

The Commercial Record

RECORDS SECTION

TOWNS MISSING DUE TO COLLECTION ISSUES

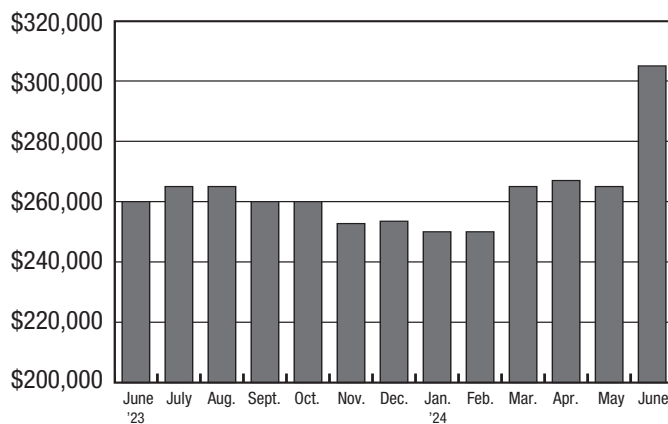
Records for the following municipalities were not collected this week. All records will be published as they become available. Counties are in bold.

MONROE

CONNECTICUT WEEKLY MORTGAGE REPORT

CONNECTICUT MARKET STATISTICS

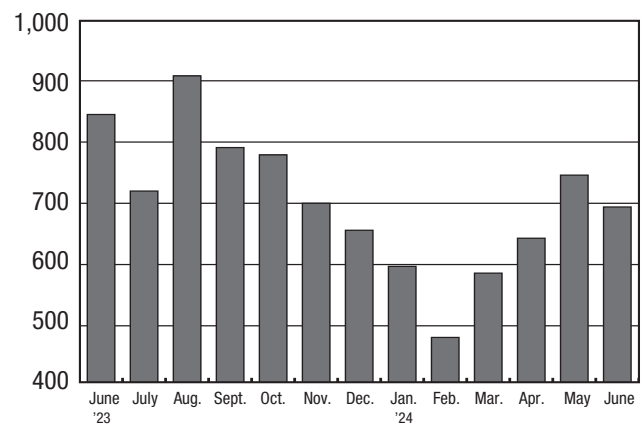
CT Statewide Monthly Condo Median Sale Price



June Median Price

Year	June Price	
2020	\$185,000	1.93%
2021	\$208,000	12.43%
2022	\$232,000	11.54%
2023	\$260,000	12.07%
2024	\$305,000	17.31%

CT Statewide Monthly Number of Condo Sales



June Number of Sales

Year	Number of Sales	
2020	628	-34.79%
2021	1,243	97.93%
2022	1,095	-11.91%
2023	852	-22.19%
2024	694	-18.54%

Source: The Warren Group

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REAL ESTATE RECORDS

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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.

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

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.*

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

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

These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

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

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

► REAL ESTATE SALES

32 ELM ST\$175,000

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

- *"Use" distinguishes residential homes from land sales and commercial sales.*
- *For residential homes, the number of bedrooms and house style appear when available.*
- *The lot size (Lot) is shown in square feet.*

► FORECLOSURE DEEDS

43 MAIN ST\$142,200

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

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

► MORTGAGES

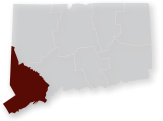
102 MAIN ST\$132,000

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

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

VILLAGE/TOWN GUIDE

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



FAIRFIELD COUNTY

BETHEL

TOWN CLERK:LISA BERGH

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	60
Median Price	\$480,000	\$478,450

► REAL ESTATE SALES

32 AUNT PATTYS LN W \$780,000

B: Sean P Harper & Adam T Hong
S: Lawrence J Loeber
Vol/Page: 1181/765, Date: 08/08/24, Warranty
Mtg: Chelsea Groton Bank \$585,000
Use: 4 Bdrm Contemporary, Lot: 80586sf
Prior Sale: \$625,000 (01/23)

85 GREAT HILL DR U:85 \$715,000

B: David Barber & Maryellen Barber
S: James A Bolz & Alyssa Bolz
Vol/Page: 1181/613, Date: 08/05/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 26136sf
Prior Sale: \$487,784 (02/19)

38 LINDA LN \$608,000

B: John J Ketsoglou & Caitlin M Conklin
S: Hugh Kao & Chisa Kao
Vol/Page: 1181/691, Date: 08/06/24, Warranty
Mtg: Northwest CommunityBk \$486,400
Use: 4 Bdrm Colonial, Lot: 48352sf

16 LONG MEADOW LN \$500,000

B: Emily Andersen
S: Christine D Andersen
Vol/Page: 1181/717, Date: 08/06/24, Warranty
Mtg: Christine Dae Anderse \$365,000
Use: Residential-Multiple Bldgs, Lot: 217800sf

30 MAPLE AVE \$530,000

B: Amanda L Maiorana & Mario E Maiorana
S: Daniel S Garrison & Marcia Garrison
Vol/Page: 1181/737, Date: 08/07/24, Warranty

74 OLD HAWLEYVILLE RD \$775,000

B: Shawn D Winters & Becky S Winters
S: Daniel J Rapley & Maria C Rapley
Vol/Page: 1181/650, Date: 08/05/24, Warranty
Mtg: Union Savings Bank \$542,500
Use: 4 Bdrm Old Style, Lot: 41382sf
Prior Sale: \$360,000 (03/06)

17 RIDGEDALE RD \$459,000

B: Milton Curillo
S: Dalbis Marion T Est & Denise D McMahon
Vol/Page: 1181/625, Date: 08/05/24, Executor
Mtg: United Wholesale Mtg \$317,200
Use: 4 Bdrm Split Level, Lot: 20038sf

► MORTGAGES

32 HIGHLAND AVE \$150,000

Erik C Secola+ from Discover Bank

15 JACOBS LN \$100,000

Rosana Lindoro+ from Manufacturers and Traders Tru

29 LINDA LN \$100,000

Andres Collado+ from M&T Bank NA

30 MAPLE AVE EXT \$424,000

Amanda L Maiorana+ from Total Mortgage Services

13 SKY EDGE LN \$400,000

Rodney H Lockwood+ from Imperium Lending Llc

63 TAYLOR RD \$438,000

Omar Soliman+ from Patricia & Gianni Llc

80 TURKEY PLAIN RD \$130,000

Beverly A Verdi+ from Union Savings Bank

BRIDGEPORT

TOWN CLERK:CHARLIE L. STALLWORTH

45 Lyon Ter, Rm 122, Bridgeport, CT, 06605
Phone:203-576-7208

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	255	216
Median Price	\$305,000	\$350,000

► REAL ESTATE SALES

219 BREWSTER ST \$580,000

B: Stephan J Dow
S: William J Testani & Cori L Testani
Vol/Page: 11237/99, Date: 08/05/24, Warranty
Mtg: United Wholesale Mtg \$569,494
Use: 2-Family Two Family, Lot: 4450sf
Prior Sale: \$390,000 (01/21)

238 CARROLL AVE \$355,000

B: Frecilannia Medina & Junior A Correa
S: Erzsebet Delia
Vol/Page: 11236/338, Date: 08/05/24, Warranty
Mtg: CMG Mortgage Inc \$337,250
Use: 3 Bdrm Colonial, Lot: 5390sf
Prior Sale: \$157,700 (02/24)

80 CARTRIGHT ST U:GA \$97,000

B: Paola L Bushnell
S: Cheryl Eckhardt
Vol/Page: 11239/244, Date: 08/08/24, Warranty
Use: 1 Bdrm Condo

172 CHERRY HILL DR U:2B \$175,000

B: Sanel Sadikovic & Alen Sadikovic
S: Jalm LLC
Vol/Page: 11238/258, Date: 08/07/24, Warranty
Mtg: HomeXpress Mtg \$140,000
Use: 2 Bdrm Condo
Prior Sale: \$70,000 (04/09)

694 CHOPSEY HILL RD \$520,000

B: Rosa M Deyeppez & Jesus M Duran
S: Anew M&m Renovations LLC
Vol/Page: 11238/241, Date: 08/07/24, Warranty
Mtg: Pysma Lending Group \$510,581
Use: 5 Bdrm Conventional, Lot: 15563sf
Prior Sale: \$230,000 (01/23)

106 CLARK ST \$425,000

B: Casale Cap Partners LLC
S: Jeannie Kasindorf
Vol/Page: 11239/247, Date: 08/08/24, Warranty
Mtg: Emporium TPO LLC \$318,750
Use: 4 Bdrm Cape Cod, Lot: 7500sf
Prior Sale: \$320,000 (04/21)

299 COLEMAN ST \$116,250

B: Milton R Rojas & Carlos O Plaza
S: Edgar F Collaguazo
Vol/Page: 11238/56, Date: 08/06/24, Quit Claim

301 COLEMAN ST \$116,250

B: Milton R Rojas & Carlos O Plaza
S: Edgar F Collaguazo
Vol/Page: 11238/56, Date: 08/06/24, Quit Claim

61-63 EATON ST \$425,000

B: Jd Enterprise LLC
S: Burstein Susana N Est & Franny Burstein
Vol/Page: 11239/161, Date: 08/08/24, Executor
Mtg: RCN Capital LLC \$425,000
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: \$90,000 (03/92)

1114-1116 FAIRFIELD AVE \$495,000

B: Jd Enterprise LLC
S: 1114-1116 Fairfield LLC
Vol/Page: 11239/195, Date: 08/08/24, Warranty
Mtg: Pinnacle Fnci Svc LLC \$425,000
Use: 3-Family Family Flat, Lot: 3900sf
Prior Sale: \$450,000 (02/23)

687 HALLETT ST \$275,000

B: Rose Malcolm
S: Emilio Esbri
Vol/Page: 11237/332, Date: 08/06/24, Warranty
Mtg: Kind Lending \$247,500
Use: 2-Family Conventional, Lot: 2196sf
Prior Sale: \$230,000 (03/23)

58 HAZELWOOD AVE \$450,000

B: Carlos O Siguencia & Carmen A Tito
S: Julio Flores & Erick Rivera
Vol/Page: 11237/25, Date: 08/05/24, Warranty
Mtg: United Wholesale Mtg \$405,000
Use: 6 Bdrm Colonial, Lot: 3654sf
Prior Sale: \$339,000 (09/21)

38 HIGGINS AVE \$307,500

B: Sonia Altland
S: Deutsche Bk Natl T Co
Vol/Page: 11237/148, Date: 08/05/24, Warranty
Use: 3 Bdrm Conventional, Lot: 5300sf
Prior Sale: \$121,000 (12/99)

545 HUNTINGTON RD \$564,900

B: Jorge Cisneros
S: 545 Huntington Rd LLC
Vol/Page: 11239/227, Date: 08/08/24, Warranty
Mtg: William Raveis Mtg Co \$546,041
Use: 3-Family Family Flat, Lot: 4000sf
Prior Sale: \$200,000 (07/11)

287 JACKSON AVE \$370,000

B: Mikie Whyte
S: Victor Juarez
Vol/Page: 11237/296, Date: 08/06/24, Warranty
Mtg: CMG Mortgage Inc \$363,298
Use: 2 Bdrm Conventional, Lot: 4000sf
Prior Sale: \$230,000 (08/23)

2768 MADISON AVE U:2B \$170,000

B: Jose Torres
S: Pamela Thames
Vol/Page: 11237/276, Date: 08/06/24, Warranty
Mtg: NFM Inc \$136,000
Use: 2 Bdrm Condo
Prior Sale: \$66,500 (07/00)

3273 MADISON AVE \$450,000

B: Farzaneh Vaziri
S: Kiernan Frederick J Est & Michael Kiernan
Vol/Page: 11238/214, Date: 08/07/24, Warranty
Mtg: Homebridge Financial \$337,500
Use: 3 Bdrm Raised Ranch, Lot: 22008sf

355 RUTH ST	\$399,900
B: Ryan Fisher & Lauren Fisher S: 355 Ruth LLC Vol/Page: 11239/4, Date: 08/08/24, Warranty Mtg: Union Savings Bank \$299,900 Use: 3 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$320,000 (06/22)	
425 RUTH ST	\$320,000
B: Nicole M Fico & Carlos J Rodriguez S: Soumela Ventures LLC Vol/Page: 11238/26, Date: 08/06/24, Warranty Mtg: Kosmas Stamboulides \$291,400 Use: 2 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$180,000 (09/06)	
44 WENTWORTH ST	\$330,000
B: Boga Investment LLC S: 111 Clearview Dr LLC Vol/Page: 11238/282, Date: 08/07/24, Warranty Mtg: Wisdom Equities LLC \$417,000 Use: 4 Bdrm Conventional, Lot: 5000sf Prior Sale: \$113,000 (02/21)	
418-420 WILLIAM ST	\$425,000
B: Sandra Askew S: Quashondra Thomas Vol/Page: 11239/131, Date: 08/08/24, Warranty Mtg: Citadel Servicing \$318,750 Use: 2-Family Two Family, Lot: 5518sf	
981 WILLIAM ST	\$480,000
B: Elio Sosa & Pedro A Sosa S: Bridgeport Prop Ent LLC Vol/Page: 11238/32, Date: 08/06/24, Warranty Mtg: United Wholesale Mtg \$359,900	
983 WILLIAM ST	\$480,000
B: Elio Sosa & Pedro A Sosa S: Bridgeport Prop Ent LLC Vol/Page: 11238/32, Date: 08/06/24, Warranty	

► FORECLOSURE DEEDS

45 LOFTUS CIR	\$327,000
B: Jessica Cappozziello S: Josephine Goldstein & Secretary Hsng & Urban De Vol/Page: 11237/273, Date: 08/06/24, Committee Use: 3 Bdrm Cape Cod, Lot: 6302sf	

► MORTGAGES

253-255 ADAMS ST	\$368,207
Juan M Gonzalez+ from UMC Mortgage Co	
135 ANTON ST	\$225,000
Moises Cordero+ from New Eng Hm Buyers Llc	
116 BASSICK AVE	\$7,421
Inez N Holloman+ from USA Housing and Urban Develo	
110 BEACHVIEW AVE U:210	\$155,000
Judith Wilk+ from Cross Country Mortgage Inc	
484 BEECHMONT AVE	\$13,290
Raquel Campbell+ from USA Housing and Urban Develo	
200 BEECHWOOD AVE U:A	\$138,750
Sean S Nugent+ from OCMBC Inc	
334 CHAMBERLAIN AVE	\$578
Kimberly Holmes+ from USA Housing and Urban Develo	
456-460 CHARLES ST	\$524,000
Luis L Guaman+ from MLB Residential Lending LLC	
303 CLINTON AVE	\$25,000
Wendy Velez+ from Citizens Bank	
715 FRENCHTOWN RD U:10	\$165,000
Botelho Painting LLC+ from HomeXpress Mortgage Cor	
318 GARIBALDI AVE	\$100,000
Sharon Johnson+ from Allegheny Casualty Company	
318 GARIBALDI AVE	\$150,000
Sharon Johnson+ from Allegheny Casualty Company	
56 GLENDALE AVE	\$130,000
Nelson Quesada Jr+ from Sikorsky Financial Credit	

GRIFFIN AVE	\$600,000
Marcelo D Acosta+ from M&T Bank NA	
125 HUNTINGTON TPKE U:A	\$204,600
Elliot Castillo+ from CMG Mortgage Inc	
227 LEWIS ST	\$303,750
RKD Property Group LLC+ from Bpl Mortgage Lic	
1245 LINDLEY ST	\$245,000
Mirella R Santos+ from Clearedge Lending Lic	
1245 LINDLEY ST	\$245,000
Mirella R Santos+ from Clearedge Lending Lic	
2768 MADISON AVE U:2B	\$136,000
Jose Torres Jr+ from NFM Inc	
1136 MAIN ST	\$2,255,000
Bridgeport City Of+ from Connecticut State Of	
1144 MAIN ST	\$2,255,000
Bridgeport City Of+ from Connecticut State Of	
1148-1150 MAIN ST	\$2,255,000
Bridgeport City Of+ from Connecticut State Of	
1154-1156 MAIN ST	\$2,255,000
Bridgeport City Of+ from Connecticut State Of	
1160-1162 MAIN ST	\$2,255,000
Bridgeport City Of+ from Connecticut State Of	
94 MCKINLEY AVE	\$65,000
Eduin Rivera-Mazo+ from Spring EQ LLC	
1359-1361 NOBLE AVE	\$393,750
Argus Capital Mgmt LLC+ from Arc Home LLC	
308 PARK ST	\$222,500
Market Equities Group LLC+ from Alpha Real Estate	
764 PEARL HARBOR ST	\$11,042
Sagindra Dhaniram+ from USA Housing and Urban Deve	
190 PRINCE ST	\$23,882
Stacian Demetrius+ from USA Housing and Urban Deve	
95-97 SAVOY ST	\$43,420
Lichanderine Brown+ from USA Housing and Urban Dev	
255-259 SHERIDAN ST	\$444,500
Ez-Bh Real Estate LLC+ from Cliffco Inc	
100-102 WAKE ST	\$22,437
Margyise Melton+ from USA Housing and Urban Develo	
595 WILLIAM ST	\$54,000
Osvaldo M Santos+ from Global Funding Group	

BROOKFIELD

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	65
Median Price	\$480,000	\$635,000

► REAL ESTATE SALES

4 BELDEN HILL RD	\$1,200,000
B: Joseph R Lostocco & Deborah A Lostocco S: John F Clancy Vol/Page: 832/738, Date: 08/07/24, Warranty Use: 5 Bdrm Colonial, Lot: 65340sf Prior Sale: \$1,080,502 (11/04)	
7 BLACK SWAN CT U:7	\$775,000
B: Carol Caraluzzi S: Okchin Pivarnik Vol/Page: 832/761, Date: 08/09/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$526,136 (02/04)	
5 CLEARVIEW DR	\$415,000
B: Alejandra Hidalgo-Garcia S: Frank Lombardi & Regina Lombardi Vol/Page: 832/592, Date: 08/05/24, Warranty Mtg: Cross Country Mtg Inc \$407,483 Use: 3 Bdrm Raised Ranch, Lot: 9148sf Prior Sale: \$154,000 (12/91)	

7 COVE RD	\$1,400,000
B: Gregory Geaski S: Steven A Bowman & Lise M Bowman Vol/Page: 832/564, Date: 08/05/24, Warranty Mtg: Ion Bank \$1,000,000 Use: 3 Bdrm Cape Cod, Lot: 98881sf Prior Sale: \$320,000 (10/02)	
12 DEER RUN RD	\$376,000
B: G Brothers Carpentry LLC S: Alexander H Noble & Elizabeth Noble Vol/Page: 832/731, Date: 08/07/24, Warranty Use: 3 Bdrm Ranch, Lot: 42689sf Prior Sale: \$146,000 (10/87)	
159 LONG MEADOW HILL RD	\$735,000
B: Benjamin Kemp S: Daniel P Sturm & Colette R Sturm Vol/Page: 832/711, Date: 08/07/24, Warranty Mtg: Fairway Ind Mtg \$551,250 Use: 4 Bdrm Colonial, Lot: 50966sf Prior Sale: \$571,000 (09/04)	
6 MEADOW BROOK RD	\$127,672
B: Paul Manko & Katherine Manko S: Carol A Manko Vol/Page: 832/562, Date: 08/05/24, Warranty Use: 3 Bdrm Ranch, Lot: 13504sf	
10 SPRING LN	\$640,000
B: David Mirand S: Elizabeth W Clark Vol/Page: 832/610, Date: 08/05/24, Warranty Use: 4 Bdrm Raised Ranch, Lot: 48787sf Prior Sale: \$439,900 (08/02)	
7 TEAD RD	\$600,000
B: Douglas E Perry Jr S: Douglas Perry & Susan Perry Vol/Page: 832/656, Date: 08/07/24, Warranty Mtg: Nations Direct Mtg \$385,000 Use: 3 Bdrm Contemporary, Lot: 52272sf Prior Sale: \$245,000 (06/89)	

► MORTGAGES

7 HICKORY HILL RD	\$50,000
Adam Snyder+ from Waterbury Teachers Federal Credi	
1 N PLEASANT RISE	\$100,000
Michael Shecora Jr+ from Sikorsky Financial Credit	
8 ROBINS LN	\$630,000
Alan J Fairchild+ from Finance America LLC	
8 ROBINS LN	\$630,000
Alan J Fairchild+ from USA Housing and Urban Devel	
8 TEAD RD	\$10,567
Paul Matthews+ from USA Housing and Urban Developm	
7 WOODVIEW DR	\$333,740
James Backus+ from LoanDepot.Com LLC	

DANBURY

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	149	135
Median Price	\$421,000	\$459,000

► REAL ESTATE SALES

12 BOULEVARD DR U:140	\$318,000
B: Scott R Schneider & Courtney L Schneider S: 12-140 Lake Place LLC Vol/Page: 2697/474, Date: 08/05/24, Warranty Mtg: Newtown Savings Bank \$218,000 Use: Condo	

27 CROWS NEST LN U:8C.....	\$330,000
B: Sammy Tlatelpa & Lorena Villanueva S: Sandra Sanchez Vol/Page: 2698/32, Date: 08/08/24, Warranty Mtg: Plaza Home Mtg \$324,022 Use: 2 Bdrm Condo Prior Sale: \$185,000 (11/11)	
29 FAIRVIEW DR U:4.....	\$175,100
B: Jose Siquenza S: Stanley Sikorski Vol/Page: 2697/953, Date: 08/07/24, Warranty Mtg: CMG Mortgage Inc \$127,500 Use: 1 Bdrm Condo Prior Sale: \$92,000 (12/09)	
37 HICKORY ST	\$459,900
B: Juan G Naulaguari & Veronica J Vasquez S: Jordan Constance M Est & Nancy Resha Vol/Page: 2698/13, Date: 08/08/24, Executor Mtg: Cross Country Mtg Inc \$436,905 Use: 4 Bdrm Dutch Colonial, Lot: 13939sf	
38 HILLANDALE RD.....	\$545,000
B: Franklin Salazar & Jillian Salazar S: Steven Schavlan Vol/Page: 2697/579, Date: 08/05/24, Warranty Mtg: NFM Inc \$528,650 Use: 3 Bdrm Raised Ranch, Lot: 17424sf Prior Sale: \$340,000 (03/21)	
55 MILL PLAIN RD U:10-3.....	\$375,000
B: Maung H Myint & Ricky Myint S: David L Bohl Vol/Page: 2697/727, Date: 08/06/24, Warranty Mtg: Fairway Ind Mtg \$300,000 Use: 2 Bdrm Condo	
55 MILL PLAIN RD U:17-2.....	\$375,000
B: Christopher M Primini S: Wolfpack Holdings LLC Vol/Page: 2697/803, Date: 08/06/24, Warranty Mtg: Guaranteed Rate Inc \$363,750 Use: 2 Bdrm Condo Prior Sale: \$223,000 (08/23)	
32 OIL MILL RD U:29.....	\$345,000
B: Maria O Lopez & Edison J Chacon S: Alicia A Ehrhard Vol/Page: 2697/649, Date: 08/05/24, Warranty Mtg: Prysma Lending Group \$264,000 Use: 2 Bdrm Condo Prior Sale: \$200,000 (07/18)	
166 OLD BROOKFIELD RD U:28B2.....	\$365,000
B: Katherine Frometa S: Veronica Monroig Vol/Page: 2697/700, Date: 08/06/24, Warranty Mtg: Champions Funding Llc \$273,750 Use: 2 Bdrm Condo Prior Sale: \$220,000 (05/18)	
23 OLD LANTERN RD	\$550,000
B: Adeir J Nascimento S: Lawrence J Kovacs & Shayna Osimanti Vol/Page: 2698/98, Date: 08/08/24, Warranty Mtg: CMG Mortgage Inc \$416,000 Use: 3 Bdrm Raised Ranch, Lot: 40511sf	
14 OLIVE ST	\$365,000
B: Sergio G Cabrera S: Susan A Purvis, Tr for Fry T Vol/Page: 2697/1039, Date: 08/07/24, Trustee Mtg: Prysma Lending Group \$255,500 Use: 3 Bdrm Raised Ranch, Lot: 9148sf	

8 ROSE LN U:36-14.....	\$309,270
B: Nicole Hartofilis S: Barbara Gallo Vol/Page: 2698/77, Date: 08/08/24, Warranty Mtg: First County Bank \$247,416 Use: 3 Bdrm Condo Prior Sale: \$134,500 (05/00)	
15 SCUppo RD U:1302	\$412,000
B: John L Bond & Karyn E Bond S: Mark A Lewis & Dianna M Young Vol/Page: 2697/570, Date: 08/05/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$320,000 (08/21)	
15 SCUppo RD U:1603	\$445,000
B: Anthony Rueda S: Lorin S Hopkins & Samuel K Hopkins Vol/Page: 2697/1107, Date: 08/08/24, Warranty Mtg: Newtown Savings Bank \$356,000 Use: 2 Bdrm Condo Prior Sale: \$225,000 (07/16)	
15 SCUppo RD U:603.....	\$385,000
B: Qing Lin & Chaijuan Zhu S: Sushil Birla & Anita Birla Vol/Page: 2697/757, Date: 08/06/24, Warranty Mtg: Arc Home LLC \$288,750 Use: 2 Bdrm Condo Prior Sale: \$325,000 (01/06)	
16 WEINDORF LN	\$535,000
B: Steohanie Rodriguez & Victor A Woods S: Thomas R Ferencz & Kristina M Ferencz Vol/Page: 2697/626, Date: 08/05/24, Warranty Mtg: Cross Country Mtg Inc \$535,000 Use: 4 Bdrm Colonial, Lot: 22651sf Prior Sale: \$275,000 (08/16)	

► MORTGAGES

5 ABBOTT ST U:1	\$40,000
Pauline Bwoga+ from Hudson Valley Credit Union	
12 ARTHUR ST	\$322,000
William R Weck Sr+ from Rocket Mortgage	
6 BRIGHTON ST.....	\$307,000
Kevin Gonzalez+ from Meadowbrook Financial Mtg Ban	
3 CENTENNIAL DR.....	\$35,000
Rebecca H Tate+ from Waterbury Teachers Federal Cr	
27 CROWS NEST LN U:8C.....	\$11,550
Sammy Tlatelpa+ from Plaza Home Mortgage Inc	
1302 EATON CT U:1302	\$100,000
Thomas Cooke+ from Sikorsky Financial Credit Union	
3 FIELD RD.....	\$100,000
John H Zahner+ from Citibank Na	
1 GROVE PL	\$200,000
Jorge M Viegas-Placido+ from Forte Financial Llc	
6 HIGH RISE RD.....	\$122,063
Patricia Lewis+ from USA Housing and Urban Develop	
55 MILL PLAIN RD	\$18,750
Christopher M Primini+ from Connecticut Housing Fi	
55 MILL PLAIN RD U:17-2.....	\$363,750
Christopher M Primini+ from Guaranteed Rate Inc	
14 SOUTH ST U:19.....	\$176,800
Thomas R Zarecki+ from Nationstar Mortgage	
165 SOUTH ST	\$112,500
Irma Gianni+ from Spring EQ LLC	
2 SOUTHWAY AVE	\$200,000
Kathryn A Wiss+ from Webster Bank	
82 TOPSTONE DR.....	\$220,000
Mary P Maroto+ from Rocket Mortgage	

DARIEN

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	54
Median Price	\$1,735,000	\$1,835,000

► REAL ESTATE SALES

549 HOYT ST	\$1,300,000
B: Patrick J Stone & Yiran Li S: Laura Anderson Vol/Page: 1766/83, Date: 08/06/24, Warranty Mtg: Morgan Stanley Privat \$1,040,000 Use: 4 Bdrm Raised Ranch, Lot: 33977sf Prior Sale: \$980,000 (04/22)	
36 PLYMOUTH RD	\$3,600,000
B: Joshua Grim & Coleen Grim S: Deanne P Calcagnini Vol/Page: 1766/111, Date: 08/07/24, Warranty Mtg: United Wholesale Mtg \$1,999,999 Use: 4 Bdrm Split Level, Lot: 43560sf Prior Sale: \$515,000 (07/91)	
333 WEST AVE U:1.....	\$1,690,000
B: Kara Nayden & Charles J Modica S: Krishnamurthy Kesavan & Shantha Kesavan Vol/Page: 1766/45, Date: 08/05/24, Warranty Mtg: Bank of America NA \$1,352,000 Use: Condo	

► MORTGAGES

32 WAKEMAN RD.....	\$450,000
Joseph P Hanley Jr+ from Citizens Bank	

EASTON

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	36
Median Price	\$815,000	\$910,450

► REAL ESTATE SALES

115 E COMMON RD.....	\$1,240,000
B: Weina Sun & Xiuyan Shan S: Georgios Vezirtzoglou & Nell A Komlos Vol/Page: 709/155, Date: 08/06/24, Warranty Mtg: United Nations FCU \$790,000 Use: 4 Bdrm Cape Cod, Lot: 131987sf Prior Sale: \$735,000 (03/20)	
20 GRACE VIEW DR.....	\$1,911,000
B: Palma Patti-Cacace & Perry A Cacace S: Mark P Chioffi & Monica C Chioffi Vol/Page: 709/109, Date: 08/01/24, Warranty Use: 6 Bdrm Colonial, Lot: 134600sf Prior Sale: \$225,000 (11/96)	
30 SANFORD DR.....	\$965,000
B: Andrea Dorsey, Tr for Irrevocable Real Estate T S: Barbara G Powell & Scott D Powell Vol/Page: 709/129, Date: 08/02/24, Warranty Use: 5 Bdrm Colonial, Lot: 131551sf Prior Sale: \$360,000 (07/96)	

► MORTGAGES

105 E COMMON RD.....	\$101,515
Kathryn Spaeth+ from Figure Lending LCC	
20 GROUND PINE LN.....	\$150,000
Glenn D Newell+ from Spring EQ LLC	
165 STAPLES RD.....	\$100,000
Matthew M Witherbee+ from M&T Bank NA	

FAIRFIELD

TOWN CLERK: BETSY P. BROWNE

611 Old Post Rd, Fairfield, CT, 06824
Phone: 203-256-3090

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	245	243
Median Price	\$780,000	\$840,000

► REAL ESTATE SALES

225 COLONIAL DR.....	\$1,975,000
B: James Maher & Jessica Giguere	
S: W J Burress & Allison Burress	
Vol/Page: 6529/83, Date: 08/02/24, Warranty	
Mtg: Mary K Giguere Ret \$1,000,000	
Use: 5 Bdrm Cape Cod, Lot: 9375sf	
Prior Sale: \$950,000 (08/06)	
90 CROSBY ST U:90.....	\$725,000
B: Gerard Giambalvo & Peggy Giambalvo	
S: John P Migliore	
Vol/Page: 6529/164, Date: 08/02/24, Warranty	
Mtg: Mr Cooper \$325,000	
Use: 3 Bdrm Condo	
Prior Sale: \$515,000 (02/21)	
220 FARIST RD.....	\$1,200,000
B: Adam C Shulman & Adama F Shulman	
S: Matthew Plomin & Jillian Plomin	
Vol/Page: 6529/218, Date: 08/05/24, Warranty	
Mtg: Bank of America NA \$760,000	
Use: 2-Family Antique, Lot: 23410sf	
Prior Sale: \$731,431 (03/20)	
187 GRANDVIEW RD.....	\$950,000
B: Andrew C McMahon & Kelsey McMahon	
S: Mary A Jenkins	
Vol/Page: 6529/140, Date: 08/02/24, Warranty	
Mtg: JPMorgan Chase Bank \$600,000	
Use: 3 Bdrm Cape Cod, Lot: 21780sf	
Prior Sale: \$720,000 (12/21)	
101 HENDERSON RD U:15.....	\$875,000
B: Brian T Murphy & Lindsay K Murphy	
S: DH Holdings Of CT LLC	
Vol/Page: 6530/43, Date: 08/07/24, Warranty	
Use: Condo	
101 HENDERSON RD U:16.....	\$875,000
B: Brian T Murphy & Lindsay K Murphy	
S: DH Holdings Of CT LLC	
Vol/Page: 6530/43, Date: 08/07/24, Warranty	
Use: Condo	
2075 HILLSIDE RD.....	\$1,710,000
B: Jared Schwartz & Melissa Schwartz	
S: Frederick A McMullen & Vivian R McMullen	
Vol/Page: 6529/341, Date: 08/06/24, Warranty	
Mtg: Citizens Bank \$1,368,000	
Use: 4 Bdrm Colonial, Lot: 48352sf	
Prior Sale: \$721,000 (09/03)	
2292 MILL PLAIN RD.....	\$1,679,000
B: Sajal Mitra RET	
S: Sophia K Ross	
Vol/Page: 6530/299, Date: 08/09/24, Warranty	
Use: Residential Open Land, Lot: 12194sf	

