lot: 48352sf	
Prior Sale: \$209,934 (04/88)	
148 GALLUP HILL RD	\$77,500
B: Integrity Prop Grp LLC	
S: Gardner Louis M Jr Est & Margie A Gardner-Vos	
Vol/Page: 645/942, Date: 07/16/24, Executor	
Use: Residential Open Land, Lot: 227383sf	
Prior Sale: \$85,000 (02/06)	
32 IRON ST U:A	\$205,000
B: Kourtney M Batson	
S: Rufina Liamin	
Vol/Page: 645/695, Date: 07/11/24, Warranty	
Mtg: United Wholesale Mtg \$162,000	
Use: 2 Bdrm Condo	
Prior Sale: \$115,000 (07/22)	
48 KINGS HWY U:301	\$165,000
B: Julia M Beck	
S: Kathryn D Guinan & Lawrence J Dixon Jr	
Vol/Page: 646/56, Date: 07/18/24, Warranty	
Mtg: United Wholesale Mtg \$148,500	
Use: 2 Bdrm Condo	
Prior Sale: \$279,500 (03/05)	

11 LAKE ST..... \$425,000
 B: James Larisa & Kerrie Larisa
 S: Michael Portunato
 Vol/Page: 646/83, Date: 07/18/24, Warranty
 Mtg: Washington Tr Co \$403,750
 Use: 3 Bdrm Raised Ranch, Lot: 108900sf
 Prior Sale: \$230,000 (04/09)

113 MEETING HOUSE LN \$293,000
 B: Sanky Prop LLC
 S: Jose L Valdera
 Vol/Page: 645/745, Date: 07/15/24, Warranty
 Mtg: Jan Funding Inc \$259,400
 Use: 4 Bdrm Colonial, Lot: 29185sf

22 OAKWOOD DR \$345,000
 B: Gianna N Rufo & Jacob M Downey
 S: Jeremiah G Vorce & Samantha J Vorce
 Vol/Page: 645/945, Date: 07/16/24, Warranty
 Mtg: Homestead Fund Corp \$315,000
 Use: 3 Bdrm Split Level, Lot: 20038sf
 Prior Sale: \$176,900 (11/15)

6 PENNYWISE LN \$340,000
 B: Karen Wickert
 S: Steven M Vanmameren
 Vol/Page: 646/100, Date: 07/18/24, Warranty
 Mtg: Real Estate Mtg Ntwrk \$272,000
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf
 Prior Sale: \$175,000 (05/19)

149 SPICER HILL RD \$360,000
 B: Gabriel Segui Jr
 S: Lindsay A Caldwell
 Vol/Page: 645/906, Date: 07/16/24, Warranty
 Mtg: Fairway Ind Mtg \$347,900
 Use: 2 Bdrm Raised Ranch, Lot: 105415sf

► FORECLOSURE DEEDS

113 MEETING HOUSE LN \$245,100
 B: Jose L Valdera
 S: Shellpoint Mtg Servicing & Pack Genevieve I Est
 Vol/Page: 645/904, Date: 07/15/24, Committee
 Use: 4 Bdrm Colonial, Lot: 29185sf
 Prior Sale: \$293,000 (07/24)

► MORTGAGES

39 ASH DR U:3..... \$128,000
 Joyleene T Roadway+ from Zillow Home Loans LLC

1045 COLONEL LEDYARD HWY \$232,500
 1045 Colonel Ledyard Hwy+ from Kiavi Funding Incor

28 DEVONSHIRE DR \$165,000
 Michael A Ervin+ from Dime Bank

109 GALLUP HILL RD \$77,000
 Madelyn Diaz+ from Mr Cooper

964 LONG COVE RD \$5,895
 James S Robinson+ from USA Housing and Urban Devel

18 MATHEWSON MILL RD \$110,000
 Eugene A Banks+ from Navy Federal Credit Union

26 PARTRIDGE HOLLOW RD..... \$80,000
 James A Warren+ from Charter Oak Federal Credit Un

56 SEABURY AVE \$100,000
 Brian A Johnson+ from Navy Federal Credit Union

50 WHALEHEAD RD \$75,000
 Valerie J Moore+ from Bank of America NA

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

24 NEWENT RD..... \$140,000
 B: Michael Hopkins
 S: Federal Hm Loan Mtg Corp
 Vol/Page: 191/441, Date: 07/18/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 64904sf
 Prior Sale: \$199,200 (10/23)

► MORTGAGES

25 DOGWOOD DR \$100,000
 Walter J Riley+ from Jewett City Savings Bank

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 \$115,000
 Sanfox Campground LLC+ from Dime Bank

96 S BURNHAM HWY \$768,633
 Sanfox Campground LLC+ from Dime Bank

393 S BURNHAM HWY \$63,921
 Chowdhury S Shakil+ from USA Housing and Urban Dev

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

12 FIELDING TER..... \$280,000
 B: Athena Gianacopolos
 S: Bruce L Bailey & Sun C Bailey
 Vol/Page: 704/899, Date: 07/18/24, Warranty
 Use: 3 Bdrm Raised Ranch, Lot: 18731sf
 Prior Sale: \$127,000 (02/00)

164 FITCH HILL RD \$340,000
 B: Magdiel Cabrera & Yanaidy Torres
 S: Joyce A Smith
 Vol/Page: 704/784, Date: 07/15/24, Warranty
 Mtg: Total Mtg Svcs \$331,959
 Use: 3 Bdrm Ranch, Lot: 50094sf

81 GEORGIA RD \$325,000
 B: Zf Spv LLC
 S: Erin M Lewis & Christopher J Lewis
 Vol/Page: 704/888, Date: 07/18/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 16117sf
 Prior Sale: \$165,000 (05/18)

130 NOBLE HILL RD \$65,000
 B: Landon Holdings Partners
 S: Carplum Group LLC
 Vol/Page: 704/825, Date: 07/16/24, Warranty
 Use: Mobile Home, Lot: 29185sf
 Prior Sale: \$45,000 (10/15)

OLD COLCHESTER RD \$220,000
 B: Nicholas C Manavas & Benjamin T Sostre
 S: John Wagenbrenner & Joseph C Wagenbrenner
 Vol/Page: 704/759, Date: 07/15/24, Warranty
 Mtg: Joseph C Wagenbrenner \$139,500

1266 OLD COLCHESTER RD \$330,000
 B: Tyler S Miner & Tiffany Baker
 S: Kenneth W Baker 2nd
 Vol/Page: 704/861, Date: 07/17/24, Warranty
 Mtg: Dime Bank \$297,000
 Use: 3 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$225,000 (02/24)

21 ROBIN LN..... \$308,000
 B: Brittany Driscoll
 S: Joanne E Leffingwell
 Vol/Page: 704/923, Date: 07/19/24, Warranty
 Mtg: Province Mtg Assoc \$261,800
 Use: 4 Bdrm Colonial, Lot: 118048sf
 Prior Sale: \$325,550 (08/99)

40 VIRGINIA RD \$325,000
 B: Camille A Gradisnik
 S: Joshua B Emilyta
 Vol/Page: 704/822, Date: 07/16/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$168,500 (01/19)

NO STREET GIVEN..... \$80,000
 B: Arrim LLC
 S: Renten Holdings LLC
 Vol/Page: 704/828, Date: 07/16/24, Warranty