31 OLIVA PL.....	\$1,150,000
B: Alex M Strauss & Jaclyn S Strauss	
S: Mark Szuchman	
Vol/Page: 6530/123, Date: 08/08/24, Warranty	
Mtg: Citizens Bank \$920,000	
Use: 5 Bdrm Colonial, Lot: 12054sf	
Prior Sale: \$737,500 (09/12)	
1093 PEQUOT AVE.....	\$10,650,000
B: David Schnabel & Alisa Waxman	
S: Alan Vertucci Sr & Danguole Vertucci	
Vol/Page: 6530/271, Date: 08/09/24, Warranty	
Mtg: Bank of America NA \$800,000	
Use: 5 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$10,900,000 (08/21)	
2149 POST RD.....	\$775,000
B: Fairfield Automotive Re P	
S: Pepper Partners LLC	
Vol/Page: 6530/154, Date: 08/08/24, Warranty	
Use: Commercial Building, Lot: 9260sf	
156 ROSS HILL RD.....	\$960,000
B: Benjamin Rogg-Melzer & Natalie Dunn	
S: Tarang R Desai & Swaroopa S Vaidya	
Vol/Page: 6529/201, Date: 08/02/24, Warranty	
Mtg: Cross Country Mtg Inc \$752,000	
Use: 3 Bdrm Split Level, Lot: 19000sf	
Prior Sale: \$417,400 (11/10)	
58 SHADOWOOD RD.....	\$1,177,000
B: Megan Morelli & Michael Dekanchuk	
S: Donna Bossa	
Vol/Page: 6529/271, Date: 08/05/24, Warranty	
Mtg: Cross Country Mtg Inc \$370,000	
Use: 4 Bdrm Colonial, Lot: 9375sf	
Prior Sale: \$300,000 (03/95)	
45 STERLING ST.....	\$750,000
B: Ar Housing LLC	
S: Stanley W Mikos Jr & Teresa French	
Vol/Page: 6530/339, Date: 08/09/24, Warranty	
Mtg: Envision Design Cente \$875,500	
Use: 2-Family Duplex, Lot: 20300sf	
Prior Sale: \$89,803 (04/24)	
64 STERLING ST U:1.....	\$760,000
B: Kim Don-Chai & Chow C Chai	
S: Francis J Aquino Sr	
Vol/Page: 6530/172, Date: 08/08/24, Warranty	
Use: Condo	
605 STILLSON RD.....	\$1,190,000
B: Danielle L Castro & Javier F Zapico	
S: 21 Keeler Ave LLC	
Vol/Page: 6529/314, Date: 08/06/24, Warranty	
Mtg: Liberty Bk \$952,000	
Use: 4 Bdrm Colonial, Lot: 6745sf	
Prior Sale: \$465,000 (09/22)	
531 TUNXIS HILL RD.....	\$475,000
B: Gill Cap Partners Llp	
S: 100cda207 LLC	
Vol/Page: 6530/34, Date: 08/06/24, Warranty	
Mtg: Gill Cap Partners Llp \$237,500	
Use: Commercial Building, Lot: 8400sf	
Prior Sale: \$485,000 (03/22)	
80 VERES ST.....	\$1,650,000
B: Kristin A Johnson & Christopher Hotzak	
S: David Judge & Elizabeth A Janka	
Vol/Page: 6529/89, Date: 08/02/24, Warranty	
Mtg: US Bank NA \$766,600	
Use: 4 Bdrm Colonial, Lot: 6300sf	
Prior Sale: \$1,599,000 (04/23)	
86 WELLNER DR.....	\$625,000
B: Duy Bui	
S: Mcpadden Susan E Est & Mary E Lynders	
Vol/Page: 6530/62, Date: 08/07/24, Executor	
Mtg: Sofi Bank \$500,000	
Use: 4 Bdrm Cape Cod, Lot: 11100sf	

► MORTGAGES

470 BEACH RD.....	\$1,040,000
Andrew W Pryde+ from Donald C Irion	
190 BROOKVIEW AVE.....	\$409,175
Frank W Egan+ from Rocket Mortgage	
225 COLONIAL DR.....	\$1,000,000
90 CROSBY ST U:90.....	\$325,000
Gerard Giambalvo+ from Mr Cooper	
37 DUNHILL DR.....	\$170,594
Sai K Aluri+ from Discover Bank	
87 EDGEWOOD PL U:7.....	\$198,000
Susan Napolitano+ from Primelending	
87 EDGEWOOD PL U:9.....	\$198,000
Susan Napolitano+ from Primelending	
230 FAIRLAND DR.....	\$60,000
James J Mennona+ from Mr Cooper	
187 GRANDVIEW RD.....	\$600,000
Andrew C McMahon+ from JP Morgan Chase Bank	
101 HENDERSON RD.....	\$760,000
Brian T Murphy+ from Strong Home Mortgage LLC	
172 HULLS HWY.....	\$250,000
Jonathan J Love+ from M&T Bank NA	
127 LAKEVIEW DR.....	\$400,000
Anchor Star Prop LLC+ from Stephen J Martino	
222 LAKEVIEW DR.....	\$200,000
Janice G Jacobs+ from M&T Bank NA	
132 LAWRENCE RD.....	\$400,000
Cara C Bray+ from Cross Country Mortgage Inc	
181 LONGDEAN RD.....	\$700,000
Rtb Fairfield LLC+ from 40 G Funding Assoc	
299 MARLBOROUGH TER.....	\$113,900
Scott G Corey+ from M&T Bank NA	
144 MONA TER.....	\$250,000
Blair Moynahan+ from Sikorsky Financial Credit Uni	
3040 NORTH ST.....	\$300,000
John S Geiger+ from Discover Bank	
50 OVERHILL RD.....	\$270,000
Maung M Min+ from Citizens Bank	
240 PRIMROSE LN.....	\$150,000
Aaron D Martin+ from US Bank NA	
145 PURITAN RD.....	\$600,000
Spencer Elani+ from Newtown Savings Bank	
107 RODGERS RD U:107.....	\$100,000
Barry L Parrella+ from M&T Bank NA	
343 ROLLING HILLS DR.....	\$250,000
Marcy Shinbaum+ from M&T Bank NA	
54 RONALD DR.....	\$441,000
Randy Lauro+ from Rocket Mortgage	
156 ROSS HILL RD.....	\$752,000
Natalie Dunn+ from Cross Country Mortgage Inc	
88 SEPTEMBER PL.....	\$95,854
Christian Waldron+ from Good Leap LLC	
45 STERLING ST.....	\$360,500
Sachin Anand+ from Mkh Enterprises Llc	
64 STERLING ST U:1.....	\$608,000
Kim D Chai+ from Homestead Funding Corp	
59 THORNHILL RD.....	\$700,000
Rtb Fairfield LLC+ from 40 G Funding Assoc	
80 VERES ST.....	\$766,600
Kristin A Johnson+ from US Bank NA	
152 WAKEMAN LN.....	\$724,900
Douglas J Peck+ from Citizens Bank	
123 WOODS END RD.....	\$270,000
Dominic James Luciani T+ from M&T Bank NA	

GREENWICH

TOWN CLERK: JACQUELINE A BUDKINS

101 Field Point Rd, Greenwich, CT, 06830
Phone: 203-622-7897

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	190
Median Price	\$2,338,000	\$2,293,676

► REAL ESTATE SALES

10 ALEXANDER ST..... \$820,000

B: Alpha Property LLC
S: Disapio Alfred J Est & Brenda Hansen
Vol/Page: 8348/292, Date: 08/05/24, Executor
Use: 2-Family Two Family, Lot: 5663sf

38 ANGUS LN..... \$2,450,000

B: Li-Kilcoyne Ft
S: Robert A Pirramann & Pamela Coatti
Vol/Page: 8350/169, Date: 08/09/24, Warranty
Mtg: Wells Fargo Bank \$1,400,000
Use: 4 Bdrm Colonial, Lot: 51401sf
Prior Sale: \$1,425,000 (04/13)

18 CANDLELIGHT PL..... \$2,295,000

B: Michael Bruno & Rebecca H Shamis
S: Brian J Bach
Vol/Page: 8350/77, Date: 08/09/24, Warranty
Mtg: Fifth Third Bank \$200,000
Use: 3 Bdrm Colonial, Lot: 21344sf
Prior Sale: \$2,100,000 (06/21)

32 CLIFF AVE U:3..... \$1,300,000

B: Alissa E Manos & Thomas A Mazzaro
S: Raymond Scherer & Denise Scherer
Vol/Page: 8348/217, Date: 08/05/24, Warranty
Mtg: Bank of America NA \$625,000
Use: 3 Bdrm Condo
Prior Sale: \$7,900,000 (12/13)

64 CLUB RD..... \$6,430,000

B: Choongbum Lee
S: Jerome G Cohen & Leonie H Cohen-Willemsen
Vol/Page: 8348/264, Date: 08/05/24, Warranty
Mtg: Citizens Bank \$2,500,000
Use: 5 Bdrm Colonial, Lot: 39640sf
Prior Sale: \$4,300,000 (12/10)

11 HEARTHSTONE DR..... \$2,210,000

B: 414 Heartstone Dr LLC
S: Bradley Griffin, Tr for Richard J Griffin T
Vol/Page: 8350/141, Date: 08/09/24, Trustee
Use: 4 Bdrm Colonial, Lot: 13068sf

IDLEWILD MANOR CONDO U:4..... \$1,150,000

B: Natl Res Nt Svcs Inc
S: Zaihao Zhou
Vol/Page: 8350/104, Date: 08/09/24, Warranty
Use: Condo

IDLEWILD MANOR CONDO U:4E..... \$1,150,000

B: Cashews Casa LLC
S: National Res Services Inc
Vol/Page: 8350/107, Date: 08/09/24, Warranty
Use: Condo

134 JOSEPHINE EVARISTO AVE..... \$1,895,000

B: Yolanda Cortese, Tr for Yolanda Cortese RET
S: Yolanda Cortese
Vol/Page: 8349/111, Date: 08/07/24, Quit Claim
Use: 3-Family Family Flat, Lot: 6970sf

1099 KING ST..... \$1,310,000

B: Maria F Rodriguez & Zayed A Rodriguez
S: John E Stratton
Vol/Page: 8348/250, Date: 08/05/24, Warranty
Mtg: First BK of Greenwich \$1,048,000
Use: 4 Bdrm Colonial, Lot: 82764sf
Prior Sale: \$940,000 (09/02)

623 LAKE AVE..... \$3,800,000

B: Katherine Schembri & Stephen Schembri
S: Lisa Sullivan
Vol/Page: 8350/146, Date: 08/09/24, Warranty
Mtg: HSBC Bank \$3,040,000
Use: 5 Bdrm Tudor, Lot: 68389sf
Prior Sale: \$2,900,000 (05/02)

LILYS PATH CONDO U:191..... \$4,800,000

B: Margaret R Squires, Tr for Douglas W Squires Ft
S: Nicole Reynolds
Vol/Page: 8349/137, Date: 08/07/24, Warranty
Use: Condo

12 LINDSAY DR..... \$6,875,000

B: Patrick Cronin & Louise A Cronin
S: Brett C Kellam
Vol/Page: 8349/18, Date: 08/06/24, Warranty
Mtg: JPMorgan Chase Bank \$4,812,500
Use: 4 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$3,600,000 (07/01)

63 LOCUST ST..... \$1,875,000

B: Laura Feda & Thomas Feda
S: David R Collins & Tamara N Collins
Vol/Page: 8348/298, Date: 08/05/24, Warranty
Use: 3 Bdrm Conventional, Lot: 8712sf
Prior Sale: \$462,600 (10/97)

450 NORTH ST..... \$7,850,000

B: 1 Joshua T
S: Duggan A Jensen & Erin C Jensen
Vol/Page: 8349/213, Date: 08/07/24, Warranty
Use: 6 Bdrm Colonial, Lot: 43996sf
Prior Sale: \$4,750,000 (12/16)

116 PECKSLAND RD..... \$7,000,000

B: Matthew Cohen
S: Nina Frandson
Vol/Page: 8349/15, Date: 08/06/24, Warranty
Use: 7 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$1,700,880 (10/21)

1 PUTNAM HL U:3F..... \$432,900

B: Sharon Lucia & Joshua Zinker
S: Jason Goulemas, Tr for John Goulemas RET
Vol/Page: 8349/216, Date: 08/07/24, Quit Claim
Use: Condo

ROCKWOOD LN..... \$5,050,000

B: James Valley & A Van Starrenburg
S: Carolyn Dewing-Hommes, Tr for C Dewing-Hommes RET
Vol/Page: 8349/271, Date: 08/08/24, Trustee

18 SHORE ACRE DR..... \$3,125,000

B: Alexander Hearne & Katherine Hearne
S: Weichert Workforce Mobili
Vol/Page: 8349/223, Date: 08/07/24, Warranty
Mtg: US Bank NA \$2,500,000
Use: 5 Bdrm Colonial, Lot: 8276sf
Prior Sale: \$2,070,000 (09/13)

24 STANWICH RD..... \$2,250,000

B: Shane Ecclesine & Julua Ecclesine
S: Laurie Hays, Tr for Terminating T
Vol/Page: 8349/158, Date: 08/07/24, Trustee

306 STANWICH RD..... \$2,730,000

B: Graham Gyesky & Lori Gyesky
S: Suzanne Storr, Tr for Suzanne Storr RET
Vol/Page: 8349/275, Date: 08/08/24, Trustee
Use: 5 Bdrm Colonial, Lot: 123710sf
Prior Sale: \$1,225,000 (08/94)

40 SUNSHINE AVE..... \$1,225,000

B: Michael R Perry 3rd
S: Edward E Sheehan, Tr for Deioress C Sheehan RET
Vol/Page: 8349/47, Date: 08/06/24, Trustee
Mtg: Mutual Of Omaha Mtg \$500,000
Use: 3 Bdrm Ranch, Lot: 15246sf

83 VALLEY RD U:4..... \$595,000

B: Joseph W Cecio Jr & Stephanie V Cecio
S: Joseph W Cecio
Vol/Page: 8349/186, Date: 08/07/24, Warranty
Mtg: Cross Country Mtg Inc \$535,500
Use: 3 Bdrm Condo
Prior Sale: \$535,000 (07/03)

450 W PUTNAM AVE..... \$2,110,000

B: Integrity Wpa 450 LLC
S: 468 West Putnam Corp
Vol/Page: 8349/140, Date: 08/07/24, Warranty
Use: Auto Sales, Lot: 11326sf

464 W PUTNAM AVE..... \$2,110,000

B: Integrity Wpa 450 LLC
S: 468 West Putnam Corp
Vol/Page: 8349/140, Date: 08/07/24, Warranty
Use: 2-Family Duplex, Lot: 4792sf

2 WATCHTOWER LN..... \$1,426,000

B: Calibre Capital LLC
S: Steven A Kirchner
Vol/Page: 8349/64, Date: 08/06/24, Warranty
Use: 3 Bdrm Ranch, Lot: 14375sf

NO STREET GIVEN..... \$425,000

B: Ana M McGinnis, Tr for Ana Maria McGinnis RET
S: Mullholland Jane Est & Robert V Mullholland
Vol/Page: 8349/127, Date: 08/07/24, Quit Claim

NO STREET GIVEN..... \$1,027,000

B: 138 Byram Associates LLC
S: Alice Gleason & Bennett Hiles
Vol/Page: 8349/273, Date: 08/08/24, Warranty

► MORTGAGES

18 CRAWFORD TER..... \$1,516,000

Shahriar Kabir+ from William Raveis Mortgage Co

132 HENDRIE AVE..... \$500,000

Kaitlin C Ervin+ from Washington Trust Co

37 HENRY ST..... \$265,000

Dale E Antonik+ from Lykon Group Llc

134 JOSEPHINE EVARISTO AVE..... \$645,000

Yolanda Cortese+ from Rocket Mortgage

15 LAFAYETTE CT U:1C..... \$240,000

Jason Depierre RET+ from Webster Bank

2 LAUDER WAY..... \$4,600,000

John R Macintyre+ from US Bank NA

11 MEADOW DR..... \$300,000

Richard A Dietrich+ from US Bank NA

6 MILTIADES AVE..... \$680,000

James H Bang+ from Citizens Bank

29 N WATER ST..... \$250,000

George Sandor Jr+ from Litchfield Bancorp

29 PINE RIDGE RD..... \$766,550

Gregory E Matthews+ from Fairway Independent Mortg

8 SIDNEY LANIER LN..... \$1,800,000

Erik W Jansen+ from Deeplaven Mtg Llc

9 SPRING ST..... \$250,000

John H Sibley+ from Bank of America NA

24 STANWICH LN..... \$1,800,000

Shane Ecclesine+ from Members Mortgage Co Inc

164 STANWICH RD..... \$1,450,000

Joseph Castellana+ from First Bank of Greenwich

250 STANWICH RD..... \$500,000

Bo B Jarnstedt+ from TD Bank NA

NEW CANAAN

TOWN CLERK: CLAUDIA A WEBER

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	70
Median Price	\$1,890,000	\$1,948,575

► REAL ESTATE SALES

543 CARTER ST	\$2,325,000
B: Emily Green & James Green S: Edward W Flanagan Vol/Page: 1090/306, Date: 07/30/24, Warranty Mtg: Bank of America NA \$1,600,000 Use: 5 Bdrm Colonial, Lot: 87120sf Prior Sale: \$1,750,000 (07/07)	
138 FOREST ST U:1	\$1,200,000
B: Megan Nuckols S: Karine Paillard Vol/Page: 1090/371, Date: 07/31/24, Warranty Mtg: Citizens & Farmers Bk \$960,000 Use: 3 Bdrm Condo Prior Sale: \$811,000 (06/22)	
138 FOREST ST U:2	\$1,291,330
B: Michele M Sloan S: Heather M Olsen Vol/Page: 1090/211, Date: 07/29/24, Warranty Mtg: US Bank NA \$891,330 Use: 3 Bdrm Condo Prior Sale: \$419,900 (12/98)	
29 HAWKS HILL RD	\$2,720,000
B: Paul Nelson & Tatiana Nelson S: Peter B Cosco & Elizabeth Cosco Vol/Page: 1090/341, Date: 07/31/24, Warranty Mtg: US Bank NA \$2,176,000 Use: 5 Bdrm Colonial, Lot: 59677sf Prior Sale: \$1,940,000 (06/08)	
50 THURTON DR	\$3,100,000
B: Ronald Knox & Silvia Knox S: W K Erickson & Lauren M Erickson Vol/Page: 1090/273, Date: 07/30/24, Warranty Mtg: Citizens & Farmers Bk \$2,480,000 Use: 4 Bdrm CustomDesign, Lot: 57499sf Prior Sale: \$2,100,000 (10/18)	

► MORTGAGES

37 LINCOLN DR	\$500,000
Robert Panagrossi+ from Bank of America NA	
141 SPRING WATER LN	\$666,000
Dongyu D Liao+ from Filo Mortgage LLC	
37 WHITE OAK SHADE RD	\$225,000
Brian D Thom+ from TD Bank NA	

NEW FAIRFIELD

TOWN CLERK: HOLLY Z. SMITH
4 Brush Hill Rd, New Fairfield, CT, 06812
Phone: 203-312-5615

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	62
Median Price	\$501,000	\$527,500

► REAL ESTATE SALES

16 CHESTNUT HILL DR	\$519,000
B: Taffarie Hibbert & Mary S Hibbert S: John A McNiff 3rd & Jane Vollmer Vol/Page: 582/411, Date: 08/05/24, Warranty Mtg: Newtown Savings Bank \$503,430 Use: 4 Bdrm Colonial, Lot: 45302sf Prior Sale: \$275,000 (11/99)	
5 CYPRESS ST	\$380,000
B: James R Kavallines & Valery Kavallines S: Harris Donald Est & Brian Harris Vol/Page: 582/472, Date: 08/06/24, Executor Mtg: Mortgage Research Ctr \$380,000 Use: 3 Bdrm Ranch, Lot: 39204sf Prior Sale: \$299,000 (10/04)	

9 CYPRESS ST	\$614,000
B: Paulo Dominguez & Stephanie Dominguez S: Vinstra Ventures LLC Vol/Page: 582/495, Date: 08/07/24, Warranty Mtg: Cross Country Mtg Inc \$587,260 Use: 4 Bdrm Colonial, Lot: 43996sf Prior Sale: \$335,000 (09/02)	

16 PINEWOOD DR	\$900,000
B: Cheryl A Holt, Tr for Cheryl A Holt T S: Peter Messa & Barbie Messa Vol/Page: 582/444, Date: 08/05/24, Warranty Mtg: Cross Country Mtg Inc \$250,000 Use: 5 Bdrm Colonial, Lot: 195149sf Prior Sale: \$690,000 (06/21)	

► MORTGAGES

1 BUTTERNUT LN	\$159,000
Michael Bishop+ from Hudson Valley Credit Union	
3 DALE RD	\$63,144
William Duque+ from Good Leap LLC	
9 HIGH TRAIL RD	\$200,000
Cynthia W Larkin+ from Union Savings Bank	
4 HILLCREST DR	\$137,000
David Reed+ from Union Savings Bank	
2 INDIAN HILL RD	\$45,000
Sheri E Anderson+ from Waterbury Teachers Federal	
2 N 40 DR	\$88,738
Robert Czyzak+ from US Bank NA	
55 ROCKY HILL RD	\$16,257
Milena Newmark+ from USA Housing and Urban Develop	

NEWTOWN

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	120	116
Median Price	\$563,000	\$612,450

► REAL ESTATE SALES

14 FARM MEADOW RD	\$1,500,000
B: Diogenes Mendez S: Brian Wolanin & Steven Wolanin Vol/Page: 1223/413, Date: 08/05/24, Warranty Mtg: Angel Oak Mortgage \$1,200,000 Use: 5 Bdrm Colonial, Lot: 217800sf Prior Sale: \$1,325,000 (06/21)	
36 JO MAR DR	\$560,000
B: Jon Luse & Sara Stang S: Aristidis Kousidis Vol/Page: 1223/481, Date: 08/06/24, Warranty Mtg: Navy FCU \$510,300 Use: 3 Bdrm Raised Ranch, Lot: 44867sf Prior Sale: \$400,000 (07/07)	
44 MARLIN RD	\$925,000
B: Qun Rapaj & Victor Rrapi S: Hu S Qian, Tr for Hu S & Xiao N Zhang T Vol/Page: 1223/427, Date: 08/05/24, Trustee Mtg: Pinnacle Mortgage Cor \$715,000 Use: 4 Bdrm Colonial, Lot: 88427sf Prior Sale: \$710,000 (08/08)	
8 MERIDIAN RIDGE DR	\$900,000
B: Kate Johnson & Zeus Villanueva S: Dinesh Ganesan & Ulviyya Ganesan Vol/Page: 1223/518, Date: 08/06/24, Warranty Mtg: Cross Country Mtg Inc \$720,000 Use: 4 Bdrm Colonial, Lot: 101059sf Prior Sale: \$820,000 (06/21)	

167 WALNUT TREE HILL RD	\$390,000
B: Daniel Mccloughlin & Haley Burnham S: Michael R Guarino Vol/Page: 1223/633, Date: 08/09/24, Warranty Mtg: Rocket Mortgage LLC \$280,924 Use: 3 Bdrm Colonial, Lot: 290981sf Prior Sale: \$80,000 (07/01)	

► MORTGAGES

5 BRASSIE RD	\$50,000
Joann Lapke+ from Newtown Savings Bank	
40 BROOKWOOD DR	\$239,613
Jason Skinner+ from United Wholesale Mortgage	
4 GREAT RING RD	\$150,000
Robert Percy+ from Rocket Mortgage	
35 HIGH ROCK RD	\$15,312
Natasha Yates+ from USA Housing and Urban Developm	
27 HOSEY COACH RD	\$200,000
Darren G Dyson+ from Bank of America NA	
54 HOUSATONIC DR	\$500,000
Andrew Visinski+ from Webster Bank	
12 NELSON LN	\$80,000
Barbara J Colber+ from LoanDepot.Com LLC	
5 OLD BRIDGE RD	\$120,000
Robin A Drummond+ from M&T Bank NA	
5 POCONO RD	\$220,000
John Pantan Jr+ from Ion Bank	
25 ROUND HILL RD	\$100,400
Luis Fortes+ from USA Veterans Admin	
3 TILSON LN	\$21,836
Jean Chenet+ from USA Housing and Urban Developmen	
10 WOODBINE LN	\$14,253
Jacqueline Rubi+ from USA Housing and Urban Develo	

NORWALK

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	210	198
Median Price	\$580,000	\$668,750

► REAL ESTATE SALES

71 AIKEN ST U:D14	\$475,000
B: Joan M Fitzpatrick S: Vera M Laessig Vol/Page: 9765/252, Date: 08/08/24, Warranty Mtg: Morgan Stanley Privat \$380,000 Use: 2 Bdrm Condo Prior Sale: \$215,000 (12/99)	
10 ANN ST U:306	\$535,000
B: Black Rock Invs LLC S: Dolores Gavin, Tr for Dolore Gavin T Vol/Page: 9765/144, Date: 08/07/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$510,000 (02/22)	
10 ARBOR DR	\$610,000
B: Randall Austin S: Susanne Szabo Vol/Page: 9763/267, Date: 08/01/24, Warranty Mtg: CMG Mortgage Inc \$598,951 Use: 3 Bdrm Ranch, Lot: 7841sf Prior Sale: \$500,000 (06/06)	
9 BARBARA DR	\$605,000
B: Naveen J Katta S: Fekete Nancy A Est & Zgismond J Fekete Vol/Page: 9765/150, Date: 08/07/24, Executor Mtg: Total Mtg Svcs \$574,750 Use: 4 Bdrm Cape Cod, Lot: 6098sf	

11 BEDFORD AVE U:H1 \$200,000 B: Pramila Khanal S: Rajinder K Lehal Vol/Page: 9765/199, Date: 08/07/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$165,000 (01/18)	3 MAXWELL RD \$680,000 B: Mairead A Oshea & Brian J Healy S: Johnnie Torres & Sandra Morales Vol/Page: 9765/107, Date: 08/07/24, Warranty Mtg: Cross Country Mtg Inc \$544,000 Use: 4 Bdrm Cape Cod, Lot: 6970sf Prior Sale: \$425,000 (03/17)	100 SEAVIEW AVE U:2K \$900,000 B: Cynthia F Nugent S: Terri F Leopold Vol/Page: 9764/51, Date: 08/02/24, Warranty Mtg: Total Mtg Svcs \$400,000 Use: 2 Bdrm Condo Prior Sale: \$759,000 (07/23)
12 CLEARVIEW AVE \$700,000 B: Allison Schmidt & Karl Schmidt S: Jacqueline J Moody Vol/Page: 9763/126, Date: 08/01/24, Warranty Mtg: US Bank NA \$595,000 Use: 3 Bdrm Colonial, Lot: 18731sf Prior Sale: \$378,000 (02/00)	10 MELBOURNE RD \$388,000 B: Carlo Vona Jr S: Jetty Villegas Vol/Page: 9765/192, Date: 08/07/24, Warranty Use: 4 Bdrm Colonial, Lot: 5227sf	1 SPRING HILL AVE \$900,000 B: Jose M Nunez & Porfirio R Jimenez S: Richard Agvent Vol/Page: 9764/96, Date: 08/02/24, Warranty Mtg: Jose Manuel Nunez-mar \$900,000 Use: Mixed Use-Prim Comm & Resd, Lot: 5227sf Prior Sale: \$350,000 (01/89)
4 DASKAMS LN U:301 \$595,000 B: Keely Flaherty & Nate Harar S: Joseph Teichholz Vol/Page: 9764/180, Date: 08/05/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$360,000 (09/05)	6 NEW CANAAN WAY U:6 \$1,316,000 B: Art Casavant & Peg Kirby S: Erin M Trask, Tr for Edward G Trask Vol/Page: 9763/206, Date: 08/01/24, Warranty Use: 3 Bdrm Condo, Lot: 10890sf Prior Sale: \$850,000 (06/17)	262 SUNRISE HILL LN U:66 \$475,000 B: Pierluigi Mazzella & Emma Cuttitta S: Roberta A Andreasi Vol/Page: 9764/256, Date: 08/05/24, Warranty Use: Condo
29 DEEPWOOD LN \$706,000 B: Donato Faretta S: Cynthia L Tornabene & James J Tornabene Vol/Page: 9764/121, Date: 08/05/24, Warranty Mtg: US Bank NA \$564,800 Use: 3 Bdrm Raised Ranch, Lot: 8712sf Prior Sale: \$467,500 (12/16)	21 OAKHILL AVE \$740,000 B: Pieter V Munching S: Michael A Piccirillo & Fan Cui Vol/Page: 9765/78, Date: 08/06/24, Warranty Use: 3 Bdrm Ranch, Lot: 27878sf Prior Sale: \$490,000 (11/05)	74 TOILSOME AVE \$620,000 B: Darrin St Amand & Christina M St Amand S: Duncan Simpson & Amanda Simpson Vol/Page: 9765/231, Date: 08/08/24, Warranty Mtg: Warshaw Capital \$589,000 Use: 2 Bdrm Colonial, Lot: 38768sf Prior Sale: \$370,000 (07/14)
20 DRUM RD \$4,500,000 B: William S Platt & Courtney M Platt S: Elizabeth Beinfeld Vol/Page: 9764/90, Date: 08/02/24, Warranty Use: 4 Bdrm Contemporary, Lot: 6970sf	6 OAKWOOD CT \$800,000 B: William Brant & Aliza Fleitz S: Zachary J Alexander & Jessica R Mallory Vol/Page: 9765/60, Date: 08/06/24, Warranty Mtg: William Raveis Mtg Co \$589,050 Use: 3 Bdrm Ranch, Lot: 22651sf Prior Sale: \$595,000 (07/21)	94 WASHINGTON ST U:16 \$221,000 B: Daniel K Carpenter S: Nicole Jackson Vol/Page: 9766/50, Date: 08/09/24, Warranty Mtg: Warshaw Capital \$176,800 Use: 1 Bdrm Condo Prior Sale: \$185,000 (05/23)
38 FAIR ST \$870,000 B: Erika S Chen & Karen C Chen S: Julie Elejaz Vol/Page: 9764/336, Date: 08/06/24, Warranty Mtg: Newrez LLC \$826,500 Use: 2-Family Colonial, Lot: 4792sf Prior Sale: \$636,750 (06/23)	20 POSSUM CIR \$925,000 B: Tomal Liobet & Soledad Ortego S: Kyle A Vahle & Christina A Vahle Vol/Page: 9765/25, Date: 08/06/24, Warranty Use: 4 Bdrm Colonial, Lot: 16988sf Prior Sale: \$925,000 (06/24)	149 WATER ST U:4 \$238,000 B: Lismon LLC S: Mauricio S Escobar Vol/Page: 9764/244, Date: 08/05/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$1,115,000 (02/17)
18 FOREST HILL RD \$1,455,000 B: Maurice Sommer 3rd & Alyssa Sommer S: John A Foley Vol/Page: 9765/303, Date: 08/08/24, Warranty Mtg: JPMorgan Chase Bank \$1,164,000 Use: 3 Bdrm Cape Cod, Lot: 32234sf Prior Sale: \$900,000 (12/13)	97 RICHARDS AVE U:B8 \$350,000 B: Daniel A Lierena S: Sarah Munoz Vol/Page: 9766/96, Date: 08/09/24, Warranty Mtg: Total Mtg Svcs \$305,250 Use: 2 Bdrm Condo Prior Sale: \$225,000 (09/19)	79 WITCH LN \$1,275,000 B: Luke Dudley & Natalie Gyte S: Reynolds Sally L Est & David C Reynolds Vol/Page: 9766/161, Date: 08/09/24, Executor Mtg: US Bank NA \$1,020,000 Use: 4 Bdrm Cape Cod, Lot: 26572sf
3 HICKORY RD \$775,000 B: Robert Lawecka & Maria Lawecka S: Frank J Morgan Vol/Page: 9766/155, Date: 08/09/24, Warranty Use: 3 Bdrm Colonial, Lot: 8276sf	18 ROOSEVELT ST \$775,000 B: Jane Seville & Toni Whistler S: Andrew Coflan & Caitlin Coflan Vol/Page: 9763/316, Date: 08/01/24, Warranty Use: 3 Bdrm Colonial, Lot: 6970sf Prior Sale: \$639,000 (04/21)	81 WITCH LN \$400,000 B: Luna Rose Properties LLC S: Reynolds David C Est & David C Reynolds Vol/Page: 9766/158, Date: 08/09/24, Executor Use: Residential Open Land, Lot: 35284sf
49 LEXINGTON AVE \$600,000 B: Dare Housing LLC S: Jimmy L Miller & Lisa Miller Vol/Page: 9764/313, Date: 08/06/24, Warranty Mtg: RCN Capital LLC \$584,950 Use: Apartment Bldg - 4-8 Units, Lot: 2614sf Prior Sale: \$170,000 (12/02)	ROWAYTON WOODS DR L:71 \$426,000 B: Linda Allen S: Kelley Tomlinson & Patrick Tomlinson Vol/Page: 9764/286, Date: 08/06/24, Warranty	NO STREET GIVEN \$270,000 B: Andrea P Schwartz & Matthew Schwartz S: Shawna Macnamara Vol/Page: 9766/86, Date: 08/09/24, Warranty
69 LINCOLN AVE EXT \$545,000 B: Leah Schechter S: David S Labatte & Erika A Labatte Vol/Page: 9764/70, Date: 08/02/24, Warranty Mtg: Fairway Ind Mtg \$408,750 Use: 3 Bdrm Colonial, Lot: 4792sf Prior Sale: \$291,250 (11/18)	4 S MAIN ST U:W303 \$550,000 B: Emma Raggio & Brin Butler S: Daniel Ryan Vol/Page: 9766/29, Date: 08/09/24, Warranty Use: Condo	NO STREET GIVEN \$3,100,000 B: Alison Murray & Amy Grossberg S: Tamara S Kalin Vol/Page: 9764/22, Date: 08/02/24, Warranty
62 MAGNOLIA AVE \$350,000 B: Jaivik Patel & Daharmistha Patel S: Nancy H Dayton Vol/Page: 9765/327, Date: 08/08/24, Warranty Mtg: Better Mortgage Corp \$280,000 Use: 3 Bdrm Bngl/Cottage, Lot: 3920sf	54 SCRIBNER AVE \$600,000 B: Edin A Garrido & Daniris D Arias S: James N Bellantoni Vol/Page: 9763/88, Date: 08/01/24, Warranty	► MORTGAGES
	55 SEAVIEW AVE \$1,000,000 B: Seaborn LLC S: Seaview Avenue LLC Vol/Page: 9766/194, Date: 08/09/24, Warranty Use: Apartment Building, Lot: 7841sf	10 ARBOR DR \$598,951 Randall Austin+ from CMG Mortgage Inc
		12 CLEARVIEW AVE \$595,000 Karl Schmidt+ from US Bank NA
		9 DAIRY FARM RD \$50,000 Andrew J Annunziata+ from First County Bank
		4 DESKAMS LN U:301 \$357,000 Keely Flaherty+ from Total Mortgage Services
		12 GOLDEN HILL ST \$151,500 Kurt P Schaaf+ from Reliance First Capital LLC
		119 GREGORY BLVD U:50 \$40,000 Woosam Park+ from Kenneth Clinchy