► MORTGAGES

31 BRIDGE ST..... \$50,900
 Adam Elkins+ from Figure Lending LCC

189 CONNECTICUT BLVD..... \$367,740
 Chase Flaming+ from Mortgage Research Center

FITCH HILL RD \$18,750
 Magdiel Cabrera-Santos+ from Connecticut Housing F

49 GLEN CRAG PL \$206,000
 Richard K Hatch+ from Coreplus FCU

► MORTGAGES

31 BRIDGE ST..... \$50,900
 Adam Elkins+ from Figure Lending LCC

189 CONNECTICUT BLVD..... \$367,740
 Chase Flaming+ from Mortgage Research Center

FITCH HILL RD \$18,750
 Magdiel Cabrera-Santos+ from Connecticut Housing F

49 GLEN CRAG PL \$206,000
 Richard K Hatch+ from Coreplus FCU

► MORTGAGES

31 BRIDGE ST..... \$50,900
 Adam Elkins+ from Figure Lending LCC

189 CONNECTICUT BLVD..... \$367,740
 Chase Flaming+ from Mortgage Research Center

FITCH HILL RD \$18,750
 Magdiel Cabrera-Santos+ from Connecticut Housing F

49 GLEN CRAG PL \$206,000
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► MORTGAGES

31 BRIDGE ST..... \$50,900
 Adam Elkins+ from Figure Lending LCC

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 Chase Flaming+ from Mortgage Research Center

FITCH HILL RD \$18,750
 Magdiel Cabrera-Santos+ from Connecticut Housing F

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 Richard K Hatch+ from Coreplus FCU

► MORTGAGES

31 BRIDGE ST..... \$50,900
 Adam Elkins+ from Figure Lending LCC

189 CONNECTICUT BLVD..... \$367,740
 Chase Flaming+ from Mortgage Research Center

FITCH HILL RD \$18,750
 Magdiel Cabrera-Santos+ from Connecticut Housing F

49 GLEN CRAG PL \$206,000
 Richard K Hatch+ from Coreplus FCU

40 CENTER ST **\$230,000**
B: Jose L Delacruz & Griselda Urena
S: Jakob Poll
Vol/Page: 2583/44, Date: 07/19/24, Warranty
Mtg: Fairway Ind Mtg \$207,000
Use: 4 Bdrm Conventional, Lot: 2840sf
Prior Sale: \$47,000 (04/17)

39 GRANADA TER **\$507,000**
B: Marie E Londregan & Timothy A Londregan 3rd
S: Annemarie F Sheehan & James P Sheehan
Vol/Page: 2582/307, Date: 07/18/24, Warranty
Use: 3 Bdrm Colonial, Lot: 7500sf
Prior Sale: \$275,000 (03/04)

141 LOWER BLVD **\$462,000**
B: Jabari Asim
S: Gerald E Beik
Vol/Page: 2582/127, Date: 07/16/24, Warranty
Mtg: Homestead Fund Corp \$448,140
Use: 4 Bdrm Colonial, Lot: 7500sf
Prior Sale: \$290,000 (09/04)

65 MOUNTAIN AVE..... **\$255,000**
B: Sanky Properties LLC
S: Mark A Gilmore
Vol/Page: 2581/155, Date: 07/15/24, Warranty
Mtg: Txoos Her \$240,000
Use: 3-Family Family Flat, Lot: 6181sf

109 NILES HILL RD U:F..... **\$135,000**
B: David J Perkins & Luann Perkins
S: Christopher T Brodeur, Tr for Donald S Brodeur T
Vol/Page: 2582/281, Date: 07/18/24, Trustee
Mtg: Prosperity Home Mtg \$101,250
Use: 2 Bdrm Condo
Prior Sale: \$34,950 (07/00)

100 PEQUOT AVE U:4046..... **\$515,500**
B: Robyn Adams & Vincent Perrotti
S: Shahan Islam
Vol/Page: 2581/267, Date: 07/16/24, Warranty
Use: Dock Condominium, Lot: 43560sf
Prior Sale: \$12,000 (03/05)

26 WALDEN AVE **\$275,000**
B: Rosa E Astudillo
S: David Diaz
Vol/Page: 2581/177, Date: 07/15/24, Warranty
Mtg: Homestead Fund Corp \$252,550
Use: 3 Bdrm Conventional, Lot: 6600sf
Prior Sale: \$65,000 (01/18)

► **FORECLOSURE DEEDS**

540 VAUXHALL ST **\$99,900**
B: Lakeview Loan Servicing L
S: Kenneth Dobbins & Lakeview Loan Servicing L
Vol/Page: 2581/203, Date: 07/15/24, Committee
Use: 2 Bdrm Ranch, Lot: 6467sf
Prior Sale: \$60,000 (04/99)

► **MORTGAGES**

BATES ST **\$25,000**
Ramses Louis+ from Connecticut Housing Finance Aut

40 CENTER ST **\$207,000**
Jose L Delacruz+ from Fairway Independent Mortgage

194 CHESTER ST **\$261,950**
Ramses Louis+ from Homestead Funding Corp

458 OCEAN AVE **\$139,750**
Shining Sons LLC+ from Velocity Commercial Capital

27 W COIT ST **\$285,000**
88 Williams St LLC+ from Commercial Lender LLC

WALDEN AVE..... **\$25,000**
Rosa E Astudillo-Loja+ from Connecticut Housing Fi

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**

26 INDIAN TRL **\$290,000**
B: 26 Indian Trl LLC
S: Christopher M Olsen & Patricia J Olsen
Vol/Page: 249/908, Date: 07/18/24, Warranty
Use: 4 Bdrm Cape Cod, Lot: 7841sf
Prior Sale: \$160,000 (06/16)

9 OAK DR..... **\$371,000**
B: Matthew D Morse & Janet L Morse
S: Gabrielle Moran
Vol/Page: 249/880, Date: 07/16/24, Warranty
Mtg: Charter Oak Fed Cr Un \$331,000
Use: 4 Bdrm Cape Cod, Lot: 14375sf
Prior Sale: \$280,000 (12/22)

273 WYASSUP RD..... **\$680,000**
B: Kevin M Lawrie, Tr for Kevin M Lawrie T
S: Peter Block, Tr for Peter Block T
Vol/Page: 249/904, Date: 07/17/24, Trustee
Use: 2 Bdrm Ranch, Lot: 378101sf

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**

55 BROWNING RD..... **\$57,000**
B: Norwich Fish & Game Assn
S: Robert H Ackerman
Vol/Page: 3513/299, Date: 07/12/24, Warranty
Use: Residential Open Land, Lot: 831125sf

47 CORNING RD **\$305,005**
B: Jacob Heon & Kaylee Luty
S: Vanessa Inv Prop LLC
Vol/Page: 3515/18, Date: 07/18/24, Warranty
Mtg: United Wholesale Mtg \$299,479
Use: 3 Bdrm Bngl/Cottage, Lot: 71874sf
Prior Sale: \$50,000 (02/24)

71 MERCHANTS AVE **\$280,000**
B: John Reardon
S: Destinee Perdue & Steven Perdue 2nd
Vol/Page: 3514/110, Date: 07/16/24, Warranty
Mtg: Mortgage Research Ctr \$286,020
Use: 3 Bdrm Ranch, Lot: 13068sf
Prior Sale: \$252,000 (07/22)

131 MOUNT PLEASANT ST..... **\$150,000**
B: Cristian Mercado
S: Young E Hwang
Vol/Page: 3513/248, Date: 07/12/24, Warranty
Use: 3 Bdrm Conventional, Lot: 3485sf
Prior Sale: \$23,000 (06/17)

16 OAK ST..... **\$108,000**
B: Vernon Capital LLC
S: Richard Stepanian & David Gage
Vol/Page: 3514/235, Date: 07/18/24, Warranty
Mtg: Kiavi Funding Inc \$155,700
Use: 2-Family Two Family, Lot: 4792sf
Prior Sale: \$58,000 (07/11)