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	
50 HARBOR VIEW AVE	\$1,750,000
Amy Grossberg+ from Guilford Savings Bank	
22 LAKEWOOD DR	\$71,586
Nathaly Estwick+ from Nutmeg State Financial Credi	
9 LESLIE LN	\$150,000
Claude M Harmon+ from Rocket Mortgage	
MALLARDS LNDG	\$50,000
Daniel A Llerena+ from Connecticut Housing Finance	
18 MIDROCKS DR	\$55,000
Steve A Mendes+ from TD Bank NA	
392 NEWTOWN AVE	\$55,000
Bettina B Leddy+ from Sikorsky Financial Credit Un	
10 NURSERY ST	\$125,000
Felix Pina+ from Municipi Credit Union	
31 PINE HILL AVE	\$1,117,000
Gina Gardella+ from Patriot Bank	
24 RAE LN	\$612,000
Christine Efstathiades+ from LoanDepot.Com LLC	
97 ROWAYTON AVE	\$3,000,000
Blue Fish Partners LLC+ from Jeanne Van-sciver	
4 S MAIN ST U:W303	\$412,500
Brin-Jonathan Butler+ from Savings Bank of Danbury	
155 S MAIN ST	\$55,000
John Wyclif+ from Lexington National Insurance Cor	
267 SILVERMINE AVE	\$200,000
Nancy Gerardi+ from Bank of America NA	
262 SUNRISE HILL LN U:66	\$451,250
Pierluigi Mazzelle+ from Cross Country Mortgage In	
186 W ROCKS RD	\$250,000
Jennifer Gilchrist+ from Nationstar Mortgage	
55 WOLFPI AVE	\$56,000
Adrian J Tannian+ from Bank of America NA	
100 WOLFPI AVE	\$157,635
Hemant Athavia+ from New American Funding	
71 WOODWARD AVE	\$165,000
Rachel B Kearse+ from Newrez LLC	

REDDING

TOWN CLERK:MICHELE R. GRANDE

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	36
Median Price	\$810,200	\$836,000

► REAL ESTATE SALES

21 DEER SPRING RD	\$1,465,000
B: Sandra Siguenza & Kleber Siguenza	
S: Joanne Barchi	
Vol/Page: 448/840, Date: 08/07/24, Warranty	
Mtg: Champions Funding Llc \$1,172,000	
Use: Mixed Use-Res Dwell & OpenSp, Lot: 463914sf	
Prior Sale: \$1,300,000 (07/03)	
6 GREAT POND LN	\$730,000
B: Marissa Florio	
S: Matthew G Steiner & Marlene D Steiner	
Vol/Page: 448/830, Date: 08/05/24, Warranty	
Use: 4 Bdrm Raised Ranch, Lot: 116741sf	
Prior Sale: \$526,000 (04/22)	

► MORTGAGES

124 BLACK ROCK TPKE	\$200,000
Robert J Sickinger+ from Citizens Bank	
76 DRUMMER LN	\$125,000
Christopher J Racette+ from Waterbury Teachers Fed	

RIDGEFIELD

TOWN CLERK:WENDY GANNON LIONETTI

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	85
Median Price	\$954,950	\$950,000

► REAL ESTATE SALES

45 BAYBERRY HILL RD	\$651,000
B: Meng Xu & Mianlei Zhang	
S: Justin Schaller & Nicole T Schaller	
Vol/Page: 1169/695, Date: 08/07/24, Warranty	
Mtg: US Bank NA \$520,800	
Use: 3 Bdrm Ranch, Lot: 53143sf	
Prior Sale: \$279,000 (10/98)	
15 BELVEDERE CT	\$1,485,000
B: Matthew Specht & Stacy Specht	
S: Alan J Renne	
Vol/Page: 1169/565, Date: 08/05/24, Warranty	
Mtg: William Raveis Mtg Co \$1,185,000	
Use: 4 Bdrm Colonial, Lot: 89298sf	
Prior Sale: \$1,035,000 (02/01)	
44 LEWIS DR	\$1,350,000
B: Sean Hartofilis & Elizabeth Hartofilis	
S: Anne M Gilson	
Vol/Page: 1169/604, Date: 08/06/24, Warranty	
Mtg: TD Bank NA \$550,000	
Use: 4 Bdrm Colonial, Lot: 101930sf	
Prior Sale: \$905,000 (09/96)	
80 OLD TROLLEY RD	\$1,335,000
B: Andrea Rinella & Mark Sirkin	
S: Tatiana Segovia & Juan C Pelaez	
Vol/Page: 1169/623, Date: 08/06/24, Warranty	
Mtg: US Bank NA \$392,500	
Use: 5 Bdrm Colonial, Lot: 66647sf	
Prior Sale: \$1,030,000 (09/16)	
30 SILVER SPRING RD	\$1,010,000
B: Andrew J Waddington & Samantha Waddington	
S: Sean Hartofilis & Elizabeth Hartofilis	
Vol/Page: 1169/652, Date: 08/06/24, Warranty	
Mtg: Morgan Stanley Privat \$808,000	
Use: 4 Bdrm Cape Cod, Lot: 43996sf	
Prior Sale: \$582,500 (02/17)	
66 SPECTACLE LN	\$705,000
B: James Schollhamer & Mary Schollhamer	
S: Joan O Gay	
Vol/Page: 1169/771, Date: 08/09/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 52272sf	
► MORTGAGES	
554 BRANCHVILLE RD	\$100,000
Peter T Smith+ from Manufacturers and Traders Trus	
94 FLORIDA HILL RD	\$250,000
Therese M Van-Demerlen+ from Union Savings Bank	
235 MAMANASCO RD	\$80,000
William J Girolametti+ from Union Savings Bank	
38 STONECREST RD	\$150,000
Alexander B Carr+ from Bank of America NA	
71 TACKORA TRL	\$200,000
Michael Omalley Jr+ from Citizens Bank	
53 WOODLAWN DR	\$100,000
Maurice Mancini+ from Webster Bank	

SHELTON

TOWN CLERK:MARGARET R. DOMOROD
54 Hill St, Shelton, CT, 06484
Phone:203-924-1555

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	123
Median Price	\$444,950	\$520,000

► REAL ESTATE SALES

562 ASBURY RDG U:562..... **\$269,000**
B: Nancy Curcio
S: Ronald Herrick Jr & Timothy Herrick
Vol/Page: 4238/150, Date: 08/07/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$180,000 (09/20)

755 BOOTH HILL RD..... **\$259,232**
B: Fausto Uguna
S: Donald J Sosnovich Jr
Vol/Page: 4238/212, Date: 08/09/24, Warranty
Mtg: Equity Based Capital \$210,000
Use: 3 Bdrm Cape Cod, Lot: 5227sf
Prior Sale: \$137,866 (05/10)

25 MILLBROOK RD..... **\$500,000**
B: Sharon Ford
S: Lawrence B Bourque
Vol/Page: 4238/255, Date: 08/09/24, Warranty
Mtg: Cross Country Mtg Inc \$490,943
Use: 4 Bdrm Raised Ranch, Lot: 33977sf

8 NOGUCHI TRL..... **\$209,000**
B: Luciano M De Oliveira
S: Smith George F Est & Mary K Smith
Vol/Page: 4238/39, Date: 08/06/24,
Mtg: American Heritage \$251,430
Use: 3 Bdrm Ranch, Lot: 24394sf

100 PARROTT DR U:1201..... **\$710,000**
B: Daniel J Leszczynski Jr
S: Craig Beacham
Vol/Page: 4238/205, Date: 08/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$550,000 (08/21)

55 RUGBY RD..... **\$539,900**
B: Brian Doyle
S: Richard Jordan & Rick Jordan
Vol/Page: 4238/98, Date: 08/06/24, Warranty
Mtg: Mortgage Research Ctr \$511,293
Use: 3 Bdrm Raised Ranch, Lot: 40075sf
Prior Sale: \$200,000 (06/19)

STEPHENS TER..... **\$199,000**
B: Abdul Khaliq & Milwida V Estepa
S: Coley J Otoole & Monika Otoole
Vol/Page: 4238/158, Date: 08/08/24, Warranty

► MORTGAGES

37 CRESCENT ST..... **\$165,000**
Janice Wiczorkowski+ from Prime Lending Inc

16 CRYSTAL LN..... **\$187,176**
Michael Lombardi+ from State Department Federal Cr

1 LAKEVIEW AVE..... **\$363,750**
Milca Keaney+ from American Heritage

68 LOBSTERBACK RD..... **\$100,000**
Robert Commisky+ from Webster Bank

34 MALER AVE..... **\$154,500**
Kenneth Graveline+ from Thomaston Savings Bank

22 OAK HILL LN..... **\$698,153**
Elvis Suazo+ from Lakeview Loan Servicing LLC

6 TODD RD..... **\$120,000**
Six Todd Road LLC+ from Thomaston Savings Bank

SHERMAN

TOWN CLERK:CAROL L HAVENS
PO Box 39, Sherman, CT, 06784
Phone:203-354-5281

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	22
Median Price	\$595,000	\$597,500

► REAL ESTATE SALES

4 BRIDGEWORTH LN..... **\$672,000**
B: Howard Ackerman
S: Trudy A Smith & Bernard Smith
Vol/Page: 181/1084, Date: 07/31/24, Warranty
Use: 3 Bdrm Split Level, Lot: 80150sf

24 CANDLEVIEW DR..... **\$950,000**
B: Kenneth G Brady & Robin A Gelfenbien
S: Christine Sinclair
Vol/Page: 181/1126, Date: 08/06/24, Warranty
Mtg: Watermark Cap Inc \$600,000
Use: 3 Bdrm Cape Cod, Lot: 123275sf
Prior Sale: \$840,000 (09/06)

8 GLENVIEW DR..... **\$590,000**
B: Maria Tajeda & Luis Tajeda
S: John E Castaldo & Annemarie Castaldo
Vol/Page: 181/1064, Date: 07/30/24, Warranty
Use: 4 Bdrm Colonial, Lot: 84071sf
Prior Sale: \$400,000 (05/18)

33 ORCHARD REST RD..... **\$2,795,000**
B: Manth LLC
S: Paul S Johnson & Lauren Johnson
Vol/Page: 181/1111, Date: 08/06/24, Warranty
Use: 4 Bdrm Contemporary, Lot: 19602sf
Prior Sale: \$670,000 (06/19)

29 ROUTE 37 E..... **\$1,900**
B: Connecticut State Of
S: Janet C Keene
Vol/Page: 117/660, Date: 04/13/04, Warranty
Use: 1Fam-4Fam Residence, Lot: 240016sf
Prior Sale: \$405,000 (04/98)

62 SKYLINE DR..... **\$225,000**
B: Jonathan Burwick & Mikhel Schecter
S: Steven Vasquez
Vol/Page: 181/1067, Date: 07/30/24, Warranty
Use: Land-Vacant & Open, Lot: 81457sf

44 TABER RD..... **\$470,000**
B: Jeffrey N Rump
S: Kenny James E Est & Elise E Able
Vol/Page: 181/1088, Date: 08/01/24, Executor
Mtg: Prosperity Home Mtg \$446,500
Use: 3 Bdrm Contemporary, Lot: 237402sf
Prior Sale: \$80,000 (11/91)

► MORTGAGES

4 ANDERSON RD E..... **\$73,500**
Russell Tamberelli+ from Good Leap LLC

56 BIG TRL..... **\$100,000**
Ian S McKechnie+ from Thomaston Savings Bank

STAMFORD

TOWN CLERK:LYDA RUIJTER
888 Washington Blvd, Stamford, CT, 06905
Phone:203-977-4054

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	225	248
Median Price	\$760,000	\$845,550

► REAL ESTATE SALES

17 8TH ST..... **\$710,000**
B: Natl Res Nt Svcs Inc
S: Elijah Gould & Melissa Gould
Vol/Page: 13370/239, Date: 08/05/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$630,000 (08/22)

17 8TH ST..... **\$710,000**
B: Ronald U Peralta & Kilmary Urbina
S: National Res Services Inc
Vol/Page: 13370/242, Date: 08/05/24, Warranty
Mtg: AmWest Funding Corp \$603,500
Use: 3 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$710,000 (08/24)

832 BEDFORD ST..... **\$800,000**
B: Belle Villa Mgmt LLC
S: 832 Bedford St LLC
Vol/Page: 13371/228, Date: 08/07/24, Warranty
Use: Commercial Building, Lot: 7841sf
Prior Sale: \$423,000 (08/01)

2289 BEDFORD ST U:A11..... **\$500,000**
B: Kathleen Burkhardt
S: Judith Heft
Vol/Page: 13373/43, Date: 08/09/24, Warranty
Mtg: William Raveis Mtg Co \$400,000
Use: 1 Bdrm Condo
Prior Sale: \$36,000 (01/05)

2435 BEDFORD ST U:21W..... **\$550,000**
B: Juan E Morales & Angelica M Gonzalez
S: Alexandra C Garvey
Vol/Page: 13371/97, Date: 08/06/24, Warranty
Mtg: Guaranteed Rate Inc \$340,000
Use: 2 Bdrm Condo
Prior Sale: \$449,000 (01/22)

2437 BEDFORD ST U:G8..... **\$330,000**
B: Dganit Pascal
S: Thomas F Morelli
Vol/Page: 13370/171, Date: 08/05/24, Warranty
Mtg: Citizens Bank \$280,500
Use: 1 Bdrm Condo

300 BROAD ST U:301..... **\$340,000**
B: Oscar Herles
S: Imran Rehman
Vol/Page: 13370/200, Date: 08/05/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$316,000 (08/07)

32 CARTER DR..... **\$1,180,000**
B: Jason S Strizver & Lisa A Strizver
S: Brian Oconnor & Gwendolyn Oconnor
Vol/Page: 13371/134, Date: 08/06/24, Warranty
Mtg: Savings Bk of Danbury \$766,550
Use: 3 Bdrm Tudor, Lot: 8712sf
Prior Sale: \$518,000 (08/01)

217 CEDAR HEIGHTS RD..... **\$1,400,000**
B: Andrea Tintruo
S: Justin M King & Andrea King
Vol/Page: 13372/337, Date: 08/09/24, Warranty
Mtg: US Bank NA \$1,040,000
Use: 4 Bdrm Cape Cod, Lot: 31363sf
Prior Sale: \$625,000 (10/16)

93 CHATHAM RD..... **\$1,225,000**
B: Michael A Ciaramella & Satephanie Girards
S: Raymond A Ohara 3rd
Vol/Page: 13371/95, Date: 08/06/24, Warranty
Use: 4 Bdrm Colonial, Lot: 69260sf
Prior Sale: \$705,000 (07/14)

36 COURTLAND AVE U:4..... **\$195,000**
B: Even B Warren & Komal Warren
S: Avery E Boruch
Vol/Page: 13373/29, Date: 08/09/24, Warranty
Use: Condo

116 FOREST ST U:116.....	\$765,000	58 PINNACLE ROCK RD	\$951,500	49 DENISE DR.....	\$160,000
B: Franco Abbate & Giulia Gabrielli		B: Samuel Burstein & Gabriela Wartels		Sabrina Taylor+ from First County Bank	
S: Craig J Lazzara & Caroline C Lazzara		S: Joseph Lisack & Kimberly Lisack		50 DOWNS AVE	\$766,550
Vol/Page: 13372/163, Date: 08/08/24, Warranty		Vol/Page: 13371/320, Date: 08/07/24, Warranty		Cynthia L Sharp+ from JP Morgan Chase Bank	
Mtg: US Bank NA \$612,000		Mtg: Prosperity Home Mtg \$903,925		5 FIELDSTONE LN.....	\$138,200
Use: 3 Bdrm Condo		Use: 4 Bdrm Colonial, Lot: 63598sf		Mina A Dimyan+ from Third Federal Saving & Loan As	
Prior Sale: \$545,000 (10/04)		Prior Sale: \$940,000 (08/07)		42 GARY RD.....	\$75,000
42 FOX RIDGE RD.....	\$975,000	28 QUAKER RIDGE RD	\$1,775,000	Frank K Laccona+ from Sound Federal Credit Union	
B: Paul Delaney & Kathy Delaney		B: Anders Klintoe & Liana Tatarian		16 HAIG AVE.....	\$10,789
S: Ashfaw Kamal		S: Timothy Hilderbrand & Anlyn Hilderbrand		Antonio Capomolla+ from USA Housing and Urban Deve	
Vol/Page: 13370/155, Date: 08/05/24, Warranty		Vol/Page: 13370/274, Date: 08/05/24,		89 HARBOR DR U:204.....	\$135,000
Mtg: American Fed Mtg Corp \$625,000		Mtg: Bmo Bank Na \$1,595,725		Elizabeth King+ from United Wholesale Mortgage	
Use: 4 Bdrm Ranch, Lot: 50530sf		Use: 4 Bdrm Colonial, Lot: 40075sf		382 HIGH RIDGE RD	\$300,000
Prior Sale: \$715,000 (07/16)		Prior Sale: \$1,275,000 (10/19)		Maryse Jean-Pierre+ from TD Bank NA	
HARBOR DR U:K3.....	\$49,000	REVONAH AVE	\$911,250	50 LANARK RD	\$100,000
B: Christopher M Mixson & Elizabeth A Mixson		B: Alyssa S Janof & Zachary A Janof		Claire S Norton+ from Bank of America NA	
S: Neptune Realty LLC		S: Matthew S Lempel & Elie Lempel		191 OVERBROOK DR.....	\$250,000
Vol/Page: 13371/130, Date: 08/06/24, Warranty		Vol/Page: 13371/189, Date: 08/07/24, Warranty		Steven H Winter+ from Manufacturers and Traders Tr	
Use: Dock Condominium		1 STRAWBERRY HILL AVE U:2C.....	\$475,000	21 REVONAH AVE.....	\$729,000
Prior Sale: \$64,000 (01/04)		B: Tulay Ekinci		Zachary A Janof+ from United Wholesale Mortgage	
HARBOR DR U:L28	\$30,000	S: Prashant Singh		60 STRAWBERRY HILL AVE	\$120,000
B: Thomas C Bivona		Vol/Page: 13372/128, Date: 08/08/24, Warranty		Simon M Smit+ from Newrez LLC	
S: Neptune Realty LLC		Mtg: Evolve B&T \$356,250		707 SUMMER ST	\$3,000,000
Vol/Page: 13371/340, Date: 08/07/24, Warranty		Use: 2 Bdrm Condo		707 Summer LLC+ from First County Bank	
Use: Dock Condominium		Prior Sale: \$270,000 (08/19)		40 SUTTON DR W	\$455,840
34 HEARTHSTONE CT	\$477,500	3 SWAMPSCOTT RD	\$900,200	Michele A Carlucci+ from Total Mortgage Services	
B: Leroy Aboagye & Kelly Healy		B: Steven Sabia		257 SYLVAN KNOLL RD	\$270,750
S: Alfred Spath, Tr for Alfred Spath RET		S: Samuel O Gray		Kimberly Hawreluk+ from Cross Country Mortgage Inc	
Vol/Page: 13370/205, Date: 08/05/24, Trustee		Vol/Page: 13371/91, Date: 08/06/24, Warranty		WASHINGTON CROSSING A CON U:A	\$25,000
Mtg: AFC Mortgage Grp LLC \$453,625		245 W BROAD ST	\$565,000	Richard Rodriguez+ from Housing Development Fund I	
Use: 2 Bdrm Ranch, Lot: 6534sf		B: Janeht D Almodovar & Cesar G Verdezoto		WASHINGTON CROSSING A CON U:A	\$15,000
510 HIGH RIDGE RD	\$799,000	S: Serricchio Nancy Est & Thomas Serricchio		Richard Rodriguez+ from Housing Development Fund I	
B: Milca E Keaney		Vol/Page: 13372/207, Date: 08/08/24, Executor		453 WIRE MILL RD.....	\$400,000
S: Joan Inesta, Tr for Rose E Florio RET		Mtg: United Wholesale Mtg \$480,250		Laura Martino+ from Bank of America NA	
Vol/Page: 13372/148, Date: 08/08/24, Trustee		Use: 2 Bdrm Ranch, Lot: 9583sf			
Mtg: American Heritage \$639,200		61 W GLEN DR.....	\$1,000,000		
Use: 4 Bdrm Colonial, Lot: 12632sf		B: Adaiba Shalauddin & Md Shalauddin			
49 HILLCREST AVE.....	\$885,000	S: Anna P Mainsner & Concetta Polimeni			
B: Andrew Thompson & Catherine Thompson		Vol/Page: 13370/315, Date: 08/05/24, Warranty			
S: Jeffrey A Arnold		Mtg: First World Mortgage \$465,000			
Vol/Page: 13371/211, Date: 08/07/24, Warranty		Use: 4 Bdrm Raised Ranch, Lot: 46174sf			
Mtg: Savings Bk of Danbury \$663,750		1633 WASHINGTON BLVD U:3F.....	\$275,000		
Use: 5 Bdrm Colonial, Lot: 10019sf		B: Marlene Eustache			
Prior Sale: \$687,500 (08/20)		S: Peter W Brush Jr			
29 LANCASTER PL	\$451,000	Vol/Page: 13373/68, Date: 08/09/24, Warranty			
B: Hc-29 Lancaster LLC		Mtg: AmWest Funding Corp \$174,000			
S: Exner Kristan Est & Raymond Charles		Use: 1 Bdrm Condo			
Vol/Page: 13371/310, Date: 08/07/24, Conservator		Prior Sale: \$195,000 (06/17)			
Use: 2 Bdrm Raised Ranch, Lot: 21344sf		51 WESTOVER LN.....	\$1,287,500		
Prior Sale: \$245,000 (06/92)		B: Stanley Rothman & Harriet Rothman			
2535 LONG RIDGE RD	\$800,000	S: Omer Ekinci & Tulay Ekinci			
B: Erik Rabasca & Moira Coffey		Vol/Page: 13371/239, Date: 08/07/24, Warranty			
S: George N Scott & Valerie M Scott		Mtg: Citizens Bank \$550,000			
Vol/Page: 13371/234, Date: 08/07/24, Warranty		Use: 4 Bdrm Ranch, Lot: 43996sf			
Use: 3 Bdrm Raised Ranch, Lot: 43560sf		Prior Sale: \$630,000 (11/17)			
Prior Sale: \$329,000 (08/87)		NO STREET GIVEN.....	\$1,460,000		
604 NEWFIELD AVE U:D.....	\$895,000	B: Christopher Mixson & Elizabeth Mixson			
B: Veaceslac Cerchez & Elena Belyanina		S: David Scherff			
S: Andres Aguirre & Carolina Gil		Vol/Page: 13372/196, Date: 08/08/24, Warranty			
Vol/Page: 13371/126, Date: 08/06/24, Warranty					
Use: 4 Bdrm Condo					
76 PALMER ST	\$590,000				
B: Harving R Lemus					
S: Nicholas A Salese & Tara L Salese					
Vol/Page: 13372/316, Date: 08/09/24, Warranty					
Mtg: Nexbank \$413,000					
Use: 2 Bdrm Colonial, Lot: 9583sf					
Prior Sale: \$469,000 (12/20)					

STRATFORD

TOWN CLERK:SUSAN M PAWLK

2725 Main St, RM106, Stratford, CT, 06614
Phone:203-385-4020

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	207	194
Median Price	\$373,000	\$425,000

► REAL ESTATE SALES

455 BARNUM TER EXT	\$375,000
B: Marcelo G Vieira & Julianna D Vieira	
S: Joseph P Bossio	
Vol/Page: 4876/117, Date: 08/05/24, Warranty	
Mtg: Prysm Lending Group \$300,000	
Use: 2 Bdrm Cape Cod, Lot: 6970sf	
Prior Sale: \$174,000 (07/14)	
2859 BROADBRIDGE AVE.....	\$599,900
B: Lorna Recone	
S: Romano Bro Bldrs LLC	
Vol/Page: 4876/75, Date: 08/05/24, Warranty	
Use: Residential Open Land, Lot: 11761sf	
55 BROWNING ST U:4.....	\$268,752
B: Volcano Properties LLC	
S: Amr S Mostafa, Tr for Amr S Mostafa RET	
Vol/Page: 4876/61, Date: 08/05/24, Trustee	
Mtg: Amr S Mostafa Tr \$172,252	
Use: Industrial Condominium	
Prior Sale: \$115,000 (05/97)	
95 EUREKA AVE.....	\$460,000
B: 95 Eureka Ave LLC	
S: Theresa Lozowski	
Vol/Page: 4876/115, Date: 08/05/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 12197sf	

200 EVERETT ST	\$400,000
B: Joseline Rodriguez & Juan M Payano	
S: Pedro Reinso	
Vol/Page: 4876/171, Date: 08/05/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 5227sf	
Prior Sale: \$400,000 (06/24)	
425 HILLTOP DR	\$470,000
B: Kreshnik Corbaxhi	
S: Joyce Birch	
Vol/Page: 4876/100, Date: 08/05/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$280,000 (10/13)	
80 LANTERN RD	\$649,000
B: Keisha Dunkley	
S: Rita M Fitzsimmons	
Vol/Page: 4876/191, Date: 08/05/24, Warranty	
Mtg: UNMB Home Loans \$637,244	
Use: 4 Bdrm Colonial, Lot: 34848sf	
581 LAUGHLIN RD W	\$450,500
B: Denness Carruthers & Khadre Brown	
S: Rosemary Lankton	
Vol/Page: 4876/147, Date: 08/05/24, Warranty	
Mtg: New American Funding \$422,500	
Use: 3 Bdrm Colonial, Lot: 5663sf	
280 WILBAR DR	\$95,000
B: Victoria Pritchard	
S: Brian Kowalsky & Victoria Kowalsky	
Vol/Page: 4876/102, Date: 08/05/24, Quit Claim	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$283,750 (06/16)	
100 YALE ST	\$500,000
B: Christian Siri & Karina Siri	
S: Ellen Faint & Kathleen Oneill	
Vol/Page: 4876/77, Date: 08/05/24, Warranty	
Mtg: Bank of America NA \$475,000	
Use: 5 Bdrm Colonial, Lot: 5227sf	
Prior Sale: \$310,000 (03/18)	
► MORTGAGES	
2ND AVE	\$25,000
Joseph Cannato+ from Connecticut Housing Finance A	
251 2ND AVE	\$250,000
Joseph Cannato+ from Primelending	
1878 BARNUM AVE	\$230,000
M Brand Properties LLC+ from Marino Group Llc	
69 BARROWS ST	\$50,000
Craig A Sedlock+ from Newrez LLC	
87 BLAKEMAN PL	\$665,150
Eai LI LLC+ from Lima One Capital LLC	
48 BODINE CT U:48	\$72,000
Ronell Green+ from JP Morgan Chase Bank	
60 CONNORS LN	\$106,000
Shomar Johnson+ from United Wholesale Mortgage	
85 DANIEL DR	\$250,000
Jill K Root+ from Sikorsky Financial Credit Union	
360 FERNDAL AVE	\$361,212
George S Spencer+ from United Wholesale Mortgage	
395 HIGH VIEW DR	\$105,810
Jaipaul Khan+ from USA Housing and Urban Developme	
491 HUNTINGTON RD	\$665,150
Eai LI LLC+ from Lima One Capital LLC	
1655 JAMES FARM RD	\$92,000
Shanique Barnes+ from Rocket Mortgage	
LAUGHLIN RD W	\$25,000
Denness Carruthers+ from Connecticut Housing Finan	
125 LEO LN	\$106,629
Gerald A Millbauer Jr+ from Spring EQ LLC	
324 MCKINLEY AVE	\$40,000
Navin Khan+ from Sikorsky Financial Credit Union I	
160 PATRICIA DR	\$215,000
James W Reilly+ from M&T Bank NA	

9 PINE ST	\$365,000
Rachel E Cantarano+ from James J Kerigan Jr	
44 RYEGATE TER	\$595,000
Judith Velasquez+ from TD Bank NA	
98 TEMPLE ST	\$167,800
Orna D Johnston+ from Nutmeg State Financial Credi	
120 VOUGHT PL	\$95,000
Jan-Michael Capozziello+ from JP Morgan Chase Bank	
215 WASHINGTON PKWY	\$80,000
Lisbeth A Greist+ from Nutmeg State Financial Cred	

TRUMBULL

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	140	142
Median Price	\$517,500	\$587,950

► REAL ESTATE SALES

37 EVELYN ST	\$860,000
B: Portia M Discala	
S: Michele Slade & Christine Donadeo	
Vol/Page: 1931/372, Date: 08/05/24, Warranty	
Mtg: Michael F Descala \$867,178	
Use: 3 Bdrm Colonial, Lot: 9583sf	
Prior Sale: \$350,000 (08/18)	
24 GREENWOOD DR	\$650,000
B: Eric Sebastian & Jennifer Sebastian	
S: Robert W Long & Vincenza Long	
Vol/Page: 1931/301, Date: 08/05/24, Warranty	
Mtg: Union Home Mortgage \$465,000	
Use: 4 Bdrm Colonial, Lot: 20473sf	
Prior Sale: \$287,000 (04/00)	
15 HIGH MEADOW RD	\$550,000
B: Pamela B Olachea	
S: Robert L Piccuillo	
Vol/Page: 1931/524, Date: 08/07/24, Warranty	
Mtg: AmWest Funding Corp \$385,000	
Use: 4 Bdrm Ranch, Lot: 37897sf	
17 MANOR DR	\$510,000
B: Joshua M Pellegrini & Paige J Pellegrini	
S: Salim Boutagy & Ashley Boutagy	
Vol/Page: 1931/440, Date: 08/06/24, Warranty	
Mtg: Sikorsky Fncl CU Inc \$459,000	
Use: 3 Bdrm Ranch, Lot: 25700sf	
Prior Sale: \$275,000 (12/17)	
27 MEADOWVIEW DR	\$680,000
B: Kang P Lee & Kyujin Han	
S: New Era Investing LLC	
Vol/Page: 1931/493, Date: 08/07/24, Warranty	
Mtg: US Bank NA \$544,000	
Use: 4 Bdrm Cape Cod, Lot: 16553sf	
Prior Sale: \$395,000 (11/23)	
6 PETTICOAT LN	\$749,000
B: Milton E Cedillo & Veronica D Leon	
S: Suman D Roy	
Vol/Page: 1931/636, Date: 08/08/24, Warranty	
Mtg: EMM Loans LLC \$599,200	
Use: 4 Bdrm Contemporary, Lot: 38768sf	
Prior Sale: \$516,000 (09/10)	
62 SHERMAN AVE	\$730,000
B: Michael Abrahamian & Laurie Semetsis	
S: Kimmarie C Giannattasio	
Vol/Page: 1931/415, Date: 08/06/24, Warranty	
Mtg: Guaranteed Rate Affin \$474,500	
Use: 4 Bdrm Cape Cod, Lot: 33977sf	
Prior Sale: \$279,900 (08/00)	

30 SKATING POND RD	\$871,000
B: Christopher T Meckley & Danielle R Belfiore	
S: Albert C Mossa & Eileen Mossa	
Vol/Page: 1931/331, Date: 08/05/24, Warranty	
Mtg: Newtown Savings Bank \$696,800	
Use: 4 Bdrm Colonial, Lot: 34848sf	
Prior Sale: \$289,000 (09/95)	
236 STERLING RD	\$1,200,000
B: Anne C Acampora & Kc M Acampora	
S: Robert Coppola	
Vol/Page: 1931/378, Date: 08/06/24, Warranty	
Mtg: Guaranteed Rate Inc \$300,000	
Use: 4 Bdrm Contemporary, Lot: 22216sf	
Prior Sale: \$860,000 (11/21)	

► MORTGAGES

60 BASSICK RD	\$200,000
George I Bedocs Jr+ from Connex Credit Union	
BEACON HILL RD	\$50,000
Mikhail Petushok+ from Connecticut Housing Finance	
755 BOOTH HILL RD	\$210,000
Fausto Uguna+ from Equity Based Cap Llc	
17 CARRIAGE DR	\$50,000
Richard Seltenreich+ from Waterbury Teachers Feder	
358 EDISON RD	\$40,000
Ani J Forth+ from Sikorsky Financial Credit Union	
51 ENDEAVOR ST	\$100,000
Lynn P Bocchino+ from Bank of America NA	
25 HAVERHILL RD	\$1,040,000
Joshua & Jessica Grippo J+ from Morgan Stanley Pri	
71 JOHNSON ST	\$567,002
Christina Lizardo+ from Primelending	
10 MERRILL RD	\$450,142
Joseph G Capra+ from Cross Country Mortgage Inc	
45 MOHAWK DR	\$149,000
Charles Rhoden+ from American Airlines Federal Cre	
105 PAUGUSETT CIR U:105	\$80,000
Teresa Scalfani+ from Citizens Bank	
146 PINWOOD TRL	\$316,879
Leidi T Shintomi-Chan+ from United Wholesale Mortg	
45 SARENEE CIR	\$200,000
Susan T Firgesleski+ from M&T Bank NA	
106 SEELEY RD	\$50,000
Paul Heintz+ from Webster Bank	
62 SHERMAN AVE	\$474,500
Michael A Abrahamia+ from Guaranteed Rate Affinity	
25 THORBURN AVE	\$15,000
Paulina Latacela+ from Connecticut Housing Finance	
25 THORBURN AVE	\$412,000
Jonathan Romero+ from Fairway Independent Mortgage	
338 UNITY RD	\$514,250
Matthew G Mihaly Jr+ from Members Mortgage Co Inc	

WESTON

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	56
Median Price	\$975,000	\$1,295,000

► REAL ESTATE SALES

16 BRISR OAK DR	\$732,564
B: Mark S Bauer LLC	
S: Morgan Stanley Mtg Ln T 2 & Deutsche Bank	
Vol/Page: 674/428, Date: 08/07/24, Warranty	

187 GEORGETOWN RD **\$1,695,000**
 B: Sanford Tassel & Kristian Dixon
 S: Susan M Robert
 Vol/Page: 674/450, Date: 08/08/24, Warranty
 Mtg: PNC Bank \$400,000
 Use: 5 Bdrm Antique, Lot: 55757sf
 Prior Sale: \$970,000 (11/16)

32 POWDER HORN HL **\$285,000**
 B: Uriel Tsachor
 S: Liang-Fang Chang
 Vol/Page: 674/448, Date: 08/08/24, Quit Claim
 Use: 3 Bdrm Raised Ranch, Lot: 95832sf
 Prior Sale: \$570,000 (07/22)

6 TANNERY LN N **\$1,040,000**
 B: Jun Zhang
 S: Tyler Smith & Alanna Smith
 Vol/Page: 674/411, Date: 08/06/24, Warranty
 Mtg: Weichert Fnc'l Svcs \$766,550
 Use: 3 Bdrm Contemporary, Lot: 154638sf
 Prior Sale: \$725,000 (07/22)

► MORTGAGES

6 TANNERY LN N **\$766,550**
 Jun Zhang+ from Weichert Financial Services

WESTPORT

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	116
Median Price	\$1,789,000	\$1,911,135

► REAL ESTATE SALES

66 BEACHSIDE AVE **\$10,750,000**
 B: 66 Beachside Holdings T
 S: 66 Beachside LLC
 Vol/Page: 4341/982, Date: 08/06/24, Warranty
 Mtg: Wells Fargo Bank \$5,500,000
 Use: 6 Bdrm, Lot: 88427sf

7 DAWN DR **\$4,850,000**
 B: Danguole Vertucci & Alan Vertucci
 S: Nkpdawn LLC
 Vol/Page: 4341/1174, Date: 08/09/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 63598sf
 Prior Sale: \$662,500 (02/22)

5 DEERWOOD RD **\$2,150,000**
 B: James Yetter & Danielle Yetter
 S: Andrew C Lee & Heather K Lee
 Vol/Page: 4341/1177, Date: 08/09/24, Warranty
 Mtg: Morgan Stanley Privat \$1,612,500
 Use: 4 Bdrm Colonial, Lot: 43996sf
 Prior Sale: \$1,339,000 (03/08)

9 DELETTA LN **\$815,000**
 B: Joseph A Tomas
 S: Kevin J McCarthy & Brian R McCarthy
 Vol/Page: 4341/1126, Date: 08/08/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$373,000 (06/00)

7 HALE ST **\$635,000**
 B: Stephen J Vasale Jr & Monica Vasale
 S: Mesa Anita Est & Maria Vadala
 Vol/Page: 4342/2, Date: 08/09/24, Executor
 Mtg: Total Mtg Svcs \$476,250
 Use: 3 Bdrm Cape Cod, Lot: 5227sf

26 HITCHCOCK RD **\$1,000,000**
 B: 26 Hitchcock LLC
 S: Whitney A Kruger, Tr for Ralph H Krueger T
 Vol/Page: 4341/1047, Date: 08/07/24, Trustee
 Mtg: Pinnacle Fnc'l Svc LLC \$900,000
 Use: 4 Bdrm Colonial, Lot: 43996sf

12 MAPLE AVE N **\$2,695,000**
 B: Matthew Fidler & Pamela Fidler
 S: Sir 12 Maple North LLC
 Vol/Page: 4341/1020, Date: 08/06/24, Warranty
 Mtg: RBC Bank Georgia NA \$2,156,000
 Use: 5 Bdrm CustomDesign, Lot: 22216sf

3 NORTHGATE **\$1,870,000**
 B: Mischa Matthews & Sanem Arucar
 S: Botero Property Mgmt LLC
 Vol/Page: 4341/880, Date: 08/05/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$340,000 (09/20)

3 OLD HILL FARMS RD **\$3,275,000**
 B: 710 Wahinekane LLC
 S: Adam G Clemens
 Vol/Page: 4341/1144, Date: 08/08/24, Warranty
 Use: 5 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$3,150,000 (05/11)

2 OWENOKE PARK **\$8,795,000**
 B: Michael Angerthal & Orly Angerthal
 S: Bluewater Owenoque 2 LLC
 Vol/Page: 4342/33, Date: 08/09/24, Warranty
 Use: 4 Bdrm CustomDesign, Lot: 20473sf
 Prior Sale: \$3,112,500 (06/22)

14 OWENOKE PARK **\$3,525,000**
 B: Owenoque Park Partners LLC
 S: 14 Owenoque Park LLC
 Vol/Page: 4341/940, Date: 08/06/24, Warranty
 Mtg: Andrew Bentley \$6,500,000
 Use: Residential Open Land, Lot: 34412sf
 Prior Sale: \$3,300,000 (04/22)

37 PARK LN **\$1,380,000**
 B: Robert M Turner Jr & Elysse C Killin
 S: Paul D Stubbs & Carolina F Stubbs
 Vol/Page: 4341/894, Date: 08/05/24, Warranty
 Mtg: Corstone First Mtg LI \$1,104,000
 Use: 4 Bdrm Colonial, Lot: 22651sf
 Prior Sale: \$910,000 (06/05)

5 WOODLAND DR **\$4,850,000**
 B: James P Holmes & Jannette P Holmes
 S: Theodore J Huber & Selina K Huber
 Vol/Page: 4341/1088, Date: 08/07/24, Warranty
 Mtg: Morgan Stanley Privat \$2,500,000
 Use: 5 Bdrm CustomDesign, Lot: 91476sf
 Prior Sale: \$3,302,000 (07/10)

► MORTGAGES

33 GUYER RD **\$250,000**
 John J Porio+ from American Broadcast Employees FC

316 LANSLOWNE U:316 **\$500,000**
 Raymond J Beninato+ from Manufacturers and Traders

382 MAIN ST **\$300,000**
 John Danbeck+ from Webster Bank

287 STURGES HWY **\$250,000**
 David B Rosenthal+ from Sikorsky Financial Credit

WILTON

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	87
Median Price	\$1,100,000	\$1,062,500

► REAL ESTATE SALES

232 DANBURY RD **\$1,450,000**
 B: Wilton Volunteer Ambu Cor
 S: 232 Danbury LLC
 Vol/Page: 2572/637, Date: 08/01/24, Warranty
 Use: Commercial Building, Lot: 44518sf
 Prior Sale: \$1,360,000 (08/05)

3 E WIND LN **\$1,173,750**
 B: Tyler Gay & Egan Kelly
 S: Roland W Chalons-Browne
 Vol/Page: 2449/442, Date: 06/16/16, Warranty
 Mtg: William Raveis Mtg Co \$939,000
 Use: 6 Bdrm Colonial, Lot: 34138sf

15 GLEN RDG U:15 **\$520,000**
 B: Alexa Manderano
 S: Christopher Blake & Andrea Blake
 Vol/Page: 2572/546, Date: 07/31/24, Warranty
 Mtg: Cross Country Mtg Inc \$412,000
 Use: 1 Bdrm Condo
 Prior Sale: \$455,000 (05/23)

110 HIGHFIELD RD **\$1,480,000**
 B: Todd Utterback & Rachel Utterback
 S: Victor T Cunningham & Sherry L Cunningham
 Vol/Page: 2572/634, Date: 08/01/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$741,500 (08/01)

23 LAUREL LN **\$1,210,000**
 B: Brandon Moretz & Amy Pham
 S: Taeyong Chung & Anwei Zhu
 Vol/Page: 2572/606, Date: 08/01/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 99752sf
 Prior Sale: \$645,000 (08/07)

23 LAUREL LN **\$1,210,000**
 B: Brandon Moretz & Amy Pham
 S: Taeyong Chung & Anwei Zhu
 Vol/Page: 2572/608, Date: 08/01/24, Warranty
 Mtg: Rocket Mortgage LLC \$760,000
 Use: 3 Bdrm Ranch, Lot: 99752sf
 Prior Sale: \$1,210,000 (08/24)

55 LEDGEWOOD DR **\$1,125,000**
 B: Nicholas V Virgino, Tr for Nicholas & Lianne Virgini
 S: Jillian Desiderio & Thomas Desiderio
 Vol/Page: 2572/568, Date: 07/31/24, Warranty
 Mtg: Guaranteed Rate Affin \$900,000
 Use: 4 Bdrm Colonial, Lot: 87556sf
 Prior Sale: \$780,000 (06/12)

385 NOD HILL RD **\$1,625,000**
 B: Walter Gindin & Yevgenia Portman
 S: Gregory J Hefner & Stephanie Hefner
 Vol/Page: 2572/435, Date: 07/29/24, Warranty
 Mtg: Wells Fargo Bank \$1,300,000
 Use: 5 Bdrm Colonial, Lot: 126324sf
 Prior Sale: \$1,210,000 (04/17)

153 SPOONWOOD RD **\$1,303,000**
 B: Joshua Fenster & Jessica Fenster
 S: Brian Angerame, Tr for Brian Angerame RET
 Vol/Page: 2572/663, Date: 08/02/24, Trustee
 Mtg: Sikorsky Fnc'l CU Inc \$1,042,000
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$927,500 (08/03)

► MORTGAGES

25 BRIARDALE PL **\$200,000**
 Fang Wang+ from Citizens Bank

95 GLEN HILL RD **\$900,000**
 Tom Dusi+ from Absolute Home Mortgage Corp

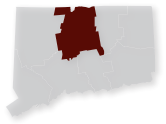
55 LEDGEWOOD DR **\$900,000**
 Nicholas & Lianne Virgini+ from Guaranteed Rate Af

58 OLD BOSTON RD **\$500,000**
 Lewis J Marino RET+ from Webster Bank

53 PIN OAK LN **\$75,000**
 Nicholas L Bring+ from Discover Bank

267 WESTPORT RD **\$1,068,750**
 Regina Grattan+ from Total Mortgage Services

8 WILTON WOODS RD **\$38,000**
 Norma M Lopez+ from Greenwood Credit Union



HARTFORD COUNTY

AVON

TOWN CLERK: NICK HOGAN

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	72	72
Median Price	\$532,500	\$667,000

► REAL ESTATE SALES

161 CARRIAGE DR \$625,000

B: Derek S Rogers & Jill A Rogers
S: Qun Cheng
Vol/Page: 795/1179, Date: 08/07/24, Warranty
Mtg: Central One FCU \$480,000
Use: 4 Bdrm Colonial, Lot: 40511sf
Prior Sale: \$125,000 (11/99)

33 GREAT MEADOW LN \$300,000

B: Jeffrey T Judge Jr & Brianna C Flanagan
S: Johann C Wittig, Tr for Judith A Wittig T
Vol/Page: 795/1110, Date: 08/06/24, Trustee

33 GREAT MEADOW LN U:24A \$310,000

B: Ethen Mester & Kayla Rinaldi
S: Jeffrey T Judge Jr & Brianna C Flanagan
Vol/Page: 795/1113, Date: 08/06/24, Warranty
Mtg: M&T Bank NA \$260,000
Use: Condo

42 HIGH RIDGE HOLW \$827,999

B: Antoinette R Appel, Tr for Antoinette R Appel T
S: James M Bentivegna
Vol/Page: 795/1262, Date: 08/08/24, Warranty
Use: 5 Bdrm Contemporary, Lot: 40075sf
Prior Sale: \$319,500 (01/98)

7 LANCASTER CT U:7 \$850,000

B: Michael Feldman & Elizabeth A Stoner
S: Debra M Schiltz, Tr for D Marie RET
Vol/Page: 795/1211, Date: 08/07/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$482,008 (04/03)

30 LOVELY ST \$350,000

B: Robert Fazzalaro
S: Fazzalaro Rebecca G Est & Kathryn R Fazzalaro
Vol/Page: 795/995, Date: 08/05/24, Warranty
Use: 3 Bdrm Ranch, Lot: 13068sf

94 MALLARD DR \$245,000

B: K Krishnamoorthy & Mahesh M Rao
S: John D Ceskavich, Tr for Anita F Cataldo T
Vol/Page: 795/1084, Date: 08/06/24, Trustee
Mtg: Cornerstone Bank \$183,750

131 MALLARD DR U:131 \$325,000

B: Dariusz Kowalczyk
S: Peter Baughman & Megan Baughman
Vol/Page: 795/1040, Date: 08/06/24, Warranty
Mtg: Arc Home LLC \$234,400
Use: 2 Bdrm Condo
Prior Sale: \$176,000 (06/20)

59 MOUNTAIN VIEW AVE \$305,000

B: Anthony J Frati
S: Ryan Dibble & September Dibble
Vol/Page: 795/1155, Date: 08/06/24, Warranty
Mtg: Prosperity Home Mtg \$236,100
Use: 1Fam-4Fam Residence, Lot: 10454sf
Prior Sale: \$249,900 (03/22)

9 NORTINGTON DR \$1,175,000

B: Michael Hovey & Karen Hovey
S: Jerry J Rosenstock & Elise C Rosenstock
Vol/Page: 795/1065, Date: 08/06/24, Warranty
Mtg: Total Mtg Svcs \$924,000
Use: 5 Bdrm Colonial, Lot: 30492sf
Prior Sale: \$585,000 (11/99)

► MORTGAGES

17 ARLINGTON DR \$100,000

Fernando Lopez+ from American Broadcast Employees

22 COTTONWOOD DR U:22 \$30,000

Joseph M Carr+ from Ion Bank

181 DEERCLIFF RD \$100,000

Myron Krasij+ from M&T Bank NA

82 FAIRWAY RDG \$870,000

West Hartford LLC+ from Northwest Community Bank

18 FOXCROFT RUN \$960,000

Robert Barton+ from Celtic Bank

20 GATEWOOD U:20 \$765,000

Jose A Niembro-Fernandez+ from Baxter Credit Union

20 HILLSBORO LN \$150,000

Kathryn Carson+ from M&T Bank NA

38 LAWRENCE AVE \$160,000

Sandra Duffy+ from Massmutual Federal Credit Union

7 MORNINGSIDE CT U:7 \$80,000

Refik Ismail+ from Discover Bank

59 MOUNTAIN VIEW AVE \$50,000

Anthony J Frati+ from Connecticut Housing Finance

2 MUIRFIELD LN U:2 \$323,000

Alan Zipkin+ from Total Mortgage Services

53 PARKVIEW DR \$150,000

Kristina M Polce+ from American Eagle Financial Cr

20 PUTNAM LN U:20 \$288,000

E P & Kathleen Bourquin 2+ from M&T Bank NA

25 RIVER VW U:25 \$25,000

Jennifer L Smith+ from Achieve Financial Credit Un

48 SCHOOL ST \$70,000

John Gaskin+ from American Eagle Financial Credit

32 SHEFFIELD LN \$150,000

Amanda G Aquino+ from Massmutual Federal Credit Un

BERLIN

TOWN CLERK: KATE WALL

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	62
Median Price	\$350,000	\$385,000

► REAL ESTATE SALES

39 NATURES EDGE \$774,818

B: Jared Morelli & Emily Morelli
S: Earl H Wicklund Inc
Vol/Page: 821/462, Date: 12/20/23, Warranty
Mtg: Fairway Ind Mtg \$125,000
Use: 3 Bdrm Colonial, Lot: 19166sf

► MORTGAGES

414 BERLIN TPKE \$19,515,000

Bt 2008 LLC+ from NBT Bank NA

414 BERLIN TPKE \$750,000

Bt 2008 LLC+ from 360 Federal Credit Union

CLUB RD \$890,000

Coccommo li-LLC+ from TLOA Lending LLC

196-198 FARMINGTON AVE \$504,932

83 Mill Street LLC+ from TLOA Lending LLC

1014 FARMINGTON AVE \$750,000

LLSS Realty LLC+ from DSJL Properties LLC

1020 FARMINGTON AVE \$750,000

LLSS Realty LLC+ from DSJL Properties LLC

9 KENWOOD ST \$240,000

Chuc Nguyen+ from Achieve Financial Credit Union

565 LINCOLN RD \$890,000

Coccommo li-LLC+ from TLOA Lending LLC

83 MILL ST \$504,932

83 Mill Street LLC+ from TLOA Lending LLC

178 NEW BRITAIN RD \$890,000

Coccommo li-LLC+ from TLOA Lending LLC

16 PLEASANT AVE \$750,000

LLSS Realty LLC+ from DSJL Properties LLC

BLOOMFIELD

TOWN CLERK: MARGUERITE PHILLIPS

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	73
Median Price	\$310,000	\$320,000

► REAL ESTATE SALES

ARROWWOOD LN \$330,000

B: Debra A Greaney & Francis P Greaney
S: Burt Richard E Est & Carl Schmoke
Vol/Page: 2228/50, Date: 08/07/24, Executor

15 ASHLEY CT \$450,000

B: Bindi Patel & Mira Patel
S: Patrick J Carbray & Brenda L Carbray
Vol/Page: 2228/127, Date: 08/09/24, Warranty
Mtg: First World Mortgage \$337,500
Use: 5 Bdrm Cape Cod, Lot: 28314sf
Prior Sale: \$145,000 (12/91)

530 BLOOMFIELD AVE \$480,000

B: Ivelise Velazquez & Dale Kiefer
S: Kazi Real Estate LLC
Vol/Page: 2228/21, Date: 08/07/24, Quit Claim
Mtg: Liberty Bk \$290,000
Use: 3 Bdrm Colonial, Lot: 29621sf
Prior Sale: \$285,000 (01/24)

631 BLOOMFIELD AVE.....	\$584,700
B: Nertalia Borges & Garrett Borges S: And Management LLC Vol/Page: 2227/252, Date: 08/05/24, Warranty Use: Residential-Multiple Bldgs, Lot: 19166sf Prior Sale: \$286,650 (07/21)	
237 DUNCASTER RD.....	\$471,000
B: Edward Perry S: Christopher V Stolk & Clevette V Stolk Vol/Page: 2227/302, Date: 08/06/24, Warranty Use: 4 Bdrm Ranch, Lot: 115870sf Prior Sale: \$214,000 (04/18)	
36 JOYCE ST.....	\$274,000
B: Daysha Jackson S: Sheila Lawrence Vol/Page: 2228/144, Date: 08/09/24, Warranty Mtg: Mortgage Research Ctr \$274,000 Use: 3 Bdrm Ranch, Lot: 11326sf	
9 NOLAN DR.....	\$325,000
B: Kate Mollison & Justin Lentes S: Jencie Costacamps Vol/Page: 2227/269, Date: 08/05/24, Warranty Mtg: Carrington Mtg Svcs \$297,618 Use: 3 Bdrm Ranch, Lot: 14810sf Prior Sale: \$239,000 (02/21)	
125 WOODLAND AVE.....	\$330,000
B: Glennys M Medina S: Kenneth Stavis & Dena Stavis Vol/Page: 2227/345, Date: 08/07/24, Warranty Mtg: First World Mortgage \$313,500 Use: 4 Bdrm Cape Cod, Lot: 14810sf Prior Sale: \$228,000 (04/06)	
16 WORTHINGTON DR.....	\$625,000
B: Felicia Bailey S: Barry C Broden & Elynn J Broden Vol/Page: 2228/56, Date: 08/08/24, Warranty Mtg: US Bank NA \$468,750 Use: 2 Bdrm Ranch, Lot: 49658sf Prior Sale: \$382,500 (08/15)	

► MORTGAGES

9 CRAIGMORE RD.....	\$10,000
Korynne Campbell+ from Massmutual Federal Credit U	
18 FOREST LN.....	\$227,106
Marxine G Lewis+ from Reliance First Capital LLC	
28 LEDYARD AVE.....	\$152,116
Collette Alexander+ from United Wholesale Mortgage	
14 LONGVIEW DR.....	\$85,000
Ira L Halliday+ from Spring EQ LLC	
2 PENT RD.....	\$532,737
Theodore Jefferson+ from Mortgage Research Center	
WOODLAND AVE.....	\$25,000
Glennys M Medina-Rosario+ from Connecticut Housing	
NO STREET GIVEN.....	\$320,399
Eastern Hldg Group LLC+ from Steven Slade	

BRISTOL

TOWN CLERK:ERICA CABIYA

111 N Main St, Bristol, CT, 06010
Phone: 860-584-6200

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	234	221
Median Price	\$270,000	\$300,000

► REAL ESTATE SALES

123 ALDBOURNE DR.....	\$427,000
B: Nicholas E Palmisano S: Christopher Matthewes Vol/Page: 2291/486, Date: 08/05/24, Warranty Mtg: Revolution Mortgage \$281,000 Use: 3 Bdrm Raised Ranch, Lot: 27443sf Prior Sale: \$259,000 (05/04)	
335 BURLINGTON AVE.....	\$164,500
B: Titan Hldg LLC S: Gabrielle Simonetti Vol/Page: 2291/587, Date: 08/06/24, Warranty Use: 3 Bdrm Conventional, Lot: 7405sf Prior Sale: \$160,000 (12/19)	
24 CENTRAL AVE.....	\$320,000
B: Hans Massaquoi & Olive Rutgers-Massaquoi S: Subrata Sarkar Vol/Page: 2291/634, Date: 08/06/24, Warranty Mtg: CMG Home Loans \$260,480 Use: 3 Bdrm Cape Cod, Lot: 7405sf Prior Sale: \$230,000 (11/23)	
426 EMMETT ST U:50.....	\$169,999
B: Jacqueline Henry S: First Class Prop Partner Vol/Page: 2291/902, Date: 08/07/24, Warranty Use: Condo	
1469 FARMINGTON AVE U:73.....	\$241,300
B: Joanne M Petosa & Richard A Petosa S: Raymond S Govotski & Marie R Govotski Vol/Page: 2291/875, Date: 08/07/24, Warranty Mtg: Wells Fargo Bank \$193,000 Use: 2 Bdrm Condo Prior Sale: \$197,000 (06/06)	
1469 FARMINGTON AVE U:75.....	\$300,000
B: Nancy L Kulik S: Jane M Ventrella Vol/Page: 2291/730, Date: 08/06/24, Warranty Mtg: Movement Mtg LLC \$270,000 Use: 2 Bdrm Condo Prior Sale: \$105,000 (02/17)	
99 JAMES P CASEY RD.....	\$380,000
B: Tammy Colapietro & John Brady S: Hopfensperger Mary A Est & Karen Aston Vol/Page: 2291/1114, Date: 08/09/24, Executor Mtg: Fairway Ind Mtg \$304,000 Use: 3 Bdrm Raised Ranch, Lot: 25265sf	
263 NEWELL AVE.....	\$332,000
B: Stephen Davis & Danielle Davis S: Christopher J Pantaleo & Brany L Pantaleo Vol/Page: 2291/783, Date: 08/06/24, Warranty Mtg: Rocket Mortgage LLC \$298,800 Use: 4 Bdrm Colonial, Lot: 24394sf Prior Sale: \$170,000 (09/18)	
150 ROBERTSON ST U:150.....	\$200,000
B: Richard Cross S: Dianna Sykes Vol/Page: 2291/700, Date: 08/06/24, Warranty Mtg: Union Savings Bank \$180,000 Use: 3 Bdrm Condo Prior Sale: \$96,000 (09/10)	
46 SONGBIRD LN.....	\$280,000
B: Taylor Kilduff S: Brian Kupchak Vol/Page: 2281/526, Date: 08/05/24, Warranty Mtg: Total Mtg Svcs \$239,000	

28 STEVENS ST.....	\$284,000
B: Jennifer L Harrison S: Claudette G Sorensen & Mary A Nordgren Vol/Page: 2291/503, Date: 08/05/24, Executor Mtg: Liberty Bk \$260,300 Use: 3 Bdrm Ranch, Lot: 13068sf	

► MORTGAGES

73 BEACON ST.....	\$50,000
Scott B Black+ from Bank of America NA	
47 BINGHAM ST.....	\$49,000
Alessio Medrano+ from American Eagle Financial Cre	
31 BRACE AVE.....	\$40,000
Jane L Price+ from Mr Cooper	
57 BRENTWOOD DR.....	\$100,000
Andrew T Forucci+ from CSE Credit Union Inc	
288 BROOK ST.....	\$50,000
Hector F Garcia+ from Torrington Savings Bank	
26 CENTRAL ST.....	\$11,913
David K Wight 2nd+ from USA Housing and Urban Deve	
18 COLON ST.....	\$548,500
Michael Gezelman+ from Berkshire Bank	
57 DEBRA LN.....	\$57,000
Eric Turner+ from Pennymac Loan Services LLC	
290 EAST RD.....	\$239,218
Pierre Marescot+ from First World Mortgage	
118 EL TORO DR.....	\$60,000
Michael T Kulak+ from Thomaston Savings Bank	
426 EMMETT ST U:N.....	\$146,160
Jacqueline Henry+ from Tpogo	
1469 FARMINGTON AVE U:75.....	\$270,000
Nancy L Kulik+ from Movement Mortgage LLC	
117 GRIDLEY ST.....	\$240,000
Obta Invest Solutions LLC+ from Constitution Credi	
19 HAWTHORNE ST.....	\$100,000
Donna L Colvin+ from M&T Bank NA	
64 KILMARTIN AVE.....	\$50,000
Melissa M Branchaud+ from TD Bank NA	
47 MCKINLEY AVE.....	\$548,500
Regina J Gezelman+ from Berkshire Bank	
221 MECHANIC ST.....	\$15,622
Randy Sykes+ from USA Housing and Urban Developmen	
155 REDSTONE HILL RD U:67.....	\$136,500
Crespo Prop LLC+ from BPL Mortgage Trust LLC	
155 REDSTONE HILL RD U:70.....	\$136,500
Crespo Prop LLC+ from BPL Mortgage Trust LLC	
35 RUTH ST U:29.....	\$105,000
Joseph M Amadore+ from Rocket Mortgage	
461 STAFFORD AVE.....	\$222,069
Kimberly M Matos+ from Freedom Mortgage Corp	
765 STAFFORD AVE.....	\$310,400
Camilo A Herrera+ from Revolution Mortgage	
497 STEVENS ST.....	\$65,000
Sarah M Michaud+ from US Bank NA	
42 TALMADGE ST.....	\$114,000
David Ferraro+ from Webster Bank	
534 WOLCOTT RD.....	\$250,000
Robert M Thomson+ from Bank of America NA	
NO STREET GIVEN L:46.....	\$50,000
Taylor Kilduff+ from Connecticut Housing Finance A	
NO STREET GIVEN L:50.....	\$25,000
Jacqueline Henry+ from Connecticut Housing Finance	

BURLINGTON

TOWN CLERK:MARY-JANE UGALDE

200 Spielman Hwy, Burlington, CT, 06013
Phone:860-673-2108

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	32
Median Price	\$435,000	\$490,000

► MORTGAGES

95 CHAROLAIS WAY	\$250,000
Yannick L Croiger+ from Webster Bank	
41 WOOD CREEK RD	\$64,000
David Putterman+ from Connex Credit Union	
2 WOODSIDE ST	\$548,500
Ralph L Gezelman 3rd+ from Berkshire Bank	
6 YORKSHIRE WAY	\$200,000
Kellie M Faust+ from Torrington Savings Bank	

CANTON

TOWN CLERK:TRACY MORROCCO

4 Market St, Canton, CT, 06019
Phone:860-693-7870

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	35
Median Price	\$355,000	\$525,000