33 PRATTE AVE..... **\$330,000**
B: Walin Acosta & Lisnel Arias
S: Diane C De Mato & Daniel G De Mato
Vol/Page: 3514/170, Date: 07/17/24, Warranty
Mtg: Movement Mtg LLC \$264,000
Use: 2-Family Two Family, Lot: 13068sf
Prior Sale: \$140,000 (05/21)

9 RIDGEWOOD DR..... **\$260,000**
B: 9 Ridgewood LLC
S: Arthur R Aldi Jr
Vol/Page: 3514/158, Date: 07/17/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$119,000 (09/92)

384 SCOTLAND RD **\$105,000**
B: Brandon Roode
S: Mary L Altheiser & Charles Lillibridge
Vol/Page: 3514/51, Date: 07/15/24, Warranty
Mtg: Centerville Bank \$78,750
Use: Residential Open Land, Lot: 346738sf

123 W TOWN ST U:E27 **\$231,000**
B: Melinda Brush
S: Danica M Temple & Steven M Temple
Vol/Page: 3514/5, Date: 07/15/24, Warranty
Use: Condo

96 WIGHTMAN AVE..... **\$20,000**
B: James E Chapman & Jennifer L Chapman
S: Louis R Piscatelli, Tr for Kenneth L F T
Vol/Page: 3514/219, Date: 07/18/24, Trustee
Use: Residential Open Land, Lot: 49223sf

► **MORTGAGES**

175 BROWNING RD **\$40,000**
Walter G Nieto+ from Charter Oak Federal Credit Un

348 HARLAND RD **\$100,000**
John F Bilda+ from Coreplus FCU

49 MAPLE ST U:1 **\$115,900**
Kevin E Sullivan Jr+ from Citizens Bank

29 MAPLEWOOD CT..... **\$100,000**
I A Wagner+ from Richard J A Lof

18 MELODY LN **\$50,000**
Kenton D Spaulding+ from Navy Federal Credit Union

15 N 2ND AVE..... **\$300,000**
Clean Laundry LLC+ from Xanadu Capital Lic

129 NEW LONDON TPKE..... **\$3,411**
Richard M Brown Sr+ from USA Housing and Urban Dev

53 OLD CANTERBURY TPKE..... **\$180,614**
Wilson S Lima+ from Liberty Bank

61 S 4TH AVE U:11..... **\$320,000**
Sean Hilliard+ from Mortgage Research Center

19 THERMOS AVE U:12..... **\$9,000**
Evan A Harms+ from Charter Oak Federal Credit Unio

123 W TOWN ST U:E27 **\$184,800**
Melinda J Brush+ from Key Bank N.A.

289-291 WASHINGTON ST **\$342,337**
Nathaniel Jones+ from Equity Prime Mtg

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

24 BROWNS LN **\$602,745**
B: Michael A Venezia & Kathleen B Venezia
S: Robert J Angeli & Christine Angeli
Vol/Page: 461/1200, Date: 07/17/24, Warranty
Mtg: Guaranteed Rate Affin \$420,250
Use: 4 Bdrm Colonial, Lot: 42178sf
Prior Sale: \$190,000 (08/98)

3-A HUNTLEY RD **\$815,000**
B: Jonathan K Blatter & Lucy D Blatter
S: William J Buscetto & Diana L Buscetto
Vol/Page: 461/1230, Date: 07/17/24, Warranty
Mtg: Kind Lending \$733,500
Use: 3 Bdrm Colonial, Lot: 167631sf
Prior Sale: \$180,000 (09/05)

24 OAKRIDGE DR **\$790,000**
B: Thiele Schroeder & Liam Donovan
S: Daryl J Butzer
Vol/Page: 461/1109, Date: 07/16/24, Warranty
Mtg: Bank of America NA \$560,000
Use: 4 Bdrm Colonial, Lot: 30454sf
Prior Sale: \$440,000 (07/07)

14 SEASIDE LN **\$550,000**
B: Daniel J Frazier & Jocelyne P Frazier
S: Daphne C Dressler
Vol/Page: 461/1198, Date: 07/17/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 16970sf

► MORTGAGES

7 AZALEA LN **\$208,000**
Lindsay M Macdonald+ from Rocket Mortgage

120 BOSTON POST RD **\$565,000**
James Bolles+ from Citizens Bank

134 BOSTON POST RD **\$51,900**
Asad King-Ahman+ from Citizens Bank

19 OAKRIDGE DR **\$100,000**
Thomas S Lacourciere+ from American Eagle Financia

47 SEASIDE LN **\$2,000,000**
Frank M Antonacci+ from New Valley Bank & Trust

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

4 LINDA CT **\$430,000**
B: Bertil K Hogstrom
S: Richard J Bousquet Jr
Vol/Page: 223/1066, Date: 07/19/24, Warranty
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$330,000 (07/22)

► MORTGAGES

28 KRUG RD **\$300,000**
Lenders Club LLC+ from Xanadu Cap

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

156 FORSYTH RD **\$400,000**
B: Wayne G Bulkley & Rachel N Bulkley
S: John C Huhn
Vol/Page: 277/447, Date: 07/15/24, Warranty
Mtg: Navy FCU \$408,600
Use: Residential-Multiple Bldgs, Lot: 80150sf
Prior Sale: \$195,000 (04/24)

211 FORSYTH RD **\$405,000**
B: Haining Sun & Yong Mei
S: Thomas J Morris
Vol/Page: 277/505, Date: 07/18/24, Warranty
Mtg: Rocket Mortgage LLC \$282,000
Use: 3 Bdrm Raised Ranch, Lot: 241322sf
Prior Sale: \$249,900 (08/16)

266 WEST RD **\$545,000**
B: Alicia K Langeway & Matthew J Langeway
S: Corvin J Connolly & Sallie J Connolly
Vol/Page: 277/474, Date: 07/17/24, Warranty
Mtg: United Wholesale Mtg \$517,750
Use: 4 Bdrm Colonial, Lot: 142006sf
Prior Sale: \$339,500 (12/17)

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

41-A W MAIN ST **\$335,995**
Elmcoach LLC+ from Commercial Lender LLC

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

242 ELM ST **\$625,000**
B: Brian Walsh & Rosalie Walsh
S: Bonlyn L Craig
Vol/Page: 859/494, Date: 07/15/24, Warranty
Mtg: Rocket Mortgage LLC \$500,000
Use: 2 Bdrm Ranch, Lot: 126324sf
Prior Sale: \$250,000 (05/09)

22 QUARRY PATH **\$3,500,000**
B: Robert A Valenti & Deborah W Valenti
S: Sharon Cooley
Vol/Page: 859/616, Date: 07/19/24, Warranty
Use: 5 Bdrm CustomDesign, Lot: 30928sf
Prior Sale: \$1,825,000 (10/18)

131 S BROAD ST **\$315,000**
B: Brittany Mcquiggan
S: Adam Cornell
Vol/Page: 859/599, Date: 07/19/24, Warranty
Mtg: Novus Home Mtg \$283,500
Use: 4 Bdrm Cape Cod, Lot: 14810sf
Prior Sale: \$154,900 (05/13)

37 SCHOOL ST (MYSTIC) **\$940,000**
B: Augusta Foshay
S: Flora Investments LLC
Vol/Page: 859/586, Date: 07/17/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: \$375,000 (07/22)