► REAL ESTATE SALES

67 HIGH VALLEY DR	\$740,000
B: Rhett J Umphress & Julia N Umphress	
S: John J Capobianco & Maria C Capobianco	
Vol/Page: 483/699, Date: 08/06/24, Warranty	
Mtg: Guaranteed Rate Affin \$220,000	
Use: 4 Bdrm Colonial, Lot: 87991sf	
Prior Sale: \$520,000 (06/09)	
506 TIMBER LN U:506	\$251,180
B: Taylor M Isabelle	
S: Helene Lavery	
Vol/Page: 483/740, Date: 08/09/24, Warranty	
Mtg: Total Mtg Svcs \$215,180	
Use: 2 Bdrm Condo	
Prior Sale: \$150,000 (12/16)	

► MORTGAGES

20 CAMILLE LN U:20	\$100,000
Kenneth Delkescamp+ from Webster Bank	
506 TIMBER LN U:506	\$44,439
Taylor M Isabelle+ from Connecticut Housing Finance	

EAST GRANBY

TOWN CLERK:CHRISTINE T. GALLAGHER

9 Center St, East Granby, CT, 06026
Phone:860-653-6528

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	30
Median Price	\$350,000	\$415,000

► REAL ESTATE SALES

31 CHELSEA LN U:31	\$260,000
B: Jessica Johnson	
S: Katie Mollison	
Vol/Page: 242/238, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$213,400	
Use: 3 Bdrm Condo	
Prior Sale: \$157,000 (02/21)	

► MORTGAGES

CHELSEA CMN U:31	\$50,000
Jessica Johnson+ from Connecticut Housing Finance	
31 CHELSEA LN U:31	\$213,400
Jessica Johnson+ from Total Mortgage Services	
75 KIMBERLY RD	\$50,000
Nancy J Cornell+ from Northwest Community Bank	
106 SPOONVILLE RD	\$100,000
Michael P Allen+ from Westfield Bank	

EAST HARTFORD

TOWN CLERK:KELLY BILODEAU

740 Main St, East Hartford, CT, 06118
Phone:860-291-7235

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	181	168
Median Price	\$245,000	\$275,000

► REAL ESTATE SALES

71 BARBONSEL RD	\$430,000
B: Maruja M Devalois	
S: Giorgia Accaputo	
Vol/Page: 4247/1065, Date: 08/05/24, Warranty	
Mtg: Citadel Servicing \$344,000	
Use: 3 Bdrm Raised Ranch, Lot: 98446sf	
Prior Sale: \$170,000 (11/90)	
579 OAK ST	\$365,000
B: Staci F Brody & Joseph B Metevier	
S: Elinor A Stoppa	
Vol/Page: 4247/1125, Date: 08/05/24, Warranty	
Mtg: Equity Resources Inc \$310,250	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$3,750 (04/14)	
85 OLMSTED ST	\$60,000
B: Douglas J Perham	
S: Ronald R Perham	
Vol/Page: 4247/1098, Date: 08/05/24, Quit Claim	
Use: 3 Bdrm, Lot: 10454sf	
Prior Sale: \$162,000 (07/01)	
162 SISSON ST	\$126,000
B: Affordable Dream LLC	
S: Sylvie L Lestage	
Vol/Page: 4247/1123, Date: 08/05/24, Warranty	
Use: 2 Bdrm, Lot: 8712sf	

► MORTGAGES

299 GOODWIN ST	\$219,500
Tamarindo Properties LLC+ from Planet Management G	
31 HIGH ST U:11103	\$145,500
Nicholas J Wilcox+ from Stonewater Mortgage Corp	
HILLS ST	\$25,000
Andrew Campany+ from Connecticut Housing Finance A	
312 HILLS ST	\$274,623
Andrew Campany+ from Total Mortgage Services	
82 KNOLLWOOD RD	\$190,000
Andrew K Majewski+ from Sofi Bank Na	
89 LAFAYETTE AVE	\$182,336
Madeline Tirado+ from Pennymac Loan Services LLC	

189 LONG HILL ST	\$246,235
Dennis E Sullivan+ from Freedom Mortgage Corp	
50 MARGERY DR	\$187,118
Jennifer L Price+ from Rocket Mortgage	
353-357 PARK AVE	\$160,000
Park Place Plaza LLC+ from Skyline Financial FCU	
411 PARK AVE	\$160,000
Park Place Plaza LLC+ from Skyline Financial FCU	
112 PORTERBROOK AVE	\$4,046
Tatiana Concepcion+ from USA Housing and Urban Dev	
45 RECTOR ST U:45	\$90,000
Evan Shannon+ from Prosperity Home Mortgage LLC	
37 SALEM RD	\$314,153
Sheyla Aquino+ from Kind Lending	
51 STERLING RD	\$137,308
Richard C Hogaboom+ from Discover Bank	
25 SUFFOLK DR	\$5,369
Suzanne M Harty+ from USA Housing and Urban Develo	
1133 TOLLAND ST	\$7,572
Elgay Chance-Ellis+ from USA Housing and Urban Dev	

EAST WINDSOR

TOWN CLERK:AMY R. LAM

11 Rye St, East Windsor, CT, 06016
Phone:860-292-8255

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	31
Median Price	\$325,000	\$335,000

► REAL ESTATE SALES

51 APOTHECARIES HALL RD	\$430,000
B: Ervin Simkins 4th	
S: Alan L Andrews & Jenice M Andrews	
Vol/Page: 460/744, Date: 08/06/24, Warranty	
Mtg: Total Mtg Svcs \$350,020	
Use: 3 Bdrm Colonial, Lot: 40511sf	
Prior Sale: \$259,900 (08/03)	
30 ROLOCUT RD	\$510,000
B: Leeanne Frisina	
S: Deborah L Savaria & Ronald J Savaria	
Vol/Page: 460/779, Date: 08/07/24, Warranty	
Use: 2 Bdrm Cape Cod, Lot: 847242sf	
235 S MAIN ST	\$257,000
B: E I C LLC	
S: Gary A Roy & Robert J Roy	
Vol/Page: 460/784, Date: 08/08/24, Warranty	
Mtg: Global Funding Grp \$216,000	
Use: 3 Bdrm Ranch, Lot: 17424sf	

► MORTGAGES

5 JESSIE LN	\$100,100
Christopher M Ostrowski+ from Bank of America NA	
257 MAIN ST	\$240,000
Ct Hometown Realty LLC+ from Velocity Commercial C	

ENFIELD

TOWN CLERK:SHEILA M BAILEY

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

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	192	218
Median Price	\$257,750	\$290,000

► REAL ESTATE SALES

3 1ST SETTLERS ROW	\$540,000
B: Barbara A Clay	
S: Warner Road Assoc LLC	
Vol/Page: 2912/261, Date: 08/09/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 56193sf	
21 BOYLE DR	\$60,000
B: Alyssa A Motyl	
S: Thomas F Petty	
Vol/Page: 2912/200, Date: 08/09/24, Quit Claim	
Use: 3 Bdrm Ranch, Lot: 21780sf	
Prior Sale: \$192,000 (04/19)	
16-A BRADLEY CIR	\$150,000
B: Lucy Ruvalo	
S: Dennis A Landry	
Vol/Page: 2912/237, Date: 08/09/24, Warranty	
Mtg: First World Mortgage \$120,000	
267 BRAINARD RD	\$334,000
B: Joshua Pacheco	
S: Maryam P Moghaddam	
Vol/Page: 2911/978, Date: 08/06/24, Warranty	
Mtg: United Wholesale Mtg \$322,040	
Use: 3 Bdrm Colonial, Lot: 129382sf	
Prior Sale: \$90,000 (10/14)	
28 CONNECTICUT AVE	\$280,014
B: Melissa Viara & Michael Viara	
S: Alex Vilkhovoy	
Vol/Page: 2912/235, Date: 08/09/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$178,014 (04/24)	
28 DUNE RD	\$310,000
B: Alfred Odiatu	
S: Youngblood Realty LLC	
Vol/Page: 2912/100, Date: 08/08/24, Warranty	
Mtg: Guild Mortgage Co \$304,385	
Use: 4 Bdrm Cape Cod, Lot: 12197sf	
Prior Sale: \$104,000 (06/19)	
201 N MAPLE ST	\$510,000
B: Jeffrey Leblanc & Elizabeth S Higgins	
S: Elizabeth R Davis & Marie E Davis	
Vol/Page: 2911/837, Date: 08/05/24, Warranty	
Mtg: Nationstar Mtg \$435,000	
Use: 4 Bdrm Colonial, Lot: 28314sf	
Prior Sale: \$375,000 (10/07)	
PARSONS RD	\$310,000
B: Our Town Home Buyers LLC	
S: Grossouw Albertus H Est & Paula J Vaillancourt	
Vol/Page: 2912/217, Date: 08/09/24, Executor	
Mtg: Matthew Bilotta \$400,000	
115 PARSONS RD	\$310,000
B: Our Town Home Buyers LLC	
S: Grossouw Albertus H Est & Paula J Vaillancourt	
Vol/Page: 2912/217, Date: 08/09/24, Executor	
Use: 4 Bdrm Conventional, Lot: 16988sf	
18 POST RD	\$250,000
B: Joshua L Flink	
S: Steven W West, Tr for West T	
Vol/Page: 2912/84, Date: 08/08/24, Trustee	
Use: 3 Bdrm Ranch, Lot: 13068sf	
14 SAINT JAMES AVE	\$300,000
B: Davian Mitchell	
S: Daniel S Barna	
Vol/Page: 2911/956, Date: 08/06/24, Warranty	
Mtg: Homestead Fund Corp \$284,900	
Use: 3 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$170,000 (03/16)	

2 STAGE RD	\$370,000
B: Tammy Sullivan	
S: Neriani Prop Mgmt LLC	
Vol/Page: 2912/174, Date: 08/09/24, Warranty	
Mtg: Fairway Ind Mtg \$228,000	
Use: 4 Bdrm Cape Cod, Lot: 20473sf	
Prior Sale: \$210,000 (11/23)	
1 W SHORE DR	\$285,000
B: John Ryan Jr	
S: Paul Duval	
Vol/Page: 2911/813, Date: 08/05/24, Warranty	
Mtg: William Raveis Mtg Co \$270,750	
Use: 3 Bdrm Conventional, Lot: 11761sf	
Prior Sale: \$162,000 (11/04)	
121 WYNWOOD DR U:121	\$250,000
B: Michael Turgeon & Yvonne Turgeon	
S: Donald B Hinds	
Vol/Page: 2911/811, Date: 08/05/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$157,450 (12/20)	
► MORTGAGES	
7 ASNUNTUCK ST	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
4 AVON ST	\$50,001
Jodi Maticke+ from Newrez LLC	
267 BRAINARD RD	\$322,040
Joshua Pacheco-Gonzalez+ from United Wholesale Mor	
28 BROAD BROOK RD	\$114,900
Joseph J Muller+ from Westfield Bank	
14 CARRIAGE HOUSE U:14	\$197,000
Karen Sweeney+ from Rocket Mortgage	
56 COLLEGE ST	\$245,000
Gm Digital LLC+ from Loan Funder LLC	
189 COLUMBIA RD U:420	\$50,000
Tara A Mientus+ from Manufacturers and Traders Tru	
24 CORA ST	\$35,000
Patrick T Mccue 3rd+ from Enfield Community Federa	
28 DUNE RD	\$15,500
Alfred Odiatu+ from Guild Mortgage Company	
10 FARMSTEAD CIR	\$20,000
Michael P Odonnell+ from American Eagle Financial	
26 GLENDALE RD	\$218,152
Gwendolyn Serrano+ from Rocket Mortgage	
256 GREEN MANOR RD	\$50,000
Amanda M Cody+ from Pennymac Loan Services LLC	
28 HIGHVIEW TER	\$50,000
Cynthia R Paluck+ from LoanDepot.Com LLC	
7 MANOR CT	\$7,315
Russell A Maggio 2nd+ from USA Housing and Urban D	
132 PEARL ST	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
18 POST RD	\$237,500
Joshua L Flink+ from New American Funding	
32 POWDER RIDGE RD	\$40,000
Darcy L Morency+ from American Eagle Financial Cre	
14 SAINT JAMES AVE	\$25,000
Davian Mitchell+ from Connecticut Housing Finance	
153 SHAKER RD	\$55,000
Anthony S Lynch+ from Rocket Mortgage	
4 THOMPSON CT	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
1 W SHORE DR	\$11,400
John Ryan Jr+ from Connecticut Housing Finance Aut	

FARMINGTON

TOWN CLERK:MAUREEN FRINK
1 Monteith Dr, Farmington, CT, 06032
Phone:860-675-2380

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	74
Median Price	\$430,250	\$545,694

► REAL ESTATE SALES

45 2 MILE RD	\$240,000
B: Amy M Tennant	
S: Tennant Raymond V Est & Amy M Tennant	
Vol/Page: 1276/482, Date: 08/07/24, Executor	
Use: 3 Bdrm Cape Cod, Lot: 34412sf	
13 CHILTERN ST	\$825,000
B: Malgorzata S Lowry & Andrew B Lowry	
S: Carol K Perrota	
Vol/Page: 1276/324, Date: 08/06/24, Warranty	
Use: 3 Bdrm Contemporary, Lot: 40075sf	
227 COPPERMINE RD	\$245,000
B: James Patton	
S: Matthew Gawlicki	
Vol/Page: 1276/395, Date: 08/07/24, Warranty	
Mtg: Movement Mtg LLC \$155,000	
Use: 2 Bdrm Bngl/Cottage, Lot: 20038sf	
Prior Sale: \$250,000 (04/22)	
36 FAIRLAWN ST	\$250,000
B: Rosemary Hoge	
S: Tyler Hoge	
Vol/Page: 1276/417, Date: 08/07/24, Warranty	
Mtg: Plaza Home Mtg \$200,000	
Use: 2 Bdrm Cape Cod, Lot: 16988sf	
Prior Sale: \$220,000 (11/22)	
46 HILLSIDE AVE	\$380,000
B: Tyler Hoge	
S: Linda S Caprara & Donna Fialkiewicz	
Vol/Page: 1276/437, Date: 08/07/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 22216sf	
4 JEFFERSON XING	\$2,475,000
B: 4 Jefferson Crossing LLC	
S: Ryan McGill, Tr for Wht Home T	
Vol/Page: 1276/562, Date: 08/09/24, Trustee	
Use: 6 Bdrm Colonial, Lot: 90605sf	
5 JEFFERSON XING	\$2,325,000
B: Heeren Makanji & Disha Makanji	
S: Dean Newcomb & Noelle Eder	
Vol/Page: 1276/646, Date: 08/09/24, Warranty	
Mtg: Citizens Bank \$1,860,000	
Use: 6 Bdrm Colonial, Lot: 100188sf	
Prior Sale: \$1,500,000 (10/20)	
3 KEW GDNS	\$1,400,000
B: Lekhani Sarker & Dhaval Patel	
S: Anson T Harris	
Vol/Page: 1276/615, Date: 08/09/24, Warranty	
Mtg: HSBC Bank \$1,120,000	
Use: 5 Bdrm Colonial, Lot: 27878sf	
Prior Sale: \$1,350,000 (08/06)	
94 MALLARD DR U:94	\$245,000
B: Kathikayan Krishnamoorthy & Mahesh M Rao	
S: John D Ceskavich, Tr for Anita F Cataldo T	
Vol/Page: 1276/295, Date: 08/06/24, Trustee	
Mtg: Cornerstone Bank \$183,750	
Use: 2 Bdrm Condo	
Prior Sale: \$175,000 (10/09)	
131 MALLARD DR U:131	\$325,000
B: Dariusz Kowalczyk	
S: Peter Baughman & Megan Baughman	
Vol/Page: 1276/270, Date: 08/06/24, Warranty	
Use: Condo	

30 PEMBROKE HL	\$1,230,000
B: Anthony Conguista & Casey Connors	
S: Antoinette Lazarus	
Vol/Page: 1276/232, Date: 08/06/24, Warranty	
Mtg: M&T Bank NA \$1,107,000	
Use: 4 Bdrm Colonial, Lot: 37462sf	
Prior Sale: \$880,000 (08/08)	
19 RESERVATION RD	\$541,000
B: Tate Veley & Jessica Schmitz	
S: Jonathan B Payne & Sandra J Payne	
Vol/Page: 1276/362, Date: 08/06/24, Warranty	
Mtg: American Eagle FCU \$200,000	
Use: 5 Bdrm Cape Cod, Lot: 71003sf	
Prior Sale: \$350,000 (09/10)	
8 ROMA DR	\$675,000
B: David S Roman	
S: Edward A Hornick & Martha Hornick	
Vol/Page: 1276/321, Date: 08/06/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 15246sf	
Prior Sale: \$390,000 (06/04)	
46 SONGBIRD LN U:46	\$280,000
B: Taylor Kilduff	
S: Brian Kupchak	
Vol/Page: 1276/166, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$239,000	
Use: 2 Bdrm Condo	
Prior Sale: \$175,000 (06/20)	
22 VALLEY VIEW DR	\$622,000
B: Shane A Teveris & Victoria G Teveris	
S: Housesold Real Estate LLC	
Vol/Page: 1276/523, Date: 08/08/24, Warranty	
Mtg: Bmo Bank \$432,000	
Use: 4 Bdrm Colonial, Lot: 40075sf	
20 WOODS RUN U:20	\$350,000
B: Natarajan R Aruirsarvi	
S: Weisman Family Prop LLC	
Vol/Page: 1276/326, Date: 08/06/24, Warranty	
Mtg: New American Funding \$315,000	
Use: 2 Bdrm Condo	
Prior Sale: \$153,000 (02/88)	
► MORTGAGES	
26 BUTTERNUT DR	\$350,000
Sona Ramchandani+ from Community Investment Corp	
11 FAIRLAWN ST	\$90,000
Lauren R Garofalo+ from Waterbury Teachers Federal	
19 FARM DR U:19	\$122,400
Maria T Capellan-Polanco+ from Movement Mortgage L	
19 FLORENCE WAY U:19	\$300,000
Kishore V Patturi+ from Charter Oak Federal Credit	
46 HILLSIDE AVE	\$323,000
Tyler Hoge+ from Plaza Home Mortgage Inc	
131 MALLARD DR U:131	\$234,400
Dariusz Kowalczyk+ from Arc Home LLC	
2 MUIRFIELD LN	\$323,000
Alan Zipkin+ from Total Mortgage Services	
27 PRATTLING POND RD	\$150,000
Gilberto E Ramirez+ from Westfield Bank	
3 SNOWBERRY LN	\$200,000
David H Lynch+ from Citizens Bank	
46 SONGBIRD LN U:46	\$50,000
Taylor Kilduff+ from Connecticut Housing Finance A	
3 STEVEN CIR	\$180,900
Daryl Jackson+ from American Eagle Financial Credi	
11 YORKSHIRE CT U:11	\$110,000
Karelle P Russe+ from Connex Credit Union	

GLASTONBURY

TOWN CLERK:MICHELLE KRAMPITZ
2155 Main St, Glastonbury, CT, 06073
Phone:860-652-7616

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	124
Median Price	\$485,000	\$538,500

► REAL ESTATE SALES

115 DUG RD	\$550,000
B: Anthony Portonova & Sarah Portonova	
S: Lana E Szarek & Brian E Szarek	
Vol/Page: 3815/620, Date: 08/07/24, Warranty	
Mtg: Timothy Sayder \$280,000	
Use: 3 Bdrm Raised Ranch, Lot: 40075sf	
Prior Sale: \$490,000 (01/23)	
529 EASTBURY HILL RD	\$862,000
B: Kevin L Shanley & Tara M Shanley	
S: Mohammed Hamama & Lamia Mahmoud	
Vol/Page: 3815/348, Date: 08/02/24, Warranty	
Mtg: William Raveis Mtg Co \$689,600	
Use: 5 Bdrm Colonial, Lot: 118919sf	
Prior Sale: \$750,000 (11/22)	
30 GREGORY HILL DR	\$552,000
B: Mohammed Hamama	
S: Moheb Kasam	
Vol/Page: 3815/366, Date: 08/02/24, Warranty	
Mtg: Primary Residentl Mtg \$506,715	
Use: 3 Bdrm Raised Ranch, Lot: 41818sf	
Prior Sale: \$275,000 (04/06)	
2717 HEBRON AVE	\$360,000
B: Steven Diffederico & Rebecca Tsangarides	
S: Shannon Burdick	
Vol/Page: 3815/655, Date: 08/07/24, Warranty	
Mtg: Total Mtg Svcs \$324,000	
Use: 3 Bdrm, Lot: 90606sf	
Prior Sale: \$220,000 (07/20)	
221 HOLLISTER WAY U:221	\$390,000
B: Karen Nardi	
S: Christine Komorowski	
Vol/Page: 3815/536, Date: 08/06/24, Warranty	
Use: Condo	
100 MAIN ST	\$685,000
B: Renee Tessier-Nunley & Winfred G Nunley	
S: Stephanie L Narapareddy & Bharat R Narapareddy	
Vol/Page: 3815/564, Date: 08/06/24, Warranty	
Mtg: US Bank NA \$548,000	
Use: 6 Bdrm, Lot: 58806sf	
Prior Sale: \$582,000 (05/21)	
418 OLDE STAGE RD	\$541,000
B: Venkata J Garlapati & Nagma M Garlapati	
S: Gail A Biscoglio	
Vol/Page: 3815/738, Date: 08/08/24, Warranty	
Mtg: Washington Trust Mtg \$432,800	
Use: 3 Bdrm Colonial, Lot: 24829sf	
Prior Sale: \$193,000 (11/95)	
72 SUNRISE DR	\$750,000
B: Lauren E Cruz & Joshua J Cruz	
S: Mark D Giarratana & Anne K Becker	
Vol/Page: 3815/404, Date: 08/02/24, Warranty	
Mtg: Guaranteed Rate Affin \$600,000	
Use: 4 Bdrm Colonial, Lot: 40511sf	
Prior Sale: \$280,000 (07/94)	

320 WOODHAVEN RD	\$650,000
B: Nicholas Mcaffe & Danielle Rasmus	
S: Wesley Grove & Amy Jackson-Grove	
Vol/Page: 3815/387, Date: 08/02/24, Warranty	
Mtg: Leader Bank NA \$520,000	
Use: 4 Bdrm Colonial, Lot: 40075sf	
Prior Sale: \$375,000 (07/09)	

► MORTGAGES

25 ADDISON POND RD U:25	\$1,950,000
Krunal P Patel+ from Windsor Federal Bank	
121 BIRCH TRL	\$10,000
Christopher M Barclay+ from Eastern CT Savings Ban	
157 CANDLELIGHT DR	\$424,094
Nicholas R Sanford+ from United Wholesale Mortgage	
157 CANDLELIGHT DR	\$424,094
Nicholas R Sanford+ from United Wholesale Mortgage	
337 CEDAR RIDGE DR	\$100,000
John M Borden+ from Rocket Mortgage	
90 COLDSRING XING	\$100,000
Emily A Fanelli+ from Finex CU	
12 CROSSROADS LN U:12	\$45,000
Yelena G Ostuni+ from Rocket Mortgage	
218 GREAT POND RD	\$600,600
Nadia Kousar+ from 2004-0000405 Llc	
30 GREGORY HILL DR	\$506,715
Mohammed Hamama+ from Primary Residential Mortgage	
920 HEBRON AVE	\$40,135
David Donsbought+ from Figure Lending LLC	
221 HOLLISTER WAY U:221	\$312,000
Karen Nardi+ from Movement Mortgage LLC	
180 HOMESTEAD DR	\$16,667
Jeffrey J Wallace+ from USA Housing and Urban Deve	
287 HOUSE ST	\$120,000
Robert Wittenzellner+ from United Wholesale Mortga	
165 ROBIN RD	\$54,000
David J Desousa+ from Third Federal Saving & Loan	
35 SAND HILL LN	\$336,800
Vasilios L Triantafylidis+ from Bethpage Federal C	
8 TAYLOR TOWN RD	\$125,000
Timothy P Mahon+ from Sikorsky Financial Credit Un	
27 UPLANDS WAY U:27	\$30,000
Milena L Rfremov+ from Nutmeg State Financial Cred	
28 WENDELL LN	\$300,000
Alexander M Yashura+ from Liberty Bank	
173 WOODFIELD XING	\$75,000
Albert E Gilman+ from Manufacturers and Traders Tr	
443 WOODLAND ST	\$350,000
Larissa Lenoci+ from Nutmeg State Financial Credit	
443 WOODLAND ST	\$350,000
John J Laplante+ from Nutmeg State Financial Credi	

GRANBY

TOWN CLERK:SCOTT A NOLAN
15 N Granby Rd, Granby, CT, 06060
Phone:860-844-5310

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	54
Median Price	\$384,000	\$415,000

► REAL ESTATE SALES

58 COOLEY RD	\$511,000
B: Caleb Poirier & Cerissa Poirier	
S: Wendy J Ciarci	
Vol/Page: 466/394, Date: 08/08/24, Warranty	
Mtg: Movement Mtg LLC \$521,986	
Use: Mixed Use-Res Dwell & OpenSp, Lot: 534046sf	
Prior Sale: \$92,500 (10/98)	

31 EAST ST..... \$285,000
 B: Sharon Bellone
 S: 31 East Street LLC
 Vol/Page: 466/358, Date: 08/07/24, Warranty
 Mtg: Total Mtg Svcs \$224,800
 Use: 3 Bdrm Ranch, Lot: 27007sf
 Prior Sale: \$190,000 (04/06)

5 PRATT FARM RD..... \$779,000
 B: Henry G David & Katherine V David
 S: Timothy C Heinze & Patricia M Heinze
 Vol/Page: 466/385, Date: 08/07/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 110207sf
 Prior Sale: \$585,000 (06/07)

25 RUSHFORD MEADE U:25..... \$215,000
 B: Brian C Velder
 S: Federal Hm Loan Mtg Corp
 Vol/Page: 466/426, Date: 08/09/24, Warranty
 Mtg: Wintrust Mtg Corp \$219,622
 Use: 2 Bdrm Condo
 Prior Sale: \$190,000 (02/24)

► MORTGAGES

31 EAST ST..... \$50,000
 Sharon Bellone+ from Connecticut Housing Finance A

26 GLEN RD..... \$40,000
 Adam S Hokansson+ from American Eagle Financial Cr

148 WELLS RD..... \$80,000
 Sloan M Waterbury+ from Bank of America NA

HARTFORD

TOWN CLERK:NOEL MCGREGOR JR
 550 Main St, Flr 1, Ste 104, Hartford, CT, 06105
 Phone:860-757-9752

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	107
Median Price	\$210,000	\$259,900

► REAL ESTATE SALES

48-50 ATWOOD ST U:C3..... \$105,900
 B: Ira Halliday & Lisa Halliday
 S: Weaver 48 Atwood C3 LLC
 Vol/Page: 8289/157, Date: 08/07/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$87,500 (12/23)

80-88 BUCKINGHAM ST..... \$700,000
 B: Strong Soul Ltd Liability
 S: Our Moms LLC
 Vol/Page: 8289/281, Date: 08/07/24, Warranty
 Mtg: Our Moms Llc \$560,000
 Use: Rooming/Boarding House, Lot: 5998sf
 Prior Sale: \$300,000 (04/90)

36-38 CAPEN ST U:3B..... \$70,000
 B: Jabim LLC
 S: Craig Ings
 Vol/Page: 8290/27, Date: 08/08/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$56,000 (12/05)

119 DART ST..... \$239,900
 B: Isabeth M Rodriguez & Gerry Febles
 S: Dnm Enterprises LLC
 Vol/Page: 8289/257, Date: 08/07/24, Warranty
 Mtg: Windsor Federal Bank \$191,920
 Use: 2 Bdrm Ranch, Lot: 7501sf
 Prior Sale: \$60,000 (05/03)

66 FORSTER ST..... \$316,000
 B: Elisa Valenti
 S: Anarelis Cruz
 Vol/Page: 8288/294, Date: 08/06/24, Warranty
 Mtg: Quontic Bank \$237,000
 Use: 3 Bdrm Colonial, Lot: 5998sf
 Prior Sale: \$199,900 (09/07)

208-210 FRANKLIN AVE..... \$625,000
 B: Nfranklin LLC
 S: E Garcia LLC
 Vol/Page: 8289/193, Date: 08/07/24, Warranty
 Use: Apartment Building
 Prior Sale: \$109,600 (12/98)

1 GOLD ST U:106..... \$144,000
 B: True Blessings Ent LLC
 S: Donna Fleischer & Bettina Viereck
 Vol/Page: 8289/125, Date: 08/06/24, Warranty
 Use: Condo

1 GOLD ST U:2B..... \$144,000
 B: True Blessings Ent LLC
 S: Donna Fleischer & Bettina Viereck
 Vol/Page: 8289/125, Date: 08/06/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$139,900 (06/22)

204 GOODRICH ST..... \$220,000
 B: Nioli J Mateo
 S: Jensen Mamie W Est & Jacqueline M Reardon
 Vol/Page: 8289/234, Date: 08/07/24, Executor
 Mtg: First World Mortgage \$205,200
 Use: 2 Bdrm Ranch, Lot: 5249sf

35 LINCOLN ST..... \$400,000
 B: Raymond E Guzman Sr
 S: Mainstay LLC
 Vol/Page: 8290/118, Date: 08/09/24, Warranty
 Mtg: Prosperity Home Mtg \$391,737
 Use: 3-Family Mlti-Unt Bldg, Lot: 7501sf
 Prior Sale: \$122,400 (02/08)

79 OSTEN BLVD U:79..... \$187,900
 B: Zeng Y Zou
 S: Hilal Kilinc
 Vol/Page: 8289/197, Date: 08/07/24, Warranty
 Mtg: Metro City Bank \$122,100
 Use: 2 Bdrm Condo
 Prior Sale: \$145,000 (07/22)

31-33 PARK ST..... \$726,923
 B: Srep Park 1 LLC
 S: Park Main Assoc li LLC
 Vol/Page: 8288/323, Date: 08/06/24, Warranty
 Mtg: Capital For Changelnc \$995,000

69-73 PARK ST..... \$623,077
 B: Srep Park 2 LLC
 S: Park Main Associates LLC
 Vol/Page: 8289/14, Date: 08/06/24, Warranty
 Mtg: Capital For Changelnc \$660,000
 Use: Mixed Use-Prim Res & Comm, Lot: 5998sf
 Prior Sale: \$50,000 (03/94)

83-91 PARK ST..... \$1,038,462
 B: Srep Park 3 LLC
 S: Park Main Associates LLC
 Vol/Page: 8289/52, Date: 08/06/24, Warranty
 Mtg: Capital For Changelnc \$999,445

STANDISH ST..... \$445,000
 B: Candida R Nunez-Urena & Nancy R De Nunez
 S: Michael J Vaught & Lavenia R Vaught
 Vol/Page: 8289/166, Date: 08/07/24, Warranty

94-96 THOMASTON ST..... \$415,000
 B: Keshia Stewart
 S: Marvin Curry & Tonja M Curry
 Vol/Page: 8288/184, Date: 08/05/24, Warranty
 Mtg: United Wholesale Mtg \$368,904
 Use: 2-Family Two Family, Lot: 6199sf
 Prior Sale: \$275,000 (07/19)

934 WETHERSFIELD AVE U:3..... \$70,000
 B: Woodford Properties LLC
 S: Luis R Flores
 Vol/Page: 8288/210, Date: 08/05/24, Warranty
 Mtg: Luis Flores \$20,000
 Use: 2 Bdrm Condo
 Prior Sale: \$20,000 (05/15)

945 WETHERSFIELD AVE..... \$825,000
 B: Elec Workers Union 35 Ass
 S: Ukrainian Natl Hm Of Hart
 Vol/Page: 8288/314, Date: 08/06/24, Warranty
 Use: Commercial Devlpble Land, Lot: 27299sf

961 WETHERSFIELD AVE..... \$825,000
 B: Elec Workers Union 35 Ass
 S: Ukrainian Natl Hm Of Hart
 Vol/Page: 8288/314, Date: 08/06/24, Warranty
 Use: Commercial Building, Lot: 38751sf

377 WOODLAND ST U:2A..... \$125,000
 B: Teonna Saunders
 S: Jean M Alabre
 Vol/Page: 8290/142, Date: 08/09/24, Warranty
 Mtg: Windsor Federal Bank \$80,000
 Use: 3 Bdrm Condo
 Prior Sale: \$88,000 (10/06)

121-123 ZION ST..... \$1,545,000
 B: 121 Zion St LLC
 S: Zion Associates Ct LLC
 Vol/Page: 8288/151, Date: 08/05/24, Warranty
 Mtg: Torrington Svgs Bk \$1,015,000
 Use: Apartment Building, Lot: 5227sf
 Prior Sale: \$1,100,000 (12/22)

125-127 ZION ST..... \$1,545,000
 B: 121 Zion St LLC
 S: Zion Associates Ct LLC
 Vol/Page: 8288/151, Date: 08/05/24, Warranty
 Use: Mixed Use-Prim Res & Comm, Lot: 7597sf
 Prior Sale: \$1,100,000 (12/22)

► FORECLOSURE DEEDS

25 EDGEWOOD ST..... \$144,600
 B: Okryun Marrero RET & Okryun Marrero
 S: Oscar L Suarez & Halloran & Sage Llp
 Vol/Page: 8280/56, Date: 07/15/24, Foreclosure
 Use: 2-Family Two Family, Lot: 7501sf
 Prior Sale: \$100,000 (08/10)

► MORTGAGES

649-55A BLUE HILLS AVE..... \$20,000
 Gloria C Chambers+ from Hartford, City of

667-55A BLUE HILLS AVE..... \$20,000
 Gloria C Chambers+ from Hartford, City of

488 BROADVIEW TER..... \$30,000
 Darlene E Simpson+ from Manufacturers and Traders

92-94 CAMPFIELD AVE..... \$245,000
 Hersom Property Invs LLC+ from Global Funding Grou

63-65 CHESTNUT ST..... \$150,000
 Clarence K Crosdale+ from Americas First Network C

119 DART ST..... \$49,926
 Isabel M Rodriguez+ from Windsor Federal Bank

324 EDGEWOOD ST..... \$126,000
 Tazz Gateway Pro Hldg LLC+ from Homeowners Finance

250 FARMINGTON AVE U:101	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:102	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:104	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:105	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:106	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:201	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:204	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:205	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:206	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:207	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:208	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:210	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:211	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:212	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:213	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:214	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:215	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:216	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:302	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:303	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:304	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:305/30	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:307	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:308	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:310	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:311	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:312	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:313	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:314	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:315	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:316	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:403	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:404	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	

250 FARMINGTON AVE U:406	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:408	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:409	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:410	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:411	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:412	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:414	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:415	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
250 FARMINGTON AVE U:416	\$2,700,000
Laurel Farm Hf LLC+ from Corevest American Finance	
204 GOODRICH ST	\$25,000
Noeli J Mateo+ from Connecticut Housing Finance Au	
63 HILLSIDE AVE	\$150,000
Gandhy S Arias+ from Rocket Mortgage	
23 HUNTINGTON ST	\$91,000
Yasser T Grisales+ from Berkshire Bank	
126 KENYON ST	\$217,989
Quincy Norris+ from Rocket Mortgage	
35 LINCOLN ST	\$15,000
Raymond E Guzman Sr+ from Connecticut Housing Fina	
178-180 MARTIN ST	\$251,500
Michael Morrison+ from United Wholesale Mortgage	
207 MARTIN ST	\$500,000
164 Westland St Ct Hldg L+ from Amida Special Opp	
24 MERRILL ST U:A2	\$73,000
Anthony Carroll+ from Dade Realty Co LLC	
24 MERRILL ST U:C1	\$73,000
Anthony Carroll+ from Dade Realty Co LLC	
40-78 MONTVILLE ST	\$39,126
Tuscan Brotherhood Hm li+ from Hartford, City of	
17 MORNINGSIDE ST W	\$162,000
1rmr Home Improvement LLC+ from Kiavi Funding Inco	
37 POMFRET ST	\$60,000
Simone McMahon+ from American Eagle Financial Cred	
24-28 PUTNAM ST	\$126,000
Tazz Gateway Pro Hldg LLC+ from Homeowners Finance	
47 PUTNAM ST U:2	\$159,646
Roxann Perez+ from Figure Lending LCC	
186-188 PUTNAM ST	\$126,000
Tazz Gateway Pro Hldg LLC+ from Homeowners Finance	
183-185 ROGER ST	\$233,000
Zayda K Valentin+ from Connecticut State Employee	
201-203 STANDISH ST	\$420,200
Candida R Nunez-Urena+ from CMG Mortgage Inc	
201-203 STANDISH ST	\$15,000
Candida R Nunez-Urena+ from Connecticut State Empl	
21 TOWER AVE	\$39,126
Tuscan Brotherhood Hm li+ from Hartford, City of	
164-168 WESTLAND ST	\$500,000
164 Westland St Ct Hldg L+ from Amida Special Opp	
377 WOODLAND ST U:2A	\$48,412
Teonna Saunders+ from Windsor Federal Bank	
125-129 ZION ST	\$1,015,000
121 Zion St LLC+ from Torrington Savings Bank	

HARTLAND

TOWN CLERK:THERESE GUNDERSEN

22 South Rd, Hartland, CT, 06065
Phone:860-653-0285

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	7
Median Price	\$361,500	\$350,000

► REAL ESTATE SALES

291 CENTER HILL RD \$535,000

B: Marcel Fluckiger & Silvie J Fluckiger
S: Carol A Lemon & Philip J Gaha
Vol/Page: 104/813, Date: 08/07/24, Warranty
Mtg: Prosperity Home Mtg \$370,000
Use: 4 Bdrm Contemporary, Lot: 145055sf
Prior Sale: \$330,000 (09/13)

64 HOMEWOOD RD \$460,000

B: Sarah A Rosado
S: Robert Wutka & Yvonne M Wutka
Vol/Page: 104/790, Date: 08/07/24, Warranty
Mtg: Plaza Home Mtg \$374,440
Use: 4 Bdrm Cape Cod, Lot: 162043sf
Prior Sale: \$132,500 (12/97)

MANCHESTER

TOWN CLERK:DR. MARIA W. CRUZ

41 Center St, Manchester, CT, 06040
Phone:860-647-3037

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	166	172
Median Price	\$280,500	\$300,000

► REAL ESTATE SALES

9 CRESTWOOD DR \$285,000

B: Matthew J Brown
S: James Lynch
Vol/Page: 4743/770, Date: 08/06/24, Warranty
Mtg: First World Mortgage \$228,000
Use: 3 Bdrm Cape Cod, Lot: 7405sf
Prior Sale: \$162,900 (01/19)

157 DOWNEY DR \$132,500

B: Spandan Ventures LLC
S: Elaine Cyr
Vol/Page: 4743/821, Date: 08/06/24, Warranty

519 E CENTER ST \$450,000

B: Gabrielle A Comeau
S: Lucas S Mills & Kristin M Mills
Vol/Page: 4743/921, Date: 08/08/24, Warranty
Mtg: LoanDepot.Com \$347,800
Use: 4 Bdrm Dutch Colonial, Lot: 15246sf
Prior Sale: \$225,000 (08/17)

21 GARNET RD \$370,000

B: Deborah Seymour & Deborah Tonn
S: Thomas J Chlupsa
Vol/Page: 4743/993, Date: 08/08/24, Warranty
Mtg: Movement Mtg LLC \$347,800
Use: 4 Bdrm Colonial, Lot: 31363sf

395 MAIN ST U:6 \$140,000

B: 2nd Chance Homes LLC
S: Rodick Peter E Est & William E Rodick
Vol/Page: 4743/878, Date: 08/07/24, Executor
Use: 1 Bdrm Condo
Prior Sale: \$59,000 (12/91)

167 MAPLE ST.....	\$485,000
B: Roberto Alfinez & Miguella Davilla Sr S: Joseph A Venezin Vol/Page: 4743/744, Date: 08/06/24, Warranty Mtg: United Wholesale Mtg \$476,215 Use: Apartment Bldg - 4-8 Units, Lot: 10454sf	
39 NILES DR.....	\$327,000
B: Susan Mccard & David Mccard S: Karen Silvergleid Vol/Page: 4743/976, Date: 08/08/24, Warranty Mtg: Fairway Ind Mtg \$157,000 Use: 3 Bdrm Split Level, Lot: 18731sf Prior Sale: \$205,000 (07/05)	
190 OAK GROVE ST U:C.....	\$330,000
B: Donald W Fish S: Helen D Moard & Kristine M Vicente Vol/Page: 4743/793, Date: 08/06/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$123,600 (12/19)	
22 PROSPECT ST U:57.....	\$111,000
B: Christopher V Bell S: 22 Prospect Unit 57 LLC Vol/Page: 4743/654, Date: 08/05/24, Warranty Mtg: CMG Mortgage Inc \$81,000 Use: 1 Bdrm Condo Prior Sale: \$28,000 (01/20)	
398 SUMMIT ST.....	\$310,000
B: Liton E Rozario & Runa T Costa S: Frank Resto Vol/Page: 4742/289, Date: 07/17/24, Warranty Mtg: Rocket Mortgage LLC \$263,000 Use: 4 Bdrm Ranch, Lot: 9583sf Prior Sale: \$175,212 (02/20)	
152 WALEK FARMS RD.....	\$460,000
B: Joel B Segal S: Izabela Oquendo Vol/Page: 4743/851, Date: 08/07/24, Warranty Mtg: Omni Fund \$414,000 Use: 3 Bdrm Colonial, Lot: 11761sf Prior Sale: \$308,000 (05/20)	

► MORTGAGES

47 COTTAGE ST.....	\$9,075
Venice Brown+ from USA Housing and Urban Developme	
9 CRESTWOOD DR.....	\$25,000
Matthew J Brown+ from Connecticut Housing Finance	
519 E CENTER ST.....	\$18,750
Gabrielle A Comeau+ from Connecticut Housing Finan	
181 E ELDRIDGE ST.....	\$90,000
Ryan Cronin+ from Nutmeg State Financial Credit Un	
36 EDMUND ST.....	\$260,000
Clayton Hickey+ from Total Mortgage Services	
41 ELRO ST.....	\$240,000
Chavi L Cooks+ from Rocket Mortgage	
43 FRANKLIN ST.....	\$365,459
Noel Leon+ from Homebridge Financial Services Inc	
19 FRECHETTE CIR.....	\$497,000
Church Pentecost Usa Inc+ from Christian Cmnty Cu	
8 HEMLOCK ST.....	\$287,700
Tysheshema L Simms+ from American Heritage	
15 HEMLOCK ST.....	\$36,890
Matthew Risley+ from USA Housing and Urban Develop	
742 HILLSTOWN RD.....	\$17,000
John D Walsh 3rd+ from Webster Bank	
459 KEENEY ST.....	\$6,960
Jennifer Pryce+ from USA Housing and Urban Develop	
51 KINGSWOOD DR.....	\$415,140
Sohail Mohammed+ from United Wholesale Mortgage	
85 MACINTOSH ST.....	\$70,000
Deborah A Gryk+ from Connecticut State Employees F	

211 MAIN ST.....	\$497,000
Church Pentecost Usa Inc+ from Christian Cmnty Cu	
167 MAPLE ST.....	\$476,215
Miguel A Davila Sr+ from United Wholesale Mortgage	
22 MARJORIE LN.....	\$175,000
Douglas T Sanborn+ from Manchester Mun Fcu	
441 MIDDLE TPEK W.....	\$450,000
West Middle LLC+ from TD Bank NA	
22 PROSPECT ST U:57.....	\$25,000
Christopher V Bell+ from Connecticut Housing Finan	
10 SERVER ST.....	\$140,000
Affordable Realty One LLC+ from United Bank	
398 SUMMIT ST.....	\$263,000
Liton E Rozario+ from Rocket Mortgage	
20 THOMPSON RD U:E.....	\$26,350
Fadoua Benhaida+ from Homeowners Finance Company	
41 WILFRED RD.....	\$7,000
Mary Sampong+ from Connecticut Housing Finance Aut	
43 WILFRED RD.....	\$7,000
Mary Sampong+ from Connecticut Housing Finance Aut	

MARLBOROUGH

TOWN CLERK:LAUREN GRIFFIN
26 N Main st, Marlborough, CT, 06447
Phone:860-295-6206

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	26
Median Price	\$375,000	\$407,500

► REAL ESTATE SALES

59 LAFAYETTE RD.....	\$325,000
B: Christian C Rosa & Abby R Rosa S: Elizabeth Crutcher, Tr for Elizabeth Crutcher T Vol/Page: 276/195, Date: 08/05/24, Trustee Mtg: Guaranteed Rate Affin \$275,000 Use: 2 Bdrm Ranch, Lot: 38768sf Prior Sale: \$167,000 (09/17)	

► MORTGAGES

21 AVALON LN.....	\$320,000
Michael Fernandez+ from Metro City Bank	
199 E HAMPTON RD.....	\$110,000
Cynthia L Destefano+ from Nutmeg State Financial C	
59 LAFAYETTE RD.....	\$50,000
Christian C Rosa+ from Connecticut Housing Finance	
458 MARTIN RD.....	\$350,400
Dana M Carpenter+ from William Raveis Mortgage Co	

NEW BRITAIN

TOWN CLERK:MARK H. BERNACKI
27 West Main St, New Britain, CT, 06053
Phone:860-826-3344

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	140
Median Price	\$235,000	\$265,000

► REAL ESTATE SALES

106 ALDEN ST.....	\$350,000
B: Jose L Ayma & Veronica Bass S: Artimodoro N Pin Vol/Page: 2191/448, Date: 08/06/24, Warranty Mtg: New American Funding \$320,512 Use: 2-Family Two Family, Lot: 6534sf Prior Sale: \$110,000 (10/13)	

57 ASH ST.....	\$399,000
B: Jensie Costacamps & Carlos P Costacamps S: Chirag Gulati Vol/Page: 2191/429, Date: 08/06/24, Warranty Mtg: Mtg Equity Partners \$304,000 Use: 3-Family Family Flat, Lot: 5227sf Prior Sale: \$178,200 (05/20)	
191 BELRIDGE RD.....	\$312,000
B: Kathleen Winters S: Caitlin Hyatt Vol/Page: 2191/410, Date: 08/06/24, Warranty Mtg: New American Funding \$249,600 Use: 2 Bdrm Ranch, Lot: 10019sf Prior Sale: \$118,250 (06/18)	
116 CHAPMAN ST.....	\$290,000
B: Brian Cerezo S: Brian Jackson Vol/Page: 2191/864, Date: 08/08/24, Warranty Mtg: Plaza Home Mtg \$275,500 Use: 2-Family Two Family, Lot: 15246sf Prior Sale: \$123,300 (08/10)	
50 CHILDS ST.....	\$270,000
B: Virginia Ramos & Diego Lopez S: Cristofer S Henriguez Vol/Page: 2191/829, Date: 08/08/24, Warranty Mtg: Rocket Mortgage LLC \$265,109 Use: 2 Bdrm Ranch, Lot: 9583sf Prior Sale: \$195,000 (01/22)	
106 CLINTON ST.....	\$218,000
B: Ronald Reyes & Cynthia Reyes S: Chester Miciaak Vol/Page: 2191/532, Date: 08/06/24, Warranty Mtg: Movement Mtg LLC \$212,250 Use: 3 Bdrm Cape Cod, Lot: 7841sf	
31 CONNERTON ST.....	\$265,000
B: Eridania V Santos S: Nriclubusa Nb 31 LLC Vol/Page: 2191/330, Date: 08/05/24, Warranty Mtg: First World Mortgage \$212,000 Use: 2-Family Two Family, Lot: 6970sf Prior Sale: \$143,700 (12/21)	
9 DORSET RD.....	\$255,000
B: Erica Graff S: Valenti Richard L Est & Marion V Graff Vol/Page: 2191/701, Date: 08/08/24, Executor Mtg: United Wholesale Mtg \$204,000 Use: 3 Bdrm Cape Cod, Lot: 12197sf	
162 FRANCIS ST.....	\$300,000
B: Veronica T Blair S: Saleh Atik & Nohamed Atik Vol/Page: 2191/504, Date: 08/06/24, Warranty Mtg: Amres Corp \$300,000 Use: 3 Bdrm Conventional, Lot: 10454sf Prior Sale: \$250,000 (04/24)	
239 GLEN ST U:4A.....	\$180,500
B: Kaitlin F Baker & Jeffrey Leake S: Educational Community Inc Vol/Page: 2191/357, Date: 08/05/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$40,000 (04/18)	
40 GOLDEN HILL ST.....	\$263,000
B: Jorge Obaldia S: Timothy Nowik, Tr for Arlene E Nowik T Vol/Page: 2191/757, Date: 08/08/24, Trustee Mtg: Total Mtg Svcs \$236,500 Use: 3 Bdrm Cape Cod, Lot: 23522sf	

130 HIGHVIEW AVE.....	\$339,900
B: Jorge V Paredes & Loida Ochoa S: Irene Poplaski & Daniel M Salerno Vol/Page: 2191/638, Date: 08/07/24, Warranty Mtg: Plaza Home Mtg \$254,925 Use: 3 Bdrm Ranch, Lot: 27878sf	
40 HUBER ST.....	\$325,000
B: Haley Connors S: Michael Guarnieri Jr Vol/Page: 2191/733, Date: 08/08/24, Warranty Mtg: Movement Mtg LLC \$285,000 Use: 2 Bdrm Ranch, Lot: 8276sf Prior Sale: \$125,000 (08/00)	
55 LEXINGTON ST.....	\$350,000
B: 55 Lexington LLC S: Alyssas Jewel LLC Vol/Page: 2191/794, Date: 08/08/24, Warranty Mtg: Thomaston Svgs Bk \$280,000 Use: Commercial Building, Lot: 11326sf Prior Sale: \$234,000 (12/16)	
40 RICHMOND AVE.....	\$370,000
B: Abdo Abdullah S: Dariusz E Stopka & Beata Stopka Vol/Page: 2191/360, Date: 08/05/24, Warranty Mtg: OCMBC Inc \$296,000 Use: 3 Bdrm Raised Ranch, Lot: 6098sf Prior Sale: \$227,000 (06/14)	
508 STANLEY ST.....	\$147,000
B: Jadeng Inv Prop LLC S: M&t Bank Na Vol/Page: 2191/426, Date: 08/06/24, Warranty Use: 3 Bdrm Conventional, Lot: 6098sf Prior Sale: \$137,500 (05/24)	
2180 STANLEY ST.....	\$350,000
B: Ronaldo E Ruano & Aldo L Ruano S: Jose M Vistoso Jr & Ching A Sha Vol/Page: 2191/940, Date: 08/09/24, Warranty Mtg: Norwich Commercial Grp \$343,660 Use: 3 Bdrm Conventional, Lot: 28750sf Prior Sale: \$245,000 (08/21)	
21 VARMOR DR.....	\$373,000
B: Hong N Tran, Tr for Huy D Ngo S: Robin A Downey & Kylev Murphy Vol/Page: 2191/847, Date: 08/08/24, Warranty Mtg: Total Mtg Svcs \$287,200 Use: 3 Bdrm Colonial, Lot: 13504sf Prior Sale: \$215,000 (05/20)	
78 VARMOR DR.....	\$205,000
B: Freedom Property LLC S: Cynthia A Laflamme Vol/Page: 2191/889, Date: 08/08/24, Warranty Mtg: Steven H Finkel \$225,000 Use: 4 Bdrm Colonial, Lot: 25700sf Prior Sale: \$125,700 (05/94)	
130 W MAIN ST.....	\$170,000
B: Square One Equities LLC S: Kenneth J Carifa Vol/Page: 2191/590, Date: 08/07/24, Warranty Mtg: Kenneth J Carifa \$100,000 Use: Commercial Building, Lot: 10454sf Prior Sale: \$125,000 (08/00)	
► MORTGAGES	
40 AUSTIN ST.....	\$280,000
40 Austin St LLC+ from Plaza Home Mortgage Inc	
123 BERKLEY ST.....	\$278,689
Jeffrey Collins+ from Mortgage Research Center	
232 BOND ST.....	\$15,000
Elsa Lilly+ from Nutmeg State Financial Credit Uni	

54 BROWN ST.....	\$226,500
Jce Harvey Consulting Sol+ from Cv3 Fnci Svcs Llc	
CHESTNUT ST.....	\$1,000,000
New Britain Holdings LLC+ from Rockland Trust Co	
140 CHILDS ST.....	\$175,000
Kim M Grover+ from Thomaston Savings Bank	
106 CLINTON ST.....	\$10,900
Ronald Reyes+ from Movement Mortgage LLC	
CONNERTON ST.....	\$25,000
Eridania V Santana-Santos+ from Connecticut Housin	
50 COOLIDGE ST.....	\$37,920
Jessica Cruz+ from USA Housing and Urban Developme	
1670 CORBIN AVE.....	\$98,400
Obed Delgado+ from American Eagle Financial Credit	
162 FRANCIS ST.....	\$11,000
Veronica T Blair+ from Connecticut Housing Finance	
40 GOLDEN HILL ST.....	\$25,000
Jorge Obaldia+ from Connecticut Housing Finance Au	
81 GOLDEN HILL ST.....	\$70,000
Dominique Cappa+ from Ion Bank	
94 HILLCREST AVE.....	\$300,000
1405 Main Street LLC+ from Mortgage Line Connectic	
73 LEWIS RD.....	\$75,000
Marcia Cummings+ from Rocket Mortgage	
114 LINDEN ST.....	\$204,400
Elizabeth Gregorczyk+ from Members Mortgage Co Inc	
77 MILL ST.....	\$232,750
Jonathan Armijos+ from New American Funding	
129 RUSSWIN RD.....	\$60,000
Edgardo Izarray Jr+ from Connecticut State Employ	
3 TRINITY ST.....	\$7,270
Leticia Mangual+ from USA Housing and Urban Develo	
9 VILLAGE GREEN DR.....	\$20,871
Robert Haughton+ from USA Housing and Urban Develo	

NEWINGTON

TOWN CLERK: JAMES E KRUPIENSKI
200 Garfield St, Newington, CT, 06111
Phone: 860-665-8545

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	118
Median Price	\$310,000	\$340,000

► REAL ESTATE SALES

36 CHAPMAN ST.....	\$180,000
B: Alexander Da Silva S: Jeffrey A Leone & Valerie Ragucci Vol/Page: 2407/180, Date: 08/05/24, Warranty Mtg: Jeffrey A Leone \$160,000 Use: 3 Bdrm Cape Cod, Lot: 6098sf	
66 CROWN RDG U:66.....	\$315,000
B: Giovanna Martinez S: Gayle L Scalise & Jamie L Gechoff Vol/Page: 2407/131, Date: 08/05/24, Warranty Mtg: Total Mtg Svcs \$126,000 Use: 2 Bdrm Condo Prior Sale: \$221,000 (08/14)	
415 CYPRESS RD U:415.....	\$281,000
B: Vanessa Pereira S: Ideal Realty Inc Vol/Page: 2407/199, Date: 08/06/24, Warranty Mtg: First World Mortgage \$241,000 Use: 2 Bdrm Condo	

36 GOODALE DR.....	\$307,000
B: Hayley S Ganslaw & Jana K Ott S: Colette P Switaj Vol/Page: 2407/197, Date: 08/06/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 9583sf Prior Sale: \$105,000 (01/99)	
16 LAWTON AVE.....	\$350,000
B: Kevin C Hernandez S: Scott G Dickinson Vol/Page: 2407/268, Date: 08/07/24, Warranty Mtg: Prosperity Home Mtg \$315,000 Use: 2 Bdrm Cape Cod, Lot: 8276sf Prior Sale: \$190,000 (12/12)	
11 MAIN ST.....	\$220,000
B: Paulo D Silva S: Flh Realty LLC Vol/Page: 2407/364, Date: 08/09/24, Warranty Mtg: Flh Realty Llc \$210,000 Use: 3 Bdrm Cape Cod, Lot: 11761sf Prior Sale: \$122,500 (07/00)	

► MORTGAGES

69 CENTERWOOD RD.....	\$75,000
John J Arusiewicz LT+ from Achieve Financial Credi	
87 CENTERWOOD RD.....	\$3,675,000
Benjamin B Freeman+ from Berkshire Bank	
420-422 CONNECTICUT AVE.....	\$441,849
Nicole T Letourneau+ from Total Mortgage Services	
GLEN OAKS CONDO.....	\$50,000
Vanessa Pereira-Jovani+ from Connecticut Housing F	
144 HUNTERS LN U:144.....	\$60,000
Dana Barchi+ from American Eagle Financial Credit	
299 ROBBINS AVE.....	\$40,000
Bernard Ursal+ from Nutmeg State Financial Credit	
1569 WILLARD AVE.....	\$80,000
Timothy R Kleszcz+ from American Eagle Financial C	

PLAINVILLE

TOWN CLERK: CINDY ARENA
1 Central Sq, Plainville, CT, 06062
Phone: 860-793-0221

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	57
Median Price	\$252,000	\$295,000

► REAL ESTATE SALES

33 KENT ST.....	\$300,000
B: Isabella Hudson & Brian Delorenzo Jr S: Anne E Fangiullo Vol/Page: 674/649, Date: 08/07/24, Warranty Mtg: Fairway Ind Mtg \$289,478 Use: 3 Bdrm Cape Cod, Lot: 6098sf	
7 MANCINI WAY.....	\$625,000
B: Margaret M Matteo S: Ciccio Rose M Est & William J Doyle Vol/Page: 674/538, Date: 08/05/24, Executor Use: 2 Bdrm Ranch, Lot: 102802sf	
29 TYLER FARMS RD.....	\$602,000
B: Christopher C Matthews & Jessica M Matthews S: Deanna Sarra Vol/Page: 674/576, Date: 08/05/24, Warranty Mtg: Kind Lending \$360,000 Use: 3 Bdrm Colonial, Lot: 20038sf Prior Sale: \$415,000 (01/07)	

► MORTGAGES

19 JUDE RD	\$45,000
Nicole G Zaldivar+ from American Eagle Financial C	
33 KENT ST	\$25,000
Isabella Hudson+ from Connecticut Housing Finance	
53 MAXINE RD	\$20,000
Michael S George+ from American Eagle Financial Cr	
7 SCHENONE CT	\$137,982
Michael A Johnson+ from Rocket Mortgage	

ROCKY HILL

TOWN CLERK:SANDRA MERRILL WIELEBA
761 Old Main St, Rocky Hill, CT, 06067
Phone:860-258-2705

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	41
Median Price	\$360,000	\$385,000

► REAL ESTATE SALES

150 BAILEY RD	\$370,000
B: Prashant Rokade	
S: Ashleigh Botzenhart & Sarah B Botzenhart	
Vol/Page: 762/467, Date: 08/06/24, Warranty	
Mtg: Total Mtg Svcs \$358,900	
Use: 4 Bdrm Cape Cod, Lot: 13939sf	
Prior Sale: \$310,000 (12/22)	
211 STARR DR	\$370,000
B: Edward Maxwell & Flavia Malheiros	
S: Anthony Macri & Lynn A Macri	
Vol/Page: 762/441, Date: 08/05/24, Warranty	
Mtg: William Raveis Mtg Co \$363,298	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$119,000 (08/96)	

► MORTGAGES

26 ELM ST	\$55,000
Luciano Pistrutto+ from Rocket Mortgage	
58 HOLLISTER DR	\$100,000
Nicholas Despoteris+ from Nutmeg State Financial C	
82 JUNE CIR	\$100,000
Paola Dimauro+ from Joseph Dimaruo Jr	
168 VALLEY CREST DR	\$320,150
Abdul H Sharifi+ from Newrez LLC	

SIMSBURY

TOWN CLERK:TRISH MUNROE
933 Hopmeadow St, Simsbury, CT, 06070
Phone:860-658-3243

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	97
Median Price	\$475,000	\$480,000

► REAL ESTATE SALES

3 BLUEBELL LN	\$375,000
B: James Barnes & Christina Barnes	
S: Ken Bostick	
Vol/Page: 1025/969, Date: 08/05/24, Warranty	
Mtg: Prosperity Home Mtg \$363,750	
Use: 3 Bdrm Raised Ranch, Lot: 41818sf	
Prior Sale: \$310,000 (11/22)	
40 FOREST HILL DR U:40	\$215,000
B: Kalyan Toram	
S: Schmidt Angela M Est & Elizabeth A Cantu	
Vol/Page: 1025/1110, Date: 08/09/24, Quit Claim	
Mtg: US Bank NA \$161,250	
Use: 2 Bdrm Condo	
Prior Sale: \$105,000 (05/13)	

102 HILLTOP DR U:102	\$205,000
B: Krzysztof Kolodziejczyk, Tr for Kolodziejczyk Fret	
S: 102 Hilltop Dr LLC	
Vol/Page: 1025/1062, Date: 08/07/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$109,000 (12/17)	

83 OLD FARMS RD	\$1,050,000
B: Timothy Murphy & Leslye Murphy	
S: Matthew P Taylor & Whitney C Taylor	
Vol/Page: 1025/1058, Date: 08/07/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 80586sf	
Prior Sale: \$822,000 (04/10)	

4 RIDGEBURY RD	\$1,300,000
B: Syed S Ali & Navyara Malik	
S: Carl Gjertson & Erica Lambert	
Vol/Page: 1025/1039, Date: 08/06/24, Warranty	
Use: 6 Bdrm Colonial, Lot: 87120sf	
Prior Sale: \$992,000 (06/16)	

9 STEBBINS BROOK LN	\$325,000
B: Anniemac Pvt Eqty Cash2ke	
S: Kristen Styspeck & Paul M Styspeck	
Vol/Page: 1025/1036, Date: 08/06/24, Warranty	
Use: 2 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$285,000 (07/23)	

► MORTGAGES

3 BLUEBELL LN	\$15,000
Christina Barnes+ from Connecticut Housing Finance	
9 CARSON WAY U:9	\$67,057
Ramon Vasquez+ from Movement Mortgage LLC	
11 CASE CIR	\$115,000
Trevor R Brittell+ from Navy Federal Credit Union	
37 CLIMAX RD	\$413,105
Alisha V Meir+ from Swift Home Loans Inc	
440 FIRETOWN RD	\$100,000
James Z Staab+ from Navy Federal Credit Union	
8 HIGH HILL CIR	\$134,725
Patrick T Caulfield+ from American Broadcast Emplo	
109 N SADDLE RDG	\$75,000
Alan J Lowy+ from Nutmeg State Financial Credit Un	
13 SHADY LN	\$130,000
Kim Striegel+ from American Eagle Financial Credit	

SOUTH WINDSOR

TOWN CLERK:BONNIE L. ARMSTRONG
1540 Sullivan Ave, South Windsor, CT, 06074
Phone:860-644-2511

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	75
Median Price	\$372,450	\$440,000

► REAL ESTATE SALES

42 CADBURY LN	\$501,000
B: Rohith M Annukkaran	
S: Craig B Zinn & Tamara C Zinn	
Vol/Page: 3063/164, Date: 08/05/24, Warranty	
Mtg: Fairway Ind Mtg \$484,279	
Use: 4 Bdrm Colonial, Lot: 18295sf	
Prior Sale: \$170,000 (06/98)	
5 CANDLEWOOD DR U:5	\$217,000
B: Hassan B Khalid	
S: Greenfield Ent LLC	
Vol/Page: 3063/186, Date: 08/05/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$42,100 (10/98)	

36 GRAHAM RD	\$420,000
B: Kisha Jones & Paula Jones	
S: Shimjith Alikoya	
Vol/Page: 3063/278, Date: 08/07/24, Warranty	
Mtg: Total Mtg Svcs \$336,000	
Use: 3 Bdrm Raised Ranch, Lot: 78408sf	
Prior Sale: \$221,500 (12/16)	

140 LAKE ST	\$549,900
B: Ronald W Uhlig & Alison L Uhlig	
S: Scott Prestileo, Tr for Vincent N Prestileo T	
Vol/Page: 3064/61, Date: 08/09/24, Trustee	
Mtg: Barrett Fnci Grp Llc \$489,012	
Use: 3 Bdrm Ranch, Lot: 31799sf	
Prior Sale: \$162,000 (06/98)	

202 MILL POND DR U:202	\$395,000
B: Dhiraj Hatwar	
S: Madhusudhanan Seshadri & Niranjana Sowminarayanan	
Vol/Page: 3064/26, Date: 08/09/24, Warranty	
Mtg: Charter Oak Fed Cr Un \$370,500	
Use: 2 Bdrm Condo	
Prior Sale: \$245,250 (11/20)	