► MORTGAGES

56-58 E MAIN ST **\$2,300,000**
56-58 East Main St LLC+ from Nicola Florida LLC

10 MASONS ISLAND RD U:9 **\$45,000**
Trinette Conover+ from Citizens Bank

28 RUSSELL AVE **\$120,000**
Karla J Mcadams RET+ from Westerly Community Credi

400 WHEELER RD **\$425,000**
Michael P Mccord+ from Charter Oak Federal Credit

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

12 CENTER RD **\$355,000**
B: Robert Renehan & Laraine Renehan
S: Johans Thomas Est & Vanessa Fuller
Vol/Page: 1864/335, Date: 07/16/24, Warranty
Use: 3 Bdrm Ranch, Lot: 27443sf
Prior Sale: \$300,000 (07/21)

16 GUN SHOT RD **\$855,000**
B: Joshua Ballestrini & Kimberly Ballestrini
S: Kathleen A Kunze
Vol/Page: 1864/222, Date: 07/15/24, Warranty
Mtg: Total Mtg Svcs \$684,000
Use: 4 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$294,500 (06/99)

MAGO PT **\$659,900**
B: 5 Shore Land T
S: Sarah Doherty
Vol/Page: 1864/343, Date: 07/17/24, Warranty

► MORTGAGES

15 4TH AVE **\$50,000**
Robert Owens+ from Citizens Bank

120 BLOOMINGDALE RD **\$50,000**
John P Umland+ from Rocket Mortgage

310 BOSTON POST RD U:27 **\$15,000**
William T Hronis+ from Charter Oak Federal Credit

8 CENTER RD **\$140,000**
John C Huhn+ from Citizens Bank

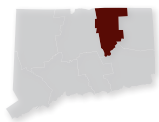
82 LONGVIEW ST U:54 **\$35,000**
Jeffrey C Mazzella Jr+ from Liberty Bank

8 MARGUY ST **\$40,000**
Ritprakone Phrommavanh+ from Citizens Bank

41 SHAWANDASSEE RD **\$766,500**
David J Pazzaglia+ from Charter Oak Federal Credit

10 SUSAN TER **\$140,500**
Amy Wen-Mcgovern+ from Charter Oak Federal Credit

869 VAUXHALL ST EXT **\$40,000**
Karen Stearns+ from Charter Oak Federal Credit Uni



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

► REAL ESTATE SALES

12 TUMBLEBROOK RD **\$410,000**
B: Dana Sooko & Alexis Cabrera
S: John Bennett & Lauren Bennett
Vol/Page: 194/1093, Date: 07/17/24, Warranty
Mtg: Mtg Equity Partners \$287,000
Use: 4 Bdrm Raised Ranch, Lot: 40075sf
Prior Sale: \$228,000 (07/14)

► MORTGAGES

222 BOSTON TPKE **\$96,265**
VPC Associates LLC+ from Sonja Kos
12 CUBLES DR **\$110,000**
Susanne W Graubaum+ from Citizens Bank
60 HATFIELD RD **\$25,000**
Susan D Cole+ from American Eagle Financial Credit
7 LOOMIS RD **\$700,000**
Loomis Commons LLC+ from Windsor Federal Bank

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

182 ROUTE 66 **\$200,000**
B: Nest Craft Hm 2 LLC
S: Robert A Marotta
Vol/Page: 250/689, Date: 07/16/24, Warranty
Mtg: White Oak Assets \$247,000
Use: 3 Bdrm Antique, Lot: 17860sf
Prior Sale: \$87,000 (01/21)

► MORTGAGES

70 ROUTE 87 **\$120,000**
Ronald S Young+ from Liberty Bank

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

48 ANTRIM RD **\$420,000**
B: Alexander Parsell & Jasmine Prince
S: Joan A Lewis, Tr for Joan A Lewis RET
Vol/Page: 1301/1033, Date: 07/15/24, Trustee
Mtg: American Ngbd Mtg Acc \$399,000
Use: 4 Bdrm Colonial, Lot: 40511sf
8 AVERY SHRS **\$695,000**
B: James Nathan & Hedy Nathan
S: Kimberly M Cyr
Vol/Page: 1301/1080, Date: 07/17/24, Warranty
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$310,000 (08/19)
2716 BOSTON TPKE **\$389,900**
B: Benjamin Poitras & Jennifer Bayona
S: Philp M Blazawski
Vol/Page: 1301/1050, Date: 07/15/24, Warranty
Mtg: Jewett City Svgs Bk \$350,000
Use: 3 Bdrm Cape Cod, Lot: 64904sf
Prior Sale: \$124,500 (02/13)

► MORTGAGES

541 CARPENTER RD **\$40,000**
Kevin J Bertrand+ from American Eagle Financial Cr
87 EDMERE RD **\$6,487**
Cynthia E Salinas+ from USA Housing and Urban Deve
31 HEMLOCK POINT DR **\$50,000**
Saban Yilmaz+ from Citizens Bank
280 PUCKER ST **\$284,700**
Patricia M Harkins+ from Bank of America NA

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

40 BUFF CAP RD **\$237,555**
B: Scenturion Const LLC
S: Clark Robert T Est & Daniel T Butler
Vol/Page: 550/599, Date: 07/18/24, Executor
Mtg: Signature Lending LLC \$230,000
Use: 3 Bdrm Ranch, Lot: 4835sf
Prior Sale: \$146,600 (12/01)

52 CIDER MILL RD **\$450,000**
B: Rachel L Kelliher & Peter Najdzion
S: Tolisano Irene W Est & Lauren A Tolisano
Vol/Page: 550/493, Date: 07/15/24, Executor
Mtg: American Ngbd Mtg Acc \$427,500
Use: Mixed Use-Agricult & Resid, Lot: 326700sf

CRYSTAL LAKE RD **\$99,000**
B: Brian S Mohr
S: Willis Honora L Est & Heather C Spellman
Vol/Page: 550/595, Date: 07/18/24, Executor
246 CRYSTAL LAKE RD **\$285,000**
B: Riverbend Renovations LLC
S: Lillian B Chidester
Vol/Page: 550/473, Date: 07/15/24, Warranty
Mtg: Lima One Capital LLC \$294,000
Use: 6 Bdrm Colonial, Lot: 32234sf

► MORTGAGES

BUFF CAP RD **\$628,800**
Nathan J Bahler+ from Stafford Savings Bank
67 ELLINGTON AVE **\$240,000**
Clinton B Chase+ from Village Capital & Investment
6 RIDGE DR **\$30,000**
Andrew G Tenney+ from Amerisave Mortgage Corporati
66 SANDY BEACH RD **\$628,800**
Nathan J Bahler+ from Stafford Savings Bank
8 TOLLAND TPKE **\$521,000**
Richard Suleski+ from United Wholesale Mortgage
20 TREE TOP RD **\$100,000**
Cassandra Mckee+ from Rocket Mortgage

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

225 CROUCH RD **\$449,900**
B: Akeim Brown & Coleisha Brown
S: Everett F Carroll & Janine Carroll
Vol/Page: 618/845, Date: 07/16/24, Warranty
Mtg: Fairway Ind Mtg \$434,884
Use: 4 Bdrm Colonial, Lot: 68825sf
Prior Sale: \$142,300 (05/99)
13 SAINT RONAN RD **\$305,000**
B: Christopher Haywood
S: Tryon Real Estate LLC
Vol/Page: 618/806, Date: 07/15/24, Warranty
Mtg: Deepehaven Mtg Llc \$244,000
Use: 2 Bdrm Cape Cod, Lot: 7841sf
Prior Sale: \$195,000 (01/24)

25 WINTHROP DR..... \$620,000
B: Brittany Schroll & Jerry Petrini
S: Rebecca L Holshouser & Christopher A Holshouser
Vol/Page: 618/783, Date: 07/15/24, Warranty
Mtg: Washington Trust Mtg \$496,000
Use: 4 Bdrm Colonial, Lot: 204296sf
Prior Sale: \$359,900 (09/14)