19 NATSISKY FARM RD	\$585,000
B: Kristina A Machaj	
S: Pedro A Salgado & Karen M Cedeno	
Vol/Page: 3063/325, Date: 08/08/24, Warranty	
Mtg: Movement Mtg LLC \$468,000	
Use: 4 Bdrm Colonial, Lot: 20473sf	
Prior Sale: \$312,000 (04/19)	

1410 SUNFIELD DR U:1410	\$270,000
B: Adrienne M Hughes	
S: Julianna Lyons	
Vol/Page: 3063/250, Date: 08/06/24, Warranty	
Mtg: United Wholesale Mtg \$216,000	
Use: 2 Bdrm Condo	
Prior Sale: \$133,000 (08/15)	

► MORTGAGES

2163 ELLINGTON RD	\$140,000
Christopher J Hamelin+ from Connecticut State Empl	
14 HARVEST LN	\$100,000
Anthony Pacileo+ from Nutmeg State Financial Credi	
16 HILTON DR	\$197,000
Karen E Drouin+ from Rocket Mortgage	
48 JONATHAN LN	\$407,000
Rafey Zaheer+ from Prosperity Home Mortgage LLC	
65 MURRAY RD	\$60,000
Alicia A Tomlinson+ from American Eagle Financial	
29 SYCAMORE RD	\$150,000
Heidi K Toce+ from American Eagle Financial Credit	

SOUTHINGTON

TOWN CLERK:KATHY LARKIN
75 Main St, Southington, CT, 06489
Phone:860-276-6211

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	133	112
Median Price	\$343,000	\$375,000

► REAL ESTATE SALES

31 FIELDSTONE LN	\$612,000
B: Adeola A Oyebola	
S: Catherine J Pisarz & Stanley A Drauss Jr	
Vol/Page: 1611/201, Date: 08/05/24, Warranty	
432 LAKEVIEW DR U:432	\$250,000
B: Deborah M Sousa & Stephen A Delbuono	
S: Alice D Flynn	
Vol/Page: 1611/442, Date: 08/07/24, Warranty	
Mtg: Mtg Markets CUSO LLC \$60,000	
Use: 2 Bdrm Condo	
Prior Sale: \$105,000 (08/96)	

72 LAWNCREST DR.....	\$278,000
B: Christopher Rohan	
S: Justin A Aloma & Angela C Aloma	
Vol/Page: 1611/56, Date: 08/05/24, Warranty	
Mtg: Movement Mtg LLC \$203,000	
Use: 3 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$170,000 (01/19)	
996 MERIDEN WATERBURY TPKE U:1A	\$180,000
B: Florim Shira	
S: Caldwell Charlene A Est & Michelle Noonan	
Vol/Page: 1611/506, Date: 08/08/24, Executor	
Mtg: ARK LA Tex Svcs LLC \$144,000	
Use: 2 Bdrm Condo	
Prior Sale: \$60,000 (06/95)	
230 MOUNT VERNON RD	\$300,000
B: Jaclyn Izzo	
S: Philip Silverio	
Vol/Page: 1611/627, Date: 08/09/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 9583sf	
Prior Sale: \$182,500 (07/18)	
285 MULBERRY ST	\$368,000
B: Dion St Lawrence & Megan St Lawrence	
S: Kyle L Whitelaw & Macarena M Moncayo	
Vol/Page: 1611/282, Date: 08/05/24, Warranty	
Mtg: American Ngbd Mtg Acc \$331,200	
Use: 3 Bdrm Cape Cod, Lot: 10454sf	
Prior Sale: \$129,000 (09/00)	
253 PROSPECT ST	\$230,000
B: Landmark Realty Group LLC	
S: Matthew J Babon	
Vol/Page: 1611/127, Date: 08/05/24, Warranty	
Mtg: D R E Capital Llc \$282,000	
Use: 3 Bdrm Conventional, Lot: 14810sf	
Prior Sale: \$75,000 (06/14)	
66 RIVERCREST DR.....	\$510,000
B: Barbara Santone & Michael Santone	
S: Barbara K Mazzella, Tr for Mazzella Ft	
Vol/Page: 1611/530, Date: 08/08/24, Trustee	
104 ROCHELA DR.....	\$850,000
B: Mario Bochiechio & Amy Tavares	
S: David C Labbe & Lorissa R Labbe	
Vol/Page: 1611/109, Date: 08/05/24, Warranty	
Mtg: Thomaston Svgs Bk \$750,000	
Use: 4 Bdrm Colonial, Lot: 31363sf	
Prior Sale: \$618,125 (02/14)	
319 ROCKWOOD DR.....	\$865,000
B: Andrew Martinelli & Susan Martinelli	
S: Sally L Daigle	
Vol/Page: 1611/32, Date: 08/05/24, Warranty	
Mtg: Webster Bank \$400,000	
Use: 4 Bdrm Colonial, Lot: 52708sf	
Prior Sale: \$100,000 (03/97)	
875 S MAIN ST U:8	\$230,000
B: Justin Jacaruso	
S: Ella Shomshonov	
Vol/Page: 1611/198, Date: 08/05/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$140,000 (09/17)	
287 SUMMER ST	\$362,500
B: Ryan Dibble & September Dibble	
S: Kenneth R Sandow	
Vol/Page: 1611/630, Date: 08/09/24, Warranty	
Mtg: Total Mtg Svcs \$308,125	
Use: 2 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$288,000 (09/13)	

102 SUMMIT FARMS RD	\$475,000
B: Bianca Ransome & Brent Ransome	
S: Robert F Moos Jr & Mary A Moos	
Vol/Page: 1611/538, Date: 08/08/24, Warranty	
Mtg: Mortgage Research Ctr \$475,000	
Use: 3 Bdrm Raised Ranch, Lot: 40075sf	
Prior Sale: \$395,000 (06/21)	
167 SUMMIT ST	\$270,000
B: Lisa M Nelson	
S: Geraldine Russo	
Vol/Page: 1611/405, Date: 08/06/24, Warranty	
Mtg: CMG Mortgage Inc \$243,300	
Use: 2 Bdrm Ranch, Lot: 19602sf	
Prior Sale: \$95,000 (09/02)	
694 W CENTER ST EXT	\$75,000
B: Daniel Y Letourneau LLC	
S: George Miller	
Vol/Page: 1611/583, Date: 08/08/24, Warranty	
Mtg: Deborah Lombardi \$75,000	
Use: Residential Developable Land, Lot: 71438sf	
► MORTGAGES	
90 APPLE GATE U:142	\$352,500
Ronald F Gombotz+ from Kind Lending	
84 ASPEN WAY	\$175,000
Ergys Guni+ from Northeast Family Federal Credit U	
266 BURRITT ST	\$50,000
Jay Hall+ from TD Bank NA	
27 EASTVIEW RD.....	\$20,000
Matthew C Mcfarland+ from American Eagle Financial	
41 EDEN AVE	\$252,000
Qi K Dong+ from Thomaston Savings Bank	
1 FIELDSTONE LN.....	\$489,600
Adeola A Oyebola+ from Bank of America NA	
21 GREENWOOD DR.....	\$25,000
Patrice K Jones+ from Navy Federal Credit Union	
60 LAGANA AVE	\$100,000
Robert S Dorzens+ from TD Bank NA	
432 LAKEVIEW DR U:432.....	\$60,000
Stephen A Delbuono+ from Mortgage Markets CUSO LLC	
72 LAWNCREST DR.....	\$50,000
Christopher Rohan+ from Connecticut Housing Financ	
520 LAZY LN.....	\$21,578
Christopher Lavoie+ from USA Housing and Urban Dev	
81 LOWERY DR.....	\$121,300
Kelly Donahue+ from TD Bank NA	
46 NORWOOD DR.....	\$134,000
Gary Donahue+ from Rocket Mortgage	
84 PARKVIEW DR.....	\$207,570
Gary S Sexton+ from Prosperity Home Mortgage LLC	
201 PATTONWOOD DR.....	\$500,000
18fore18 Group LLC+ from Newtek Bank Na	
105 PEPPERIDGE DR.....	\$115,000
Albert N Bourjaili+ from Bank of America NA	
15 STEEPLECHASE DR.....	\$120,000
Christopher K Palochko+ from TD Bank NA	
167 SUMMIT ST	\$36,267
Lisa M Nelson+ from Connecticut Housing Finance Au	
193 WINDING RDG	\$319,500
Beata Czop+ from Prosperity Home Mortgage LLC	
488 WINDING RDG	\$79,000
Ross E Cook Jr+ from Ion Bank	
112 WOODRUFF ST	\$105,000
Dana Charette+ from TD Bank NA	

SUFFIELD

TOWN CLERK:KATHLEEN C DUNAI
83 Mountain Rd, Suffield, CT, 06078
Phone:860-668-3880

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	57
Median Price	\$455,000	\$471,000

► REAL ESTATE SALES

53 SUFFIELD MEADOW DR U:53.....	\$245,000
B: Steven Schwein	
S: Christopher R Stone	
Vol/Page: 589/860, Date: 08/05/24, Warranty	
Mtg: American Ngbd Mtg Acc \$232,700	
Use: 2 Bdrm Condo	
Prior Sale: \$145,000 (01/07)	

► MORTGAGES

115 1ST ST	\$20,000
Beverly D Theodore+ from Emergency Aid Assn In	
235 FAIR HILL LN.....	\$365,000
Kevin F Armata+ from FEC Enterprises LLC	
95 HERITAGE TRL.....	\$150,000
Amy Hall+ from Massmutual Federal Credit Union	
HICKORY ST.....	\$33,000
Hickory St Partners LLC+ from Schober & Schober Pc	
MAPLETON AVE.....	\$33,000
Hickory St Partners LLC+ from Schober & Schober Pc	
NORTH ST	\$365,000
Lot 4 Shadow Pond Ln LLC+ from FEC Enterprises LLC	
NORTH ST	\$365,000
Kevin F Armata+ from FEC Enterprises LLC	
SHADOW POND LN.....	\$365,000
Lot 4 Shadow Pond Ln LLC+ from FEC Enterprises LLC	

WEST HARTFORD

TOWN CLERK:LEON DAVIDOFF
50 S Main St, Rm 313, West Hartford, CT, 06119
Phone:860-561-7430

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	289	265
Median Price	\$405,000	\$500,000

► REAL ESTATE SALES

42 ARNOLD WAY U:42-1	\$230,000
B: Omar Montalvo 3rd & Kylee S McGill	
S: Rohit Hasija & Shifali Dumeer	
Vol/Page: 5322/51, Date: 08/05/24, Warranty	
Use: Condo	
29 BRIGHTVIEW DR	\$550,000
B: Steffy George & Joshua Devasia	
S: Laura L Keller	
Vol/Page: 5322/225, Date: 08/07/24, Warranty	
Mtg: United Wholesale Mtg \$495,000	
Use: 3 Bdrm Split Level, Lot: 13939sf	
Prior Sale: \$313,500 (02/12)	
10 FERNBEL LN.....	\$360,000
B: Julianne Brown	
S: Kincaid Elizabeth Est & Jordan F B Rueckert	
Vol/Page: 5322/347, Date: 08/08/24, Executor	
Mtg: Prosperity Home Mtg \$275,000	
Use: 2 Bdrm Cape Cod, Lot: 8712sf	
Prior Sale: \$185,000 (08/88)	

13 GOVERNORS ROW U:13	\$517,500
B: Michael P Mcgoldrick & Marilyn Mcgoldrick	
S: Paul B Hebert, Tr for Paul B Hebert T	
Vol/Page: 5322/637, Date: 08/09/24, Trustee	
Mtg: Movement Mtg LLC \$217,500	
Use: 3 Bdrm Condo	
Prior Sale: \$372,000 (12/14)	
41 GRASSMERE AVE	\$544,000
B: Heartwood Dev LLC	
S: Liljedahl Brothers Inc	
Vol/Page: 5322/382, Date: 08/09/24, Warranty	
Mtg: M&T Bank NA \$232,400	
Use: Industrial Building, Lot: 7500sf	
38 GREYSTONE RD	\$415,000
B: Nirmala Bhatt	
S: Deepak D Pattani, Tr for Pattani T	
Vol/Page: 5322/308, Date: 08/08/24, Trustee	
Use: 2 Bdrm Ranch, Lot: 12632sf	
Prior Sale: \$141,000 (10/99)	
70 HARTWELL RD	\$605,000
B: Jessica Reso	
S: Trevor Glasgow & Shealagh Begley	
Vol/Page: 5322/147, Date: 08/06/24, Warranty	
Mtg: United Wholesale Mtg \$484,000	
Use: 3 Bdrm Colonial, Lot: 10890sf	
Prior Sale: \$232,500 (09/17)	
15 HAYNES RD	\$585,000
B: Lynne L Henry, Tr for Lynne L Henry T	
S: Christopher Blish & Jason M Jacobs	
Vol/Page: 5322/379, Date: 08/09/24, Warranty	
Use: 3 Bdrm Split Level, Lot: 10890sf	
Prior Sale: \$319,900 (12/20)	
11 LEWIS LN	\$340,000
B: 11 Lewis Lane LLC	
S: Donald R Coffin, Tr for Donald R Coffin T	
Vol/Page: 5322/663, Date: 08/09/24, Trustee	
Mtg: TD Bank NA \$240,000	
Use: 4 Bdrm Cape Cod, Lot: 6970sf	
20 MALLARD VIEW DR	\$720,000
B: Sean Dougherty & Mary Dougherty	
S: Oakmont Properties LLC	
Vol/Page: 5322/513, Date: 08/09/24, Warranty	
Mtg: William Raveis Mtg Co \$576,000	
Use: 4 Bdrm Colonial, Lot: 11326sf	
Prior Sale: \$426,165 (04/24)	
82 MIDDLEBROOK RD	\$496,000
B: Dhiraj S Panjwani & Priyanka D Panjwani	
S: Tracy Miller & Robert Miller	
Vol/Page: 5322/113, Date: 08/06/24, Warranty	
Mtg: Charter Oak Fed Cr Un \$446,400	
Use: 3 Bdrm Colonial, Lot: 9148sf	
Prior Sale: \$210,000 (04/19)	
867 MOUNTAIN RD	\$540,750
B: Brian Gineo & Karri Chapman	
S: Cwalt Inc & Bank Of Ny Mellon Tr	
Vol/Page: 5321/1232, Date: 08/05/24, Warranty	
6 ORCHARD LN	\$600,000
B: Samuel Sherer & Anna Puleo	
S: Dominic J Sorgio 4th	
Vol/Page: 5322/169, Date: 08/06/24, Warranty	
Mtg: United Wholesale Mtg \$480,000	
Use: 3 Bdrm Colonial, Lot: 21780sf	
Prior Sale: \$390,000 (03/08)	

20 OUTLOOK AVE U:203	\$220,000
B: Dariusz Rojeck & Antonovsky Rojeck	
S: Marc Mandel & Jacqueline Mandel	
Vol/Page: 5322/190, Date: 08/06/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$159,000 (06/21)	
825 PROSPECT AVE	\$875,000
B: Erik Hilsen	
S: Clare N Edwards	
Vol/Page: 5322/130, Date: 08/06/24, Warranty	
Mtg: Paramount Res Mtg Gp \$695,625	
Use: Residential-Multiple Bldgs, Lot: 74923sf	
71 SELDEN HILL DR	\$470,000
B: Mark Ambrose Jr & Maria Manfredi	
S: Ashley E Kaminski	
Vol/Page: 5322/78, Date: 08/05/24, Warranty	
Mtg: United Wholesale Mtg \$399,500	
Use: 3 Bdrm Raised Ranch, Lot: 11761sf	
Prior Sale: \$305,000 (01/22)	
59 SEQUIN RD	\$425,000
B: Caitlin Tzimirotas & Christopher F Cicciu	
S: Carole Perlman	
Vol/Page: 5320/857, Date: 07/18/24, Warranty	
Mtg: Torrington Svgs Bk \$382,500	
Use: 3 Bdrm Colonial, Lot: 13068sf	
117 SHADOW LN U:B4	\$152,000
B: Ellison K Stepankiy	
S: Erika Polyanskaya, Tr for Erika Polyanskaya T	
Vol/Page: 5322/27, Date: 08/05/24, Trustee	
Use: 1 Bdrm Condo	
Prior Sale: \$80,000 (06/15)	
STAR ST	\$30,000
B: Heartwood Dev LLC	
S: Liljedahl Bros Inc	
Vol/Page: 5322/495, Date: 08/09/24, Quit Claim	
Mtg: Liljedahl Bros Inc \$30,000	
32 TROY ST	\$427,500
B: Kimberly Adamski & Christopher Peshka	
S: Ricky E Ambrose & Kareen S Ambrose	
Vol/Page: 5322/615, Date: 08/09/24, Warranty	
Mtg: First World Mortgage \$277,500	
Use: 4 Bdrm Colonial, Lot: 4356sf	
Prior Sale: \$117,000 (08/00)	
36 WOODMERE RD	\$460,000
B: David Walsh	
S: William D Thompson Jr	
Vol/Page: 5321/1202, Date: 08/05/24, Warranty	
Mtg: Prosperity Home Mtg \$340,000	
Use: 4 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$263,000 (11/13)	
► MORTGAGES	
2038 ALBANY AVE	\$65,000
Marilyn I Tomlinson+ from Manufacturers and Trader	
42 ARNOLD WAY U:1A	\$172,500
Omar Montalvo 3rd+ from United Wholesale Mortgage	
71 BEACON HILL DR	\$639,002
Brian Gineo+ from Newrez LLC	
1134 BOULEVARD	\$466,902
Eduardo A Miranda+ from Lakeview Community Capital	
35 BRIGHTVIEW DR	\$47,174
Nastajha D Ortiz+ from USA Housing and Urban Devel	
14 FULTON PL	\$300,000
Michael C Sorensen+ from Bank of America NA	
41 GRASSMERE AVE	\$217,600
Heartwood Development LLC+ from Massachusetts Busi	
41 GRASSMERE AVE	\$226,000
Heartwood Development LLC+ from New England Certif	

39 GREYSTONE RD	\$365,000
Nirmala Bhatt+ from CMG Mortgage Inc	
115 GROVE ST	\$50,000
Jeffrey A Kent+ from American Eagle Financial Cred	
179 KING PHILIP DR	\$94,641
Taylor Orlich+ from Cross Country Mortgage Inc	
51 MOUNTAIN TERRACE RD	\$196,000
Lauri D Bolton+ from Manufacturers and Traders Tru	
OLD STONE XING L:6	\$1,500,000
Maria G Economos+ from Bess Economos	
OLD STONE XING L:7	\$1,500,000
Maria G Economos+ from Bess Economos	
68 OUTLOOK AVE	\$100,000
William T Marshall 3rd+ from Bank of America NA	
59 SEQUIN RD	\$382,500
Christopher F Cicciu+ from Torrington Savings Bank	
45 SOBY DR	\$116,600
Chad D Zahner+ from Third Federal Saving & Loan As	
244 STEELE RD	\$200,000
Joel M Levin+ from Manufacturers and Traders Trust	
52 WALKLEY RD	\$100,000
Claudia Norsworthy+ from Manufacturers and Traders	
49 WASHINGTON CIR	\$193,000
Damion A Baker+ from US Bank NA	
41 WOODLAWN ST	\$100,000
Wilton O Frater+ from Manufacturers and Traders Tr	

WETHERSFIELD

TOWN CLERK:SUSAN I. SCHROEDER
505 Silas Deane Hwy, Wethersfield, CT, 06109
Phone:860-721-2830

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	87
Median Price	\$344,500	\$357,025

► REAL ESTATE SALES

49 ANGELA DR	\$409,000
B: James M Chupas & Jill E Chupas	
S: Robert Glass 3rd & Nancy D Andrews	
Vol/Page: 2171/890, Date: 08/06/24, Warranty	
Mtg: ARK LA Tex Svcs LLC \$388,550	
Use: 3 Bdrm Raised Ranch, Lot: 15682sf	
Prior Sale: \$65,000 (05/22)	
54 HIGHVIEW AVE	\$357,000
B: Sarah Savage	
S: Valentyn Mokrousov & Ganna Shramova	
Vol/Page: 2171/956, Date: 08/08/24, Warranty	
Mtg: First World Mortgage \$260,250	
Use: 3 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$305,000 (08/23)	
465 NOTT ST	\$175,000
B: 5 Star Homes LLC	
S: Carmen C Vasel	
Vol/Page: 2171/1047, Date: 08/09/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 7405sf	
57 SILO DR	\$725,000
B: Dean D George	
S: Thomas M Walmsley	
Vol/Page: 2171/823, Date: 08/05/24, Warranty	
Mtg: Citizens Bank \$475,000	
Use: 4 Bdrm Contemporary, Lot: 15246sf	
Prior Sale: \$340,000 (05/03)	
► MORTGAGES	
9 BITTERSWEET HL	\$301,000
Leslie M Civitello Lt+ from Manufacturers and Trad	

143 HANG DOG LN	\$110,000
Robert Sharkevich Jr+ from Ct Firefighters Fcu	
108 HARTFORD AVE	\$50,000
Douglas P Clark+ from Navy Federal Credit Union	
27 MONTICELLO DR	\$450,000
Quick One Funding LLC+ from Kishan Patel	
59 NOTT ST	\$220,000
Tyler Crowl+ from ARK LA Tex Financial Services LL	
127 OLD COMMON RD	\$25,000
Michael Harrison+ from Liberty Bank	
29 SCHOOLHOUSE XING U:29	\$239,112
Karin Motta+ from Freedom Mortgage Corp	
168 VALLEY CREST DR	\$320,150
Abdul H Sharifi+ from Newrez LLC	

WINDSOR

TOWN CLERK:ANNA M POSNIAK

275 Broad St, Ste 1, Windsor, CT, 06095
Phone:860-285-1902

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	107
Median Price	\$290,000	\$340,000

► REAL ESTATE SALES

310 BECKENHAM LN U:310	\$418,000
B: Keith F Comeau & Susan Comeau	
S: Steven Martin	
Vol/Page: 1967/752, Date: 07/30/24, Warranty	
Mtg: Washington Tr Co \$234,400	
Use: 3 Bdrm Condo	
Prior Sale: \$292,360 (12/04)	
111 BENJAMIN CT U:111	\$410,000
B: Usama Arshad & Aqsa Saeed	
S: Nichoda D Heaven	
Vol/Page: 1967/946, Date: 08/01/24, Warranty	
Mtg: Prosperity Home Mtg \$320,000	
Use: 4 Bdrm Condo	
Prior Sale: \$330,000 (11/20)	
15 CARDSTON CIR	\$340,000
B: Kendra Jackson	
S: Julius D Wiggins	
Vol/Page: 1967/651, Date: 07/26/24, Warranty	
Mtg: American Ngbd Mtg Acc \$299,145	
Use: 3 Bdrm Raised Ranch, Lot: 20038sf	
43 COURT ST	\$275,000
B: Rs Loomis LLC	
S: Hb Realty LLC	
Vol/Page: 1967/673, Date: 07/26/24, Warranty	
Use: Commercial Building, Lot: 8712sf	
Prior Sale: \$180,000 (02/21)	
20 ETHAN DR	\$685,000
B: Nader Kassiss	
S: Rosalyn J Gutterman, Tr for Rosalyn J Gutterman RET	
Vol/Page: 1967/966, Date: 08/01/24, Trustee	
Mtg: Leader Bank NA \$441,825	
Use: 4 Bdrm Contemporary, Lot: 21780sf	
Prior Sale: \$482,625 (06/05)	
15 LEPAGE RD	\$315,000
B: Dana Earle & Gaetano Denardo 3rd	
S: Alexis Acevedo	
Vol/Page: 1967/1052, Date: 08/02/24, Warranty	
Mtg: Leader Bank NA \$265,000	
Use: 3 Bdrm Ranch, Lot: 13068sf	
Prior Sale: \$195,000 (10/20)	

67 MILO PECK LN	\$450,000
B: Donyell Garcia & Claire Garcia	
S: William J Hilbert & Irene A Hilbert	
Vol/Page: 1967/917, Date: 08/01/24, Warranty	
Mtg: Newrez LLC \$290,000	
Use: 4 Bdrm Colonial, Lot: 20038sf	
Prior Sale: \$182,500 (08/94)	
1135 PALISADO AVE	\$370,000
B: Jesus Silva	
S: Ricardo M Romero & Wanda Romero	
Vol/Page: 1967/706, Date: 07/29/24, Warranty	
Mtg: Baycoast Mortgage Co \$351,500	
Use: 3 Bdrm Raised Ranch, Lot: 27878sf	
Prior Sale: \$155,000 (07/03)	
35 RAVINE RD	\$385,000
B: Abigail Jensen	
S: William E Hastings 3rd	
Vol/Page: 1967/623, Date: 07/26/24, Warranty	
Mtg: M&T Bank NA \$305,000	
Use: 3 Bdrm Raised Ranch, Lot: 46609sf	
Prior Sale: \$260,000 (03/07)	
62 ROBIN RD	\$331,321
B: Angelena Mitchell	
S: Titan Holdings LLC	
Vol/Page: 1967/835, Date: 07/31/24, Warranty	
Mtg: Mtg Equity Partners \$289,821	
Use: 3 Bdrm Split Level, Lot: 20038sf	
Prior Sale: \$200,000 (06/24)	
14 SONGONOSK ST	\$149,100
B: Eduardo A Rosado	
S: Federal Natl Mtg Assn	
Vol/Page: 1967/871, Date: 07/31/24, Warranty	
Use: 2 Bdrm Bngl/Cottage, Lot: 12632sf	
Prior Sale: \$142,600 (03/24)	
51 SQUIRE RD	\$460,000
B: Ahmed N Eltanbedawi	
S: Michael E Mgrdichian & Lori-Ann Mgrdichian	
Vol/Page: 1967/875, Date: 07/31/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 27443sf	
Prior Sale: \$194,900 (03/01)	
134 TURNBERRY LN U:134	\$370,000
B: Patricia M Lee & Jeffry V Lee	
S: Theresa V Dupont	
Vol/Page: 1967/999, Date: 08/02/24, Warranty	
Mtg: William Raveis Mtg Co \$185,000	
Use: 2 Bdrm Condo	
Prior Sale: \$240,000 (08/09)	
45 WHITE ROCK DR	\$321,000
B: Kelley G Miller	
S: Claire Garcia & Donyell Garcia	
Vol/Page: 1967/1029, Date: 08/02/24, Warranty	
Mtg: USAA Federal SB \$294,000	
Use: 2 Bdrm Ranch, Lot: 11761sf	
Prior Sale: \$168,900 (05/17)	

► MORTGAGES

310 BECKENHAM LN U:310	\$100,000
Keith F Comeau+ from Washington Trust Mortgage Co	
15 CARDSTON CIR	\$50,000
Kendra Jackson+ from Connecticut Housing Finance A	
86 COMMONS XING	\$50,000
Deborah A Kenny+ from Discover Bank	
3000 DOVER CT	\$143,000
Brenda Denis+ from Total Mortgage Services	
32 EAGLETON DR	\$7,630
La-Vette Laboy+ from USA Housing and Urban Develop	
61 EARLY DAWN CIR	\$50,000
Marian Watterlond+ from Citizens Bank	

58 GIDDINGS AVE	\$25,000
Bethany A Brown+ from Connecticut Housing Finance	
153 GIDDINGS AVE	\$21,850
Fayola Williams+ from USA Housing and Urban Develo	
138 HIGH PATH RD U:138	\$97,781
Murray Hall+ from Mr Cooper	
59 NOD RD	\$59,145
Brett M Sorel+ from Liberty Bank	
510 PROSPECT HILL RD	\$250,000
Dean J Fortier+ from Citizens Bank	
62 ROBIN RD	\$50,000
Angelena Mitchell+ from Connecticut Housing Financ	

WINDSOR LOCKS

TOWN CLERK:CHRISTOPHER LATOURNES

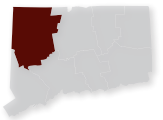
50 Church St, Windsor Locks, CT, 06096
Phone:860-292-8696

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	49
Median Price	\$283,500	\$307,000

► REAL ESTATE SALES

7 AHERN AVE	\$257,400
B: Robert W Bonetti Jr	
S: Kelly M Kenney	
Vol/Page: 538/809, Date: 08/05/24, Warranty	
Mtg: United Wholesale Mtg \$170,000	
Use: 2 Bdrm Cape Cod, Lot: 13068sf	
Prior Sale: \$174,900 (07/19)	
588 NORTH ST	\$150,000
B: Herson General Contractor	
S: Joan T Caesar & Arlee E Taylor	
Vol/Page: 538/872, Date: 08/07/24, Warranty	
Mtg: Global Funding Grp \$245,000	
Use: 4 Bdrm Conventional, Lot: 10019sf	
23 PLEASANT ST	\$325,000
B: Edward J Childs & Charles J Tersolo 2nd	
S: Ashley Knapik & Jared Knapik	
Vol/Page: 538/915, Date: 08/08/24, Warranty	
Mtg: United Wholesale Mtg \$211,250	
Use: 3 Bdrm Ranch, Lot: 15246sf	
Prior Sale: \$193,900 (05/17)	
8 SEYMOUR RD	\$339,900
B: Econal T Brandon & Christine M Brandon	
S: Alexander V Bashunov & Grace P Alexander	
Vol/Page: 538/845, Date: 08/06/24, Warranty	
Mtg: Evolve B&T \$333,743	
Use: 4 Bdrm Conventional, Lot: 6970sf	
Prior Sale: \$118,000 (07/17)	
218 SUTTON DR	\$400,000
B: Jason Pomerleau	
S: Lara Pergola	
Vol/Page: 538/791, Date: 08/05/24, Warranty	
Mtg: Fairway Ind Mtg \$360,000	
Use: 3 Bdrm Cape Cod, Lot: 42689sf	
Prior Sale: \$240,000 (09/18)	
► MORTGAGES	
75 CIRCLE DR	\$60,000
Daniel Wrobel+ from Rocket Mortgage	
50 OAK ST	\$10,697
Samuel Morales Jr+ from USA Housing and Urban Deve	
8 SEYMOUR RD	\$11,897
Christine M Brandon+ from Evolve Bank & Trust	
68 SPRING ST	\$12,794
Paul A Tanner+ from USA Housing and Urban Developm	



LITCHFIELD COUNTY

BARKHAMSTED

TOWN CLERK: HOLLY P. KROUSE

67 Ripley Hill Rd, Barkhamsted, CT, 06063
Phone: 860-379-8665

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	15
Median Price	\$366,250	\$390,500

► MORTGAGES

16 CARRIAGE LN	\$220,000
Dina L Grant+ from Litchfield Bancorp	
10 DEW RD	\$660,000
Robert Shoppey 3rd+ from Northwest Community Bank	
18 EDDY RD	\$75,000
Eniko Ujvari+ from Northwest Community Bank	
49 RIVERTON RD	\$247,704
Matthew Berry+ from CMG Mortgage Inc	
36 WARNER RD	\$335,500
Wyatt Schaffer+ from USAA Federal Savings Bank	

BETHLEHEM

TOWN CLERK: KATIE MAYER

36 Main St S, Bethlehem, CT, 06751
Phone: 203-266-7510

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	18
Median Price	\$345,000	\$500,000

► REAL ESTATE SALES

NONNEWAUG RD	\$52,500
B: Susan L Kubeck	
S: Stacey B Kubeck	
Vol/Page: 450/64, Date: 08/06/24, Warranty	

BRIDGEWATER

TOWN CLERK: CHERYL L PINKOS

44 Main St, Bridgewater, CT, 06752
Phone: 860-354-5102

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	5
Median Price	\$598,500	\$670,176

► REAL ESTATE SALES

3 BRIDGEWATER CMN U:3	\$350,000
B: Pamela T Krieger	
S: Timothy J Crowhurst & Marcine A Crowhurst	
Vol/Page: 96/407, Date: 08/07/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$198,500 (04/14)	

► MORTGAGES

140 COOPER RD	\$200,000
John Kracen+ from Union Savings Bank	
40 HUT HILL RD	\$95,000
Denise C Pinter+ from Union Savings Bank	

CORNWALL

TOWN CLERK: VERA L. DINNEEN

26 Pine St, Cornwall, CT, 06796
Phone: 860-672-2709

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	5
Median Price	\$455,000	\$790,000