► **MORTGAGES**

225 CROUCH RD..... \$434,884
Akeim Brown+ from Fairway Independent Mortgage
22 KRISTEM LN..... \$92,631
Laura Miller+ from Connecticut State Employees Fed

MANSFIELD

TOWN CLERK:SARA-ANN CHAINE
4 S Eagleville Rd, Mansfield, CT, 06268
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**

74 BROWNS RD..... \$520,000
B: Tadarayl Starke & Tiffany Starke
S: Christopher M Falk & Hannah L Falk
Vol/Page: 845/590, Date: 07/15/24, Warranty
Mtg: Navy FCU \$529,100
Use: 3 Bdrm Ranch, Lot: 92347sf
Prior Sale: \$444,000 (10/21)
35 WYLLYS FARM RD..... \$633,599
B: Willard R Colburn & Ellen B Colburn
S: S R Blanchard Inc
Vol/Page: 845/641, Date: 07/16/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 74488sf

► **MORTGAGES**

9 HIGGINS HWY..... \$40,000
Edwin S Plante+ from Spring EQ LLC
6-C SYCAMORE DR U:63..... \$250,000
Meir Weinstein+ from Tova Malin T

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**

33 ELEANOR RD U:33..... \$364,900
B: John Pastorelle
S: Christopher Crosby
Vol/Page: 388/756, Date: 07/16/24, Warranty
Mtg: Berkshire Bank \$346,655
Use: 2 Bdrm Condo, Lot: 43560sf

140 GULF RD \$300,000
B: Nicholas P Vendetta
S: Paul J Vendetta Jr & Barbara Vendetta
Vol/Page: 388/871, Date: 07/18/24, Warranty
Mtg: Norwich Commercial Grp \$260,000
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$130,000 (02/94)

537 MAIN ST \$420,000
B: Trent Desrosiers
S: Michael G Croyle Jr & Nicole Croyle
Vol/Page: 388/847, Date: 07/18/24, Warranty
Mtg: Baycoast Mortgage Co \$335,775
Use: 3 Bdrm Conventional, Lot: 65340sf
Prior Sale: \$241,000 (09/02)

► **MORTGAGES**

44 BROADWAY RD \$170,000
Jason Hackett+ from Polish National Credit Union
84 COLLINS RD..... \$220,000
Thomas P Aiello+ from Rocket Mortgage
236 DURKEE RD \$170,000
Jason Hackett+ from Polish National Credit Union
60 GREEN TREE LN \$40,000
Michael D Smith+ from Leader Bank NA
57 LOUBIER DR \$200,000
Mark W Miliukowski+ from PeoplesBank (Holyoke MA)
169 MAIN ST \$960,000
Idz Land LLC+ from PeoplesBank (Holyoke MA)
169 MAIN ST \$960,000
Idz Land LLC+ from Alliance Energy LLC
537 MAIN ST \$50,000
Trent Desrosiers+ from Baycoast Mortgage Company

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**

2 CLARK RD..... \$363,000
B: Richard K Urban
S: Scott N Zahner
Vol/Page: 733/364, Date: 07/16/24, Warranty
Mtg: Rocket Mortgage LLC \$354,090
Use: 2 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$168,500 (08/23)
71 COLBURN RD \$25,000
B: Colburn Enterprises LLC
S: Dobosz Patricia A Est & Lisa Champion
Vol/Page: 733/441, Date: 07/18/24, Executor
Use: Residential Open Land, Lot: 8712sf
Prior Sale: \$96,400 (01/87)
37 HANDEL RD \$55,000
B: Michael D Brunelle
S: Elizabeth Micucci & Ronald Micucci
Vol/Page: 733/429, Date: 07/17/24, Warranty
Use: Residential Open Land, Lot: 103673sf
Prior Sale: \$45,000 (03/22)

57 ORCUTTville RD..... \$360,000
B: Gregory P Cranney & Melissa C Cranney
S: Mark E Cramer & Susan P Cramer
Vol/Page: 733/433, Date: 07/18/24, Warranty
Use: 4 Bdrm Raised Ranch, Lot: 37026sf

► **MORTGAGES**

8 CURTIS ST \$80,000
Timothy J Bullock+ from Cornerstone Bank
63 HAMPDEN RD..... \$105,000
Brian Schulz+ from Rocket Mortgage
130 HAMPDEN RD..... \$60,000
Marcus Malone+ from Monson Savings Bank
9 MAPLE ST..... \$45,000
C D F Prop Holdings LLC+ from Forge Trust Co
8 MURPHY RD \$8,143
Salverio P Titus+ from USA Housing and Urban Devel
1 TAMMY LN \$12,306
James Feltenberger+ from USA Housing and Urban Dev
75 WEST ST..... \$55,000
Tina M Sapouckey+ from Navy Federal Credit Union

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**

152 BUFF CAP RD \$80,000
B: Arben Tena
S: Stephen D Williams
Vol/Page: 1647/243, Date: 07/16/24, Warranty
Use: Residential Open Land, Lot: 450846sf
Prior Sale: \$108,000 (03/23)
355 BUFF CAP RD \$618,500
B: Sage Naumowicz & Kyle M Kaelberer
S: Jmc Homes LLC
Vol/Page: 1647/282, Date: 07/18/24, Warranty
Mtg: Precision Mortgage LL \$587,575
Use: Residential Open Land, Lot: 68389sf
Prior Sale: \$65,000 (04/23)
146 GRAHABER RD \$611,000
B: Omer A Ibrahim & Ekrlas Ali
S: Jeffrey Simmons & Melissa Myette
Vol/Page: 1647/202, Date: 07/15/24, Warranty
Mtg: Co-owner 2004-0000345 \$136,000
Use: 3 Bdrm Colonial, Lot: 153767sf
Prior Sale: \$243,000 (07/00)
1269 TOLLAND STAGE RD..... \$390,000
B: Paul R Mcshee & Jessye R Mcshee
S: Elizabeth Sartori & Marco Sartori
Vol/Page: 1647/304, Date: 07/18/24, Warranty
Mtg: HarborOne Mortgage \$312,000
Use: 4 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$319,000 (03/06)

► MORTGAGES

55 BROWNS BRIDGE RD.....	\$235,420
Douglas R Allin+ from NFM Inc	
34 DOYLE RD.....	\$800,000
Shawn D Zahner+ from Bonnie L Zahner	
63 GOTTIER RD.....	\$800,000
Shawn D Zahner+ from Bonnie L Zahner	
50 SANDY DR.....	\$110,000
Jason P Marcroft+ from American Eagle Financial Cr	

UNION

TOWN CLERK:HEIDI BRADRIK
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

19 GILBRONSON RD.....	\$20,000
B: Gevorg G Paytaryan	
S: Mabel C Whyte	
Vol/Page: 72/473, Date: 07/17/24, Warranty	
Use: Residential Open Land, Lot: 37897sf	

VERNON

TOWN CLERK:KAREN C. DAIGLE
14 Park Pl, Vernon, CT, 06066
Phone:860-870-3662

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	51
Median Price	\$288,000	\$299,000

► REAL ESTATE SALES

4 BERGER RD.....	\$196,500
B: Rga Properties LLC	
S: Gregory W Lesco	
Vol/Page: 2853/300, Date: 07/01/24, Warranty	
Mtg: Pinnacle Fnci Svc LLC \$177,000	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	
Prior Sale: \$157,000 (11/22)	
18 BRIARWOOD LN.....	\$382,000
B: Nicholas A Bosso	
S: Catherine Messier	
Vol/Page: 2853/875, Date: 07/11/24, Warranty	
Mtg: Movement Mtg LLC \$305,600	
Use: 3 Bdrm Raised Ranch, Lot: 36155sf	
Prior Sale: \$301,000 (08/23)	
40 BRIDLEWOOD LN U:29B.....	\$465,000
B: Matthew T Pilipaitis & Sarah Pilipaitis	
S: Kimberly M Guerra	
Vol/Page: 2853/762, Date: 07/10/24, Warranty	
Mtg: T2 Financial LLC \$364,000	
Use: Condo	
14 CHURCH ST.....	\$48,000
B: Zeshan Sarwar	
S: Barbara J Matassa	
Vol/Page: 2853/471, Date: 07/08/24, Warranty	
Use: Residential Undvlpble Land, Lot: 14375sf	
Prior Sale: \$36,500 (06/15)	

24 CROWN ST.....	\$308,000
B: Katherine Obrien	
S: Mary E Brand	
Vol/Page: 2853/442, Date: 07/03/24, Warranty	
Mtg: Guaranteed Rate Inc \$292,600	
Use: 3 Bdrm Cape Cod, Lot: 10890sf	
Prior Sale: \$62,800 (01/02)	
2 FOSTER DR.....	\$380,000
B: Noah Welti	
S: Canat Investments LLC	
Vol/Page: 2853/371, Date: 07/02/24, Warranty	
Use: 3 Bdrm Split Level, Lot: 13504sf	
Prior Sale: \$206,000 (11/23)	
18 NEILL RD.....	\$330,000
B: Laura L Walker & Michael J Walker	
S: Mann Phyllis M Est & Wilbur S Mann Jr	
Vol/Page: 2853/545, Date: 07/08/24, Executor	
Use: 3 Bdrm Ranch, Lot: 18731sf	
Prior Sale: \$176,000 (12/14)	
60 OLD TOWN RD U:173.....	\$221,550
B: Dennis Neils	
S: Elis Soto & Diana Alamo	
Vol/Page: 2853/438, Date: 07/03/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$137,000 (05/13)	
115 PROSPECT ST.....	\$248,000
B: Jaron Tucker	
S: Ardent Ventures LLC	
Vol/Page: 2853/274, Date: 07/01/24, Warranty	
Mtg: Prosperity Home Mtg \$243,508	
Use: 4 Bdrm Two Story, Lot: 3920sf	
Prior Sale: \$80,000 (08/23)	
306 SOUTH ST.....	\$375,000
B: Eric Kennedy	
S: Ft Ua Fernando V Defeo 3	
Vol/Page: 2853/479, Date: 07/08/24, Trustee	
Mtg: Rocket Mortgage LLC \$281,250	
34 SUNRISE DR.....	\$351,000
B: Aisha N Hameed & Sulman Tanveer	
S: Sarah A Rivera & Edwin Rivera Jr	
Vol/Page: 2853/417, Date: 07/03/24, Warranty	
Mtg: United Wholesale Mtg \$203,000	
Use: 2 Bdrm Cape Cod, Lot: 24829sf	
Prior Sale: \$215,000 (05/18)	
100 TALLWOOD DR.....	\$474,600
B: Jason R Palauskas & Madeline Palauskas	
S: James B Phelps & Geraldine M Phelps	
Vol/Page: 2853/335, Date: 07/01/24, Warranty	
Mtg: Movement Mtg LLC \$484,803	
Use: 3 Bdrm Cape Cod, Lot: 23958sf	
Prior Sale: \$198,000 (01/94)	
83 UNION ST U:B.....	\$75,000
B: Richard Breen	
S: Zfn Investments LLC & Nawaz Shaikh	
Vol/Page: 2853/630, Date: 07/09/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$40,000 (03/18)	
132 UNION ST.....	\$360,000
B: Karen E Green	
S: 132 Union Street LLC	
Vol/Page: 2853/725, Date: 07/09/24, Warranty	
Mtg: American Heritage \$277,425	
Use: 2-Family Two Family, Lot: 8276sf	
Prior Sale: \$140,000 (06/23)	

90-92 VILLAGE ST.....	\$262,000
B: Property Matters LLC	
S: Matthew A Splain	
Vol/Page: 2853/808, Date: 07/10/24, Warranty	
16 VINETTA DR.....	\$443,000
B: Anna Sookhdeo & Ashley Tuslie	
S: Gerald F Kinsman & Louise A Kinsman	
Vol/Page: 2853/858, Date: 07/11/24, Warranty	
Mtg: First World Mortgage \$352,800	
Use: 4 Bdrm Colonial, Lot: 38768sf	
Prior Sale: \$200,000 (05/88)	
WARREN AVE.....	\$140,000
B: Play Action Properties LL	
S: Linda Nuccio	
Vol/Page: 2853/570, Date: 07/08/24, Warranty	
78 WEST ST.....	\$90,000
B: Avex Investments LLC	
S: Maire D Cusson & Paul Cusson	
Vol/Page: 2853/633, Date: 07/09/24, Warranty	
Mtg: Loan Funder Ser 78771 \$160,250	
Use: 3 Bdrm Two Story, Lot: 27878sf	
Prior Sale: \$100,000 (05/99)	
29 WILSHIRE RD.....	\$290,000
B: David Tomkins & Alyssa Tomkins	
S: David J Poharski	
Vol/Page: 2853/374, Date: 07/02/24, Warranty	
Mtg: Bank of America NA \$273,000	
Use: 3 Bdrm Split Level, Lot: 14810sf	
► MORTGAGES	
64 BUTTERNUT LN.....	\$420,431
Prethi A Persaud+ from Axen Mortgage	
21 CHESTNUT ST.....	\$187,220
Carol J Kurpiewski+ from Rocket Mortgage	
21 EASTVIEW DR.....	\$275,000
Roscoe Staton+ from Good Leap LLC	
24 FARM BROOK LN U:24.....	\$100,000
Carolanne M Dube+ from Webster Bank	
95 FREDERIC RD.....	\$25,000
Robyn R Hall+ from Metropolitan District Employees	
67 HIGH ST.....	\$10,000
Je Properties Group LLC+ from Ej Venture Cnsltg LI	
18 HILLCREST DR.....	\$400,000
James E Jardes+ from Finex CU	
78 HILLCREST DR.....	\$140,000
Cynthia M Fischer+ from Mutual of Omaha Mortgage	
222 LAKE ST.....	\$50,000
Amanda Taylor+ from American Eagle Financial Credi	
115 PROSPECT ST.....	\$9,920
Jaron Tucker+ from Connecticut Housing Finance Aut	
24 RESERVOIR RD.....	\$26,106
Thao T Nguyen+ from USA Housing and Urban Developm	
10 TROUT STREAM DR.....	\$263,200
Gary W Lemieux+ from United Wholesale Mortgage	
90-92 VILLAGE ST.....	\$278,000
Property Matters LLC+ from Lowe FT	
162 WARREN AVE.....	\$228,750
Play Action Properties LL+ from Residential Cpti X	
12 WEBSTER ST.....	\$60,000
Apostolis Skabardonis+ from M&T Bank NA	



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**

112 LAKE WOODS LN..... \$70,000

B: John Opila & Janice Opila
S: Rcn Ashford LLC
Vol/Page: 211/544, Date: 07/15/24, Warranty
Use: Land-Vacant & Open, Lot: 126760sf

3 SHORE FRONT DR..... \$325,000

B: Keith Latulippe & Kathleen Latulippe
S: Kathleen M Powers
Vol/Page: 211/553, Date: 07/19/24, Warranty
Use: 2 Bdrm Cottage, Lot: 15682sf
Prior Sale: \$178,000 (10/19)

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**

310 BARRETT HILL RD \$460,000

B: Brandon M Thomas
S: Tiffany Stevens
Vol/Page: 730/61, Date: 07/17/24, Warranty
Mtg: United Wholesale Mtg \$391,000
Use: 3 Bdrm Cape Cod, Lot: 104544sf
Prior Sale: \$20,400 (07/00)

201 GORMAN RD..... \$325,000

B: David Glasberg Jr
S: Brandy H Haass & William V Haass
Vol/Page: 730/11, Date: 07/15/24, Warranty
Mtg: Churchill Mortgage Co \$276,250
Use: 2 Bdrm Ranch, Lot: 130680sf
Prior Sale: \$175,000 (11/17)

169 SPAULDING RD \$80,000

B: Raymond W Smith
S: Lori C Smith & Raymond W Smith
Vol/Page: 730/28, Date: 07/15/24, Quit Claim
Mtg: Citizens Bank \$301,600
Use: 3 Bdrm Colonial, Lot: 335412sf
Prior Sale: \$299,000 (10/04)

► **MORTGAGES**

101 BARRETT HILL RD \$50,000

Leslie A Smith+ from Jewett City Savings Bank

82 CREAMERY BROOK RD..... \$150,000

Daune Rzeznikiewicz+ from Griffin Holdings Llc

35 FORTIN DR..... \$60,000

Amber Schmitt+ from Centreville Bank

114 GORMAN RD..... \$150,000

Daune Rzeznikiewicz+ from Griffin Holdings Llc

81 PHEASANT LN \$150,000

Ellen I Sorel+ from Centreville Bank

99 WINDHAM RD..... \$40,000

Stephen Mylly+ from Charter Oak Federal Credit Uni

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

► **MORTGAGES**

14 ULASIK RD..... \$382,684

Daniel Rosado+ from Veterans United Home Loans

147 WRIGHT POND RD \$40,000

Jeffrey P Vento+ from Spring EQ LLC

CHAPLIN

TOWN CLERK:SHARI SMITH

495 Phoenixville Rd, Chaplin, CT, 06235
Phone:860-455-0073

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	3
Median Price	\$283,500	\$275,000

► **FORECLOSURE DEEDS**

284 WILLIMANTIC RD..... \$30,000

B: Nationstar Mortgage LLC
S: Brian W Cohen & Nationstar Mortgage LLC
Vol/Page: 114/27, Date: 07/15/24, Committee
Use: 2-Family Old Style, Lot: 65340sf
Prior Sale: \$21,000 (08/04)

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**

76 OLD CANTERBURY RD..... \$240,000

B: Tdf Homes LLC
S: Jordan Miranda
Vol/Page: 89/250, Date: 07/18/24, Warranty

► **MORTGAGES**

72 OLD CANTERBURY RD..... \$283,000

Tdf Homes LLC+ from Equity Based Cap Llc

21-B S BIGELOW RD..... \$31,875

Sharon W Keith Lt+ from Jewett City Savings Bank

KILLINGLY

TOWN CLERK:ELIZABETH M. WILSON

172 Main St, Killingly, CT, 06239
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**

492 BAILEY HILL RD..... \$391,000

B: Emile Johnson 2nd & Amy Johnson
S: Samantha J Menghi
Vol/Page: 1424/177, Date: 07/15/24, Warranty
Mtg: Coreplus FCU \$379,270
Use: 4 Bdrm Cape Cod, Lot: 143312sf
Prior Sale: \$160,000 (09/16)

FRANKLIN ST..... \$110,000

B: Moss Home Solutions LLC
S: Leo Vito J Est & Lucy A Ashmore
Vol/Page: 1424/161, Date: 07/15/24,

110 FRANKLIN ST **\$125,000**
B: Elevator Prop Inc
S: Moss Home Solutions LLC
Vol/Page: 1424/240, Date: 07/17/24, Warranty
Mtg: Alpha Real Est Lndg \$225,000
Use: 3-Family Mlti-Unt Blg, Lot: 14375sf

93 PROSPECT AVE **\$367,500**
B: Madicam Hldg LLC
S: Seventeen Prop LLC
Vol/Page: 1424/285, Date: 07/18/24, Warranty
Mtg: Bank of Rhode Island \$275,625
Use: 2-Family Two Family, Lot: 10019sf
Prior Sale: \$59,000 (09/10)

8 ROBERT AVE..... **\$345,000**
B: Lillian Peccerillo & John P Paradis 3rd
S: Crystal F Martin
Vol/Page: 1424/110, Date: 07/15/24, Warranty
Mtg: William Raveis Mtg Co \$327,750
Use: 3 Bdrm Ranch, Lot: 18295sf
Prior Sale: \$89,000 (09/94)

► **MORTGAGES**

548 CHESTNUT HILL RD **\$217,500**
Stephen Weed+ from Semper Home Loans

22 HUMMINGBIRD WAY U:22..... **\$60,000**
Frank M Merolla+ from Berkshire Bank

5 LAFANTASIE RD **\$40,000**
Jennifer Reynolds+ from Charter Oak Federal Credit

128 LAUREL DR..... **\$40,000**
Frederick R Shukis+ from Mr Cooper

38 PIKE LN..... **\$25,000**
Michael E Gagner+ from Shoreham Bank

50 SQUAW ROCK RD..... **\$15,029**
Jennifer Battista+ from USA Housing and Urban Deve

65 STONE RD..... **\$317,000**
Sheena Ruggirello+ from Homebridge Financial Servi

520 WHITETAIL WAY **\$9,861**
Philip A Prizio+ from USA Housing and Urban Develo

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**

14 FLAT ROCK RD **\$345,000**
B: Raymond Obrien & Catherine E Obrien
S: Hoskins Richard P Est & Tracie Molinaro
Vol/Page: 622/652, Date: 07/15/24,
Use: Open Space, Lot: 65776sf
Prior Sale: \$231,000 (05/14)

57 PACKERVILLE RD..... **\$103,900**
B: Sj Funding LLC
S: Cit Mtg Loan T2007-1 & Bank Of New York Mellon
Vol/Page: 623/39, Date: 07/16/24, Warranty
Use: 2 Bdrm Conventional, Lot: 10890sf
Prior Sale: \$145,249 (12/23)

169 PICKETT RD..... **\$485,000**
B: Christopher Bowley Jr & Madeline Harkin
S: Ernest J Collelo Jr & Ernest J Collelo Sr
Vol/Page: 622/725, Date: 07/15/24, Warranty
Mtg: Revolution Mtg \$418,250
Use: 2 Bdrm Ranch, Lot: 142877sf
Prior Sale: \$10,000 (01/01)

420 SPAULDING RD **\$345,000**
B: Raymond Obrien & Catherine E Obrien
S: Hoskins Richard P Est & Tracie Molinaro
Vol/Page: 622/652, Date: 07/15/24,
Mtg: Rocket Mortgage LLC \$327,750
Use: 3 Bdrm Antique, Lot: 104108sf
Prior Sale: \$231,000 (05/14)

► **MORTGAGES**

7 CHARLES ST **\$386,060**
Joel A Choquet+ from United Wholesale Mortgage

14 CROSS CREEK RD U:14 **\$158,000**
Sandra L Favre+ from United Wholesale Mortgage

18 FERNWOOD ST..... **\$64,425**
Craig S Sherman+ from Rocket Mortgage

46-48 PLEASANT ST..... **\$190,000**
Rascoe Investments LLC+ from Pacific Premier Trust

282 PRATT RD **\$219,500**
Kevin Reen+ from United Wholesale Mortgage

108 S CHESTNUT ST U:108 **\$183,823**
Hailey Baker+ from Charter Oak Federal Credit Unio

6 SNAKE MEADOW HILL RD..... **\$89,000**
James J Henault+ from Mr Cooper

219 SPAULDING RD **\$13,306**
Theresa Morton+ from USA Housing and Urban Develop

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

► **REAL ESTATE SALES**

193 DEERFIELD RD **\$425,000**
B: Christopher Kelly
S: Matthew Dumas & Julie Dumas
Vol/Page: 390/432, Date: 07/16/24, Warranty
Mtg: United Wholesale Mtg \$417,302
Use: 3 Bdrm Raised Ranch, Lot: 78408sf
Prior Sale: \$239,900 (07/18)

► **MORTGAGES**

485 HAMPTON RD..... **\$131,000**
Raymond D Mccarraher+ from Centreville Bank

69 MASHAMOQUET RD..... **\$79,500**
David E Loiselle+ from Charter Oak Federal Credit

785 WRIGHTS CROSSING RD..... **\$110,000**
Benjamin P Pultorak+ from Citizens Bank

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**

70 BATTEY ST **\$199,000**
B: Timothy R Lamora & Amanda L Lamora
S: Danny W Migneault

Vol/Page: 864/706, Date: 07/18/24, Warranty
Mtg: Baycoast Mortgage Co \$147,200
Use: 2 Bdrm Bngl/Cottage, Lot: 3485sf
Prior Sale: \$37,500 (09/18)

FRONT ST..... **\$50,000**
B: Epifani Construction LLC
S: Union & Main LLC

Vol/Page: 864/655, Date: 07/18/24, Warranty

161 KENNEDY DR..... **\$97,000**
B: Putnam Town Of
S: Ct Light & Power Co

Vol/Page: 864/690, Date: 07/18/24, Quit Claim
Use: Public Utility, Lot: 26572sf

80 PERRY ST U:209..... **\$350,000**
B: Constance Cardasis
S: Kent Grissom & Gale Grissom

Vol/Page: 864/664, Date: 07/18/24, Warranty
Mtg: Northpointe Bank \$280,000
Use: 2 Bdrm Condo
Prior Sale: \$227,463 (10/05)

203 SCHOOL ST **\$220,000**
B: Cornerstone Hm Soln LLC
S: Epifani Construction LLC

Vol/Page: 864/629, Date: 07/17/24, Warranty
Mtg: Commercial Lender LLC \$215,000
Use: 3-Family Family Flat, Lot: 3920sf
Prior Sale: \$110,000 (08/23)

► **MORTGAGES**

70 BATTEY ST **\$50,000**
Timothy R Lamora+ from Baycoast Mortgage Company

31 GROVE ST **\$16,994**
Marcus Larson+ from Figure Lending LLC

240 LIBERTY HWY..... \$9,013
Heather Diraimo+ from USA Housing and Urban Develo
280 WOODSTOCK AVE..... \$50,000
Roberta L Rocchetti+ from Stafford Savings Bank

SCOTLAND

TOWN CLERK:SHARON GEORGE
9 Devotion Rd, Scotland, CT, 06330
Phone:860-423-9634

MARKET STATISTICS THROUGH MAY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	6
Median Price	\$273,250	\$354,500

► REAL ESTATE SALES

575 DEVOTION RD..... \$325,000
B: Timothy D Ketelhut
S: John Aldrich
Vol/Page: 83/463, Date: 07/16/24, Warranty
Mtg: Total Mtg Svcs \$282,000
Use: 3 Bdrm Ranch, Lot: 94961sf
Prior Sale: \$140,000 (12/21)

► MORTGAGES

ROUTE 97..... \$50,000
Timothy D Ketelhut+ from Connecticut Housing Finan

STERLING

TOWN CLERK:HEATHER R. GEORGE
1183 Plainfield Pike, Sterling, CT, 06373
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

1104 PLAINFIELD PIKE..... \$224,229
B: Eastern Postal Rlty Hldg
S: Ct Postal Holdings LLC
Vol/Page: 177/321, Date: 07/15/24, Warranty
1106 PLAINFIELD PIKE..... \$224,229
B: Eastern Postal Rlty Hldg
S: Ct Postal Holdings LLC
Vol/Page: 177/321, Date: 07/15/24, Warranty
Use: Commercial Building, Lot: 37462sf
Prior Sale: \$47,500 (03/15)

► MORTGAGES

260 MAIN ST..... \$65,000
Bradford A Davis+ from Rocket Mortgage

THOMPSON

TOWN CLERK:RENEE WALDRON
815 Riverside Dr, Thompson, CT, 06277
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

49 BONNETTE AVE..... \$202,500
B: Heavenly Hm Solutions LLC
S: Miller Marie O Est & Eric Fiske
Vol/Page: 1064/313, Date: 07/17/24, Executor
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$90,000 (02/97)
486 FABYAN RD..... \$380,000
B: Andrea M Calvo & Roberto Nunez
S: Trevor Rock & Ashley M Rock
Vol/Page: 1064/287, Date: 07/17/24, Warranty
Mtg: Baycoast Mortgage Co \$361,000
Use: 3 Bdrm Ranch, Lot: 86684sf
Prior Sale: \$265,000 (05/20)

23 LAPIERE RD..... \$789,000
B: Milosz Rucinski & Ashley Rucinski
S: Chris M Burnett
Vol/Page: 1064/209, Date: 07/16/24, Warranty
Mtg: BankESB \$675,360
Use: 4 Bdrm Cape Cod, Lot: 2552616sf
Prior Sale: \$749,900 (07/22)

STAWICKI RD..... \$70,000
B: Trevor Rock & Ashley Rock
S: Kevin Mrazik
Vol/Page: 1064/309, Date: 07/17/24, Warranty

► MORTGAGES

246 BRANDY HILL RD..... \$167,200
Ryan Almeida+ from Dime Bank
13 PORTER PLAIN RD..... \$464,394
Jesse M Brousseau+ from Lakeview Loan Servicing LL
432-434 QUADDICK RD..... \$325,000
Adam Duffy+ from Roland J Toutant
407 RIVERSIDE DR..... \$54,700
Michael Speck+ 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

26 OXBOW DR..... \$255,000
B: Yulydia Ortiz & Rafael Gonzalez
S: Wolford James Clarence Es & Donald C Wolford
Vol/Page: 1392/627, Date: 07/18/24,
Mtg: Berkshire Bank \$250,381
Use: 2 Bdrm Raised Ranch, Lot: 9148sf
Prior Sale: \$166,000 (02/06)

► MORTGAGES

26 OXBOW DR..... \$10,200
Yulydia Ortiz+ from Connecticut Housing Finance Au
403 PLEASANT ST..... \$252,750
Rascoe Rentals LLC+ from Commercial Lender LLC
370 SOUTH ST..... \$80,997
Elsie M Dejesus+ from Spring EQ LLC

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

614 BRICKYARD RD..... \$175,000
B: Awiine Affordable Homes 4
S: Gerad H Ducharme
Vol/Page: 728/372, Date: 07/15/24, Warranty
Use: 2 Bdrm Ranch, Lot: 187308sf
305 ROUTE 169..... \$230,000
B: Harrison C Newell Jr & Angela R Newell
S: Seth M Fuller, Tr for Mark S Fuller lrt
Vol/Page: 728/386, Date: 07/18/24, Trustee
Mtg: Baycoast Mortgage Co \$184,000
Use: 3 Bdrm Colonial, Lot: 21780sf
NO STREET GIVEN..... \$122,000
B: Zachary Brodeur
S: Muriel T Marion
Vol/Page: 728/303, Date: 07/15/24, Warranty

► MORTGAGES

208 BAXTER RD..... \$171,955
Rdtk LLC+ from RFLF 4 LLC
305 ROUTE 169..... \$30,800
Harrison C Newell Jr+ from Baycoast Mortgage Compa