► REAL ESTATE SALES

94 CEMETERY HILL RD	\$385,000
B: David Willis & Jessica T Landau	
S: Gene K Ingvertsen & Anne H Ingvertsen	
Vol/Page: 129/484, Date: 08/08/24, Warranty	
Mtg: Leaderone Financial \$288,750	
Use: 3 Bdrm Ranch, Lot: 62291sf	

► MORTGAGES

15 POPPLE SWAMP RD	\$250,000
Brian Bedell+ from NBT Bank NA	

GOSHEN

TOWN CLERK: BARBARA L BREOR

42C North St, Goshen, CT, 06756
Phone: 860-491-3647

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	20
Median Price	\$555,000	\$496,950

► REAL ESTATE SALES

58 E HYERDALE DR	\$1,800,000
B: Shelley Maffucci & David Maffucci	
S: Lori F Alper	
Vol/Page: 205/787, Date: 08/05/24, Warranty	
Use: 4 Bdrm Contemporary, Lot: 44431sf	
Prior Sale: \$500,000 (04/91)	

► MORTGAGES

17 MEADOWCREST S	\$330,000
Timothy Cote+ from Thomaston Savings Bank	
MIDDLE ST	\$1,950,000
Break Hill Farm LLC+ from Farm Credit East ACA	
249 OLD MIDDLE ST	\$1,950,000
Break Hill Farm LLC+ from Farm Credit East ACA	

HARWINTON

TOWN CLERK: NANCY E. ELDRIDGE

100 Bentley Drive, Harwinton, CT, 06791
Phone: 860-485-9613

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	18
Median Price	\$310,000	\$407,500

► REAL ESTATE SALES

186 BIRGE PARK RD	\$312,900
B: Melissa Pysar & Michael Furtado	
S: Bailey P Gillette	
Vol/Page: 277/1130, Date: 08/09/24, Warranty	
Mtg: Union Savings Bank \$281,200	
Use: 2 Bdrm Cape Cod, Lot: 52272sf	
Prior Sale: \$196,900 (08/20)	
BOGUE RD	\$320,000
B: Pedro Jerez	
S: Savapolos Thomas G Est & Nancy Deming	
Vol/Page: 277/1079, Date: 08/05/24,	
3 MANSFIELD RD	\$381,000
B: David N Mucciacciaro & Heather G Mucciacciaro	
S: Allan V Van Kirk	
Vol/Page: 277/1114, Date: 08/08/24, Warranty	

► MORTGAGES

595 LITCHFIELD RD	\$266,000
Morgan Clapps+ from Total Mortgage Services	
595 LITCHFIELD RD	\$25,340
Morgan Clapps+ from Connecticut Housing Finance Au	
83 MANSFIELD RD	\$304,800
David N Mucciacciaro+ from Allan V Van Kirk	

KENT

TOWN CLERK: DARLENE F. BRADY

41 Kent Green Blvd, PO Box 843, Kent, CT, 06757
Phone: 860-927-3433

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$542,250	\$437,500

► REAL ESTATE SALES

49 ELIZABETH ST	\$475,000
B: Martin J Lindenmayer & Kathleen M Lindenmayer	
S: Mary J Kenna & Steven H Gonzalez	
Vol/Page: 201/878, Date: 08/06/24, Warranty	
Mtg: Navy FCU \$222,750	
Use: 3 Bdrm Cape Cod, Lot: 12197sf	
Prior Sale: \$375,000 (05/10)	

LITCHFIELD

TOWN CLERK:LISA LOSEE

74 West St, Litchfield, CT, 06759
Phone:860-567-7561

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	29	29
Median Price	\$339,000	\$550,000

► REAL ESTATE SALES

21 HARRIS RD \$357,000

B: William C Goessinger & Kendall M Svanda
S: Robert A Manes
Vol/Page: 413/450, Date: 08/08/24, Warranty
Mtg: Newtown Savings Bank \$327,000
Use: 3 Bdrm Ranch, Lot: 40075sf

23 LITCHFIELD PONDS DR U:23..... \$430,000

B: Jane S McMahon
S: David E Marchand & Joan M Marchand
Vol/Page: 413/438, Date: 08/07/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$191,500 (07/00)

► MORTGAGES

22 BUELL RD S..... \$320,000

Aaron M Heller+ from Litchfield Bancorp

308 CAMPVILLE RD \$65,000

Kenneth R Naylor Jr+ from Torrington Municipal & T

48 OLD TURNPIKE RD..... \$50,000

Ann M Dehippolytis+ from Northwest Hills Inc (Nort

214 S LAKE ST \$25,000

Melinda H Girardin+ from Northwest Hills Inc (Nort

33 WHISKERS LN \$95,000

Patrick G Tino+ from Thomaston Savings Bank

MORRIS

TOWN CLERK:LAURA HALLORAN

3 East St, Morris, CT, 06763
Phone:860-567-7433

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	11
Median Price	\$315,000	\$380,000

► REAL ESTATE SALES

9 THOMASTON RD \$930,000

B: Frey Ft & David L Frey-Tr
S: Paper Moon Farm LLC
Vol/Page: 124/539, Date: 08/08/24, Warranty
Mtg: Paper Moon Farm Lic \$160,000
Use: Commercial Building, Lot: 62726sf
Prior Sale: \$326,000 (08/21)

► MORTGAGES

84 PLATT FARM RD \$125,000

Daniel C Coutu+ from Waterbury Teachers Federal Cr

89 THOMASTON RD \$25,000

Cortney J Fusco+ from United Business & Industrial

290 THOMASTON RD \$35,000

Alana D Truelove+ from Thomaston Savings Bank

NEW HARTFORD

TOWN CLERK:LYNN A FLORIO

530 Main St, New Hartford, CT, 06057
Phone:860-379-5037

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	29
Median Price	\$350,000	\$415,000

► REAL ESTATE SALES

25 HIGHLAND AVE \$400,000

B: Susan E Pfeiffer
S: Joseph M Hoke & Leesa G Lawson
Vol/Page: 323/554, Date: 08/06/24, Warranty
Use: 2 Bdrm Ranch, Lot: 13068sf
Prior Sale: \$314,750 (07/22)

► MORTGAGES

133 LAKESHORE DR..... \$239,475

Lawrence P & Felice B Wil+ from Torrington Savings

176 LAKESHORE DR..... \$100,000

Rick Petow+ from Northwest Community Bank

201 SOUTHEAST RD..... \$60,000

David Elovich+ from Nutmeg State Financial Credit

NEW MILFORD

TOWN CLERK:NOREEN PRICHARD

10 Main St, New Milford, CT, 06784
Phone:860-355-6020

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	96
Median Price	\$434,000	\$473,150

► REAL ESTATE SALES

16 BLUEBERRY LN \$375,000

B: Ryan T Pilner
S: John M Pilner & Patricia N Pilner
Vol/Page: 1276/912, Date: 08/06/24, Warranty
Mtg: John M Pilner \$375,000
Use: 3 Bdrm Raised Ranch, Lot: 17424sf
Prior Sale: \$45,000 (08/23)

3 BLUESTONE LN \$650,000

B: Angelo Spaziani & Melissa Spaziani
S: Regina L Doran & James L Doran
Vol/Page: 1276/964, Date: 08/08/24, Warranty
Mtg: Newtown Savings Bank \$350,000
Use: 4 Bdrm Colonial, Lot: 68825sf
Prior Sale: \$244,325 (12/95)

27 COLONIAL RIDGE DR \$565,000

B: Bryan Ruiz & Krystin Ruiz
S: Idania Vazquez
Vol/Page: 1276/1041, Date: 08/08/24, Warranty
Mtg: Cardinal Fncl Co LP \$508,500
Use: 4 Bdrm Colonial, Lot: 50530sf
Prior Sale: \$305,000 (07/02)

22 ELM ST \$375,000

B: John E Stratton
S: Dennis G Bruey Jr & Chelsea K Bruey
Vol/Page: 1276/890, Date: 08/05/24, Warranty
Use: 6 Bdrm Antique, Lot: 9148sf
Prior Sale: \$17,000 (02/18)

42 LITTLE BEAR HILL RD..... \$380,000

B: Karol Sanchez
S: Mro Investments LLC
Vol/Page: 1276/1066, Date: 08/08/24, Warranty
Mtg: Citizens Bank \$368,500
Use: 4 Bdrm Colonial, Lot: 110207sf
Prior Sale: \$300,400 (07/24)

134 LONE OAK DR..... \$420,000

B: Kathleen Sullivan & William Sullivan
S: Cynthia Gannon
Vol/Page: 1276/982, Date: 08/08/24, Warranty
Mtg: Cross Country Mtg Inc \$384,615
Use: 3 Bdrm Ranch, Lot: 28314sf
Prior Sale: \$124,500 (12/93)

12 MEADOW LN..... \$1,299,999

B: Robert L Osar, Tr for Robert Leonard Osar RET
S: Paul J St Pierre & Ann M St Pierre
Vol/Page: 1276/998, Date: 08/08/24, Warranty
Use: 3 Bdrm Ranch, Lot: 13750sf
Prior Sale: \$535,000 (07/05)

103 ROOSTER TAIL HOLW..... \$1,200,000

B: Mordechi Rosenfeld & Leonardo Veiga
S: Jessica Bergeron & Michael Marotti
Vol/Page: 1276/934, Date: 08/07/24, Warranty
Mtg: UBS Bank USA \$670,000
Use: 3 Bdrm Colonial, Lot: 93218sf
Prior Sale: \$538,000 (12/21)

► FORECLOSURE DEEDS

6 RICHCONN DR \$326,000

B: Y&R Investments LLC
S: Kim Strom & Keybank Na
Vol/Page: 1276/1090, Date: 08/08/24, Committee
Use: 3 Bdrm Raised Ranch, Lot: 40000sf
Prior Sale: \$380,000 (02/06)

► MORTGAGES

10 BLUEBERRY LN \$6,038

Keisha Jordano+ from USA Housing and Urban Develop

22 CANDLEWOOD LAKE RD N..... \$120,000

Allison A Homberg+ from Navy Federal Credit Union

136 CARMEN HILL RD \$160,000

Cedric Lim+ from Navy Federal Credit Union

16 INDIAN RIDGE RD \$392,113

Luis E Correa-Valverde+ from Total Mortgage Serv

4 LESH LN..... \$100,000

Michael A Grasso+ from Union Savings Bank

8 NEWTON RD \$312,000

Kathy Bahn+ from Contour Mortgage Corp

9 ORATORY LN \$100,000

Meghan E Forno+ from Webster Bank

6 POLARIS DR \$140,000

Diego F Sanago-Fernandez+ from Michael Basile

22 POLARIS DR \$250,000

Kathleen M Hansen+ from Webster Bank

7 POWDER HORN LN..... \$60,000

Paul J Brown+ from Litchfield Bancorp

31 SHERWOOD DR \$50,000

Kathleen A Mccarthy+ from Webster Bank

89 SQUIRE HILL RD \$24,000

Jonathan E Magney+ from Community Credit Union

NORTH CANAAN

TOWN CLERK:JEAN A. JACQUIER

100 Pease St, #7, North Canaan, CT, 06018
Phone:860-824-7313

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	8
Median Price	\$312,500	\$252,950

► MORTGAGES

535 ASHLEY FALLS RD..... \$300,000

519 Ashley Falls Road LLC+ from NBT Bank NA

39 GREENE AVE..... \$50,000

Adam C Waldron+ from Rocket Mortgage

10 LOCUST HILL RD..... \$50,000

Raymond H Lachance+ from NBT Bank NA

10 RAILROAD ST..... \$200,000

32 Railroad LLC+ from NBT Bank NA

PLYMOUTH

TOWN CLERK:ERICA CABIYA

80 Main St, Plymouth, CT, 06786
Phone:860-585-4039

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	63
Median Price	\$255,740	\$311,000

► REAL ESTATE SALES

392 ALLENTOWN RD..... \$290,000

B: Jennifer Garland

S: Romeo Anthony J Jr Est & Benjamin Romeo

Vol/Page: 514/540, Date: 08/07/24,

Mtg: Total Mtg Svcs \$275,500

Use: 4 Bdrm Cape Cod, Lot: 68825sf

51 BEMIS ST..... \$360,000

B: Leah E Kennedy

S: Gerri Hurdle, Tr for Gerri Hurdle Relt

Vol/Page: 514/470, Date: 08/05/24, Trustee

Mtg: Seacoast Mortgage Cor \$353,479

Use: 4 Bdrm Cape Cod, Lot: 23087sf

Prior Sale: \$240,000 (03/21)

18 CORAL DR..... \$65,000

B: Elizabeth W Bailey

S: Maria O Davis & Peter M Worhunsky

Vol/Page: 514/485, Date: 08/05/24, Warranty

Use: Land-Vacant & Open, Lot: 20473sf

11 HOYE ST..... \$195,000

B: Charles J Smith

S: Alice T Smith

Vol/Page: 514/489, Date: 08/05/24, Warranty

Mtg: Veterans United Hm Ln \$195,000

Use: 3 Bdrm Ranch, Lot: 10454sf

Prior Sale: \$140,000 (10/03)

30 SEYMOUR RD U:C1..... \$160,500

B: Felicia C Lockhart

S: Wesley C Serafine

Vol/Page: 514/438, Date: 08/05/24, Warranty

Mtg: Thomaston Svgs Bk \$90,500

Use: 3 Bdrm Condo

Prior Sale: \$115,000 (09/17)

► MORTGAGES

392 ALLENTOWN RD..... \$25,000

Jennifer Garland+ from Connecticut Housing Finance

95 HOSIER RD..... \$39,358

Flowers Cornelius+ from Figure Lending LCC

18 JACKSON ST..... \$215,000

Judy A Matthews+ from Webster Bank

4 MEYERS RD..... \$25,000

Tami H Pilbin+ from Northwest Hill Cu

150 S MAIN ST..... \$203,000

Gary A Gromoshak+ from Webster Bank

23 SANDRA AVE..... \$25,000

Brian Simard+ from Webster Bank

ROXBURY

TOWN CLERK:PETER A HURLBUT

29 North St, Roxbury, CT, 06783
Phone:860-354-3328

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$907,500	\$987,500

► FORECLOSURE DEEDS

30 HICKORY LN..... \$278,050

B: Soliman Re Invs LLC

S: Michael Vincitorio & Wells Fargo Bank Na

Vol/Page: 137/412, Date: 08/09/24, Committee

Mtg: Krowton Llc \$438,000

Use: 4 Bdrm Contemporary, Lot: 130680sf

Prior Sale: \$265,000 (04/94)

► MORTGAGES

336 SOUTH ST..... \$617,500

Stevenf Weighart+ from Landsure Mtg Corp

SALISBURY

TOWN CLERK:PATRICIA H. WILLIAMS

27 Main St, Salisbury, CT, 06068
Phone:860-435-5182

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	15
Median Price	\$675,000	\$630,000

► REAL ESTATE SALES

INDIAN CAVE RD..... \$125,000

B: Bear Mountain Rlty LLC

S: Dona Bainbridge, Tr for Harry M Bainbridge Jr T

Vol/Page: 273/654, Date: 08/06/24, Trustee

LIBRARY ST..... \$125,000

B: Bear Mountain Rlty LLC

S: Harry M Bainbridge Jr

Vol/Page: 273/656, Date: 08/06/24, Warranty

46 LIBRARY ST..... \$725,000

B: Bear Mountain Rlty LLC

S: Dona Bainbridge

Vol/Page: 273/652, Date: 08/06/24, Warranty

Use: Commercial Building, Lot: 20038sf

Prior Sale: \$325,000 (11/08)

39 RESERVOIR RD..... \$350,000

B: Lemon Prop LLC

S: Philip Mosser

Vol/Page: 273/676, Date: 08/09/24, Warranty

Use: 3 Bdrm Ranch, Lot: 111514sf

Prior Sale: \$250,000 (12/20)

564 UNDER MOUNTAIN RD..... \$931,970

B: Olifi Prop LLC

S: Woodland Sanctuary Lp

Vol/Page: 273/636, Date: 08/01/24, Warranty

Use: Residential-Multiple Bldgs, Lot: 664290sf

Prior Sale: \$770,643 (06/98)

SHARON

TOWN CLERK:LINDA R. AMERIGHI

63 Main St, Sharon, CT, 06069
Phone:860-364-5224

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	9
Median Price	\$565,000	\$498,750

► REAL ESTATE SALES

6 JEWETT HILL RD..... \$1,200,000

B: Mariana Veiga

S: Kenneth J Clark & Mary A Clark

Vol/Page: 220/1078, Date: 08/05/24, Warranty

Mtg: UBS Bank USA \$900,000

Use: Mixed Use-Prim Res & Agricul, Lot: 348480sf

Prior Sale: \$570,000 (08/00)

96 UPPER MAIN ST..... \$1,317,000

B: David Porter, Tr for David Porter RET

S: Scott Siegler, Tr for Scott Siegler T

Vol/Page: 221/27, Date: 08/06/24, Trustee

Use: 4 Bdrm Colonial, Lot: 21344sf

Prior Sale: \$595,000 (09/19)

► MORTGAGES

569 CORNWALL BRIDGE RD..... \$130,000

Robert Squeglia+ from Union Savings Bank

35 FAIRFIELD RD..... \$488,510

Holly H Macdonald+ from JP Morgan Chase Bank

274 GAY ST..... \$60,000

Kevin C Mccarthy+ from American Eagle Financial Cr

6 JEWETT HILL RD..... \$900,000

Mariana Veiga+ from UBS BANK USA

6 JEWETT HILL RD U:37-3..... \$900,000

Mariana Veiga+ from UBS BANK USA

THOMASTON

TOWN CLERK:CATHERINE P DUPONT

158 Main St, Thomaston, CT, 06787
Phone:860-283-4141

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	20
Median Price	\$275,000	\$286,500

► REAL ESTATE SALES

560 MICHELLE LN S..... \$600,000
 B: Ashley Knapik
 S: Mark E Nolan & Jennifer Nolan
 Vol/Page: 353/790, Date: 08/08/24, Warranty
 Mtg: United Wholesale Mtg \$480,000
 Use: 3 Bdrm Cape Cod, Lot: 87556sf
 Prior Sale: \$390,000 (09/18)

9 PEGS WAY..... \$640,000
 B: Skylar Lamanna & Noah Rak
 S: Mark L Dorais 2nd & John M Dorais
 Vol/Page: 353/836, Date: 08/09/24, Warranty
 Use: Residential Developable Land, Lot: 144184sf
 Prior Sale: \$129,000 (06/22)

► MORTGAGES

115 BAYBERRY DR..... \$423,105
 Steven Deland+ from Mortgage Pros Inc
182 RIDGEWOOD ACRES..... \$10,000
 Jaret C Davies+ from Webster Bank

TORRINGTON

TOWN CLERK: CAROL ANDERSON
 140 Main St, Torrington, CT, 06790
 Phone: 860-489-2239

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	172	149
Median Price	\$248,700	\$275,000

► REAL ESTATE SALES

80 CARRIAGE LN..... \$278,000
 B: Luis Torres
 S: Kristopher Lavalla
 Vol/Page: 1418/422, Date: 08/02/24, Warranty
 Mtg: United Wholesale Mtg \$272,964
 Use: 2 Bdrm Raised Ranch, Lot: 20038sf
 Prior Sale: \$108,000 (12/16)

110 CIRCLE DR..... \$364,463
 B: Robert L Fekete Jr & Lisa M Fekete
 S: William V Schapp & Susan M Schapp
 Vol/Page: 1418/15, Date: 07/29/24, Warranty
 Mtg: Paramount Res Mtg Gp \$352,289
 Use: 3 Bdrm Cape Cod, Lot: 11761sf

36 DAVIS ST..... \$209,750
 B: Bryan Tapia
 S: Robert J Kupco
 Vol/Page: 1418/274, Date: 08/01/24, Warranty
 Mtg: Prysma Lending Group \$167,800
 Use: 2 Bdrm Ranch, Lot: 10019sf

663 E MAIN ST..... \$1,050,000
 B: 663 E Main St LLC
 S: Musa O Bahia & Maha A Yousif
 Vol/Page: 1417/1100, Date: 07/26/24, Warranty
 Mtg: Northwest CommunityBk \$740,000
 Use: Office Bldg-General, Lot: 77972sf

882 E MAIN ST..... \$2,000
 B: Robab Gas Stop LLC
 S: Hzm Petroleum Corp
 Vol/Page: 1418/377, Date: 08/01/24, Quit Claim
 Use: Gas Station, Lot: 33541sf
 Prior Sale: \$268,800 (11/12)

33 EVERGREEN RD U:33..... \$210,000
 B: Ari K Lee & Safia Derraj
 S: Thomas R Schwartz & Qin Luo
 Vol/Page: 1418/192, Date: 07/31/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$56,000 (11/17)

FERN DR..... \$1,050,000
 B: 663 E Main St LLC
 S: Musa O Bahia & Maha A Yousif
 Vol/Page: 1417/1100, Date: 07/26/24, Warranty
 Mtg: Northwest CommunityBk \$740,000

183 HARWINTON AVE..... \$247,000
 B: Gihan Martin & Buddini Martin
 S: Milltown Enterprises LLC
 Vol/Page: 1418/120, Date: 07/31/24, Warranty
 Use: 2-Family Two Family, Lot: 7405sf
 Prior Sale: \$89,000 (05/19)

204 HUNTER CT..... \$495,000
 B: Keith M Sickles & Marlene Sickles
 S: A S Neiman & Eleanor B Neiman
 Vol/Page: 1417/1080, Date: 07/26/24, Warranty

839 MAIN ST U:88..... \$185,000
 B: Leslie Handelman
 S: Destiny Pena
 Vol/Page: 1418/169, Date: 07/31/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$110,000 (05/22)

231 MOUNTAIN RD..... \$246,900
 B: Quinn Fabas-Smith & Jillian Fabas-Smith
 S: Richardson Thomas W Est & Ronald S Richardson
 Vol/Page: 1418/200, Date: 07/31/24, Executor
 Mtg: Plaza Home Mtg \$234,555
 Use: 2-Family Two Family, Lot: 65340sf
 Prior Sale: \$60,000 (04/02)

86 NELSON ST..... \$295,000
 B: Ashraf M Aljaseem & Huda A Alfraikhat
 S: Zaharek George J Est & Susan Z Lauby
 Vol/Page: 1418/384, Date: 08/01/24, Executor
 Mtg: M&T Bank NA \$125,000
 Use: 3 Bdrm Ranch, Lot: 13504sf

95 NELSON ST..... \$340,000
 B: Jennie Poidomani
 S: Monica S Diulio
 Vol/Page: 1418/249, Date: 08/01/24, Warranty
 Mtg: Total Mtg Svcs \$306,000
 Use: 3 Bdrm Ranch, Lot: 13068sf

449-R W PEARL RD..... \$330,000
 B: Christopher Butkus & Katie A Verrastro
 S: Keith Butkus
 Vol/Page: 1418/445, Date: 08/02/24, Warranty
 Mtg: Allanach Mtg Grp Corp \$297,000
 Use: 3 Bdrm Colonial, Lot: 92347sf
 Prior Sale: \$255,000 (09/16)

111 YALE AVE..... \$251,000
 B: Delaney M Romaniello
 S: Adam Cristoforo
 Vol/Page: 1417/1116, Date: 07/26/24, Warranty
 Mtg: Movement Mtg LLC \$279,964
 Use: 2 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$224,900 (08/22)

► MORTGAGES

78 AMHERST ST..... \$25,512
 Sheila M Walker+ from USA Housing and Urban Develo

214 ASCOT LN..... \$230,667
 Karen Biscombe+ from Mtg One Funding Llc

61 CHERRY ST..... \$50,000
 Jose E Quito+ from Torrington Savings Bank

5 E FARMS RD U:B..... \$20,000
 Heidi Laus+ from Thomaston Savings Bank

86 FUNSTON AVE..... \$191,595
 Kavier Zhicay+ from Freedom Home Mortgage Corp

44 GOSHEN RD..... \$100,000
 Michael E Huffman+ from M&T Bank NA

7 GRISWOLD ST..... \$450,000
 Lambis Enterprises LLC+ from Northwest Community B

183 HARWINTON AVE..... \$185,250
 Buddini Martin+ from LoanDepot.Com LLC

256 HIGH ST..... \$2,058,469
 Ct Metro Hldg Li Corp+ from Fleetwood Holdings 2

11 MAIN ST..... \$2,178,471
 Torrington Main St Dev Co+ from St Of Ct Dept Eco

NELSON ST L:132..... \$25,000
 Jennie Poidomani+ from Connecticut Housing Finance

NELSON ST L:133..... \$25,000
 Jennie Poidomani+ from Connecticut Housing Finance

NELSON ST L:134..... \$25,000
 Jennie Poidomani+ from Connecticut Housing Finance

NELSON ST L:136..... \$25,000
 Jennie Poidomani+ from Connecticut Housing Finance

111 ROBERTS ST..... \$50,000
 Kara Centrella+ from Northwest Hills Inc (Northwes

31 SAGEWAY..... \$23,731
 Frederick E Schnabel+ from USA Housing and Urban D

164 TROTTERS WAY..... \$100,000
 Stephen C Patnaude+ from Union Savings Bank

449-R W PEARL RD..... \$297,000

WARREN

TOWN CLERK: JULIE A WECHTER
 50 Cemetery Road, Warren, CT, 06777
 Phone: 860-868-7881

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	\$415,000	\$520,000

► REAL ESTATE SALES

34 CURTISS RD..... \$1,115,000
 B: Sarah-Donnelly

S: Melody Rollins
 Vol/Page: 99/176, Date: 08/05/24, Warranty
 Mtg: Bank of America NA \$300,000
 Use: 3 Bdrm Old Style, Lot: 112820sf
 Prior Sale: \$540,000 (07/10)

WASHINGTON

TOWN CLERK:SHEILA M ANSON

2 Bryan Plz, PO Box 383, Washington, CT, 06793
Phone:860-868-2786

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	22
Median Price	\$1,307,500	\$912,500

► REAL ESTATE SALES

8 SCHOOL ST..... \$575,000

B: Andrew King
S: Mark C Droumbakis & Victoria C Droumbakis
Vol/Page: 262/460, Date: 08/08/24, Warranty
Mtg: Pennymac Loan Service \$460,000
Use: 3 Bdrm Colonial, Lot: 14375sf
Prior Sale: \$395,000 (03/06)

NO STREET GIVEN..... \$850,000

B: Christen A King
S: Kelly Sidley
Vol/Page: 262/448, Date: 08/07/24, Warranty

► MORTGAGES

33 PAINTER RIDGE RD..... \$300,000

Sean Smith+ from National Iron Bank

WATERTOWN

TOWN CLERK:LISA DALTON

61 Echo Lake Rd, Watertown, CT, 06795
Phone:860-945-5230

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	64
Median Price	\$295,000	\$350,000

► REAL ESTATE SALES

328 BASSETT RD..... \$367,000

B: Kurtis Krizan & Breah C Fortin
S: Sally L Membrino
Vol/Page: 2328/206, Date: 08/05/24, Warranty
Mtg: Guaranteed Rate Affin \$313,000
Use: 3 Bdrm Raised Ranch, Lot: 36590sf

1453 BUCKINGHAM ST..... \$387,500

B: Miguel A Vasquez & Paula L Amaya
S: Catherine Macelis & Anthony M Macelis
Vol/Page: 2328/234, Date: 08/05/24, Warranty
Mtg: Prysm Lending Group \$308,000
Use: 3 Bdrm Colonial, Lot: 32670sf

109 CHERRY AVE..... \$220,000

B: Kleanti Gjika
S: Leonidas J Calvocoressi & Linda G Calvocoressi
Vol/Page: 2328/321, Date: 08/07/24, Warranty
Use: 3 Bdrm Raised Ranch, Lot: 12632sf
Prior Sale: \$107,000 (12/97)

210 MOUNT FAIR DR..... \$575,000

B: Eric Hewitt & Kaitlyn Hewitt
S: Joseph M Favale & Lisa L Favale
Vol/Page: 2328/330, Date: 08/08/24, Warranty
Mtg: Total Mtg Svcs \$460,000

NO STREET GIVEN..... \$175,000

B: Johnna A Neurakis
S: Gina A Lussier
Vol/Page: 2328/324, Date: 08/08/24, Quit Claim

NO STREET GIVEN..... \$5,000

B: Morrone Development LLC
S: Watertown Town Of
Vol/Page: 2328/270, Date: 08/05/24, Warranty

► MORTGAGES

33 BELLEMEADOW DR..... \$147,000

Tyler Boswell+ from Thomaston Savings Bank

51 CHARLES ST..... \$50,000

Christopher A Deluca+ from Discover Bank

161 CLAXTON AVE..... \$80,000

Christopher Paquin+ from Webster Bank

148 FRANKLIN AVE..... \$50,000

Shawn M Soucy+ from Discover Bank

63 FRANSON RD..... \$70,000

Melanie E Milton+ from Thomaston Savings Bank

71 INVERARY DR..... \$45,000

Michael J Wohlhieter+ from Sikorsky Financial Cred

400 KIMBERLY LN..... \$536,000

George Tsiofilakis+ from Litchfield Bancorp

270 LINKFIELD RD..... \$309,000

Mark A Sarlo+ from Webster Bank

52 NORTH ST..... \$50,001

Kelly L Floyd+ from Newrez LLC

43 RUSSELL AVE..... \$79,000

Anthony E Santiago+ from Webster Bank

37 SLADE TER..... \$21,348

Stephen J Debarba+ from USA Housing and Urban Deve

317 WINDING BROOK FARM RD..... \$100,000

Margaret M Misdom+ from TD Bank NA

WINCHESTER

TOWN CLERK:GLENN ALBANESIU

338 Main St, Winchester, CT, 06098
Phone:860-738-6963

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	42
Median Price	\$205,000	\$267,500

► REAL ESTATE SALES

230 OAK ST..... \$160,000

B: Jose Chimbo & Teresa Chimbo
S: Jessie Schulz
Vol/Page: 485/117, Date: 08/07/24, Warranty
Mtg: Jessie Schultz \$85,000
Use: 4 Bdrm Old Style, Lot: 16117sf
Prior Sale: \$54,500 (01/18)

NO STREET GIVEN..... \$275,000

B: Donald Stevenson
S: Taylor R Bigos
Vol/Page: 485/29, Date: 08/06/24, Warranty

► MORTGAGES

103 E MOUNTAIN AVE..... \$270,019

Donald E Stevenson Jr+ from Total Mortgage Service

103 E MOUNTAIN AVE..... \$11,000

Donald E Stevenson Jr+ from Connecticut Housing Fi

493 N MAIN ST..... \$50,900

Michael Thompson+ from Northwest Community Bank

103 NALETTE DR..... \$125,000

Thomas R Smith+ from Northwest Hills Inc (Northwes

118 OAK ST..... \$25,000

Donna L Fracasso+ from Webster Bank

230 OAK ST..... \$25,000

Jose Chimbo+ from Jessie Schultz

129 SKINNER RD..... \$100,000

Carol E Zwart+ from Northwest Community Bank

WOODBURY

TOWN CLERK:MARIA M. MANCINI

281 Main St South, Woodbury, CT, 06798
Phone:203-263-2144

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	31
Median Price	\$520,000	\$555,000

► REAL ESTATE SALES

229 BACON POND RD U:121..... \$162,500

B: Rebecca Miller
S: Senthil Rajamani
Vol/Page: 467/303, Date: 08/09/24, Warranty
Mtg: Newtown Savings Bank \$121,875
Use: 2 Bdrm Condo

42 CEDAR GRV..... \$515,000

B: Jean N Dohan & Matthew Dohan
S: Brian Cole
Vol/Page: 467/177, Date: 08/05/24, Warranty
Mtg: Prosperity Home Mtg \$245,000
Use: 3 Bdrm Cape Cod, Lot: 38333sf
Prior Sale: \$200,000 (04/03)

27 WASHINGTON RD..... \$440,000

B: Jeff Zappone
S: Michael Snowden & Mildred Snowden
Vol/Page: 467/208, Date: 08/05/24, Warranty
Mtg: Cross Country Mtg Inc \$308,000
Use: 2-Family Two Family, Lot: 21780sf

240 WASHINGTON RD..... \$650,000

B: Walsham LLC
S: Ranari Holdings LLC
Vol/Page: 467/240, Date: 08/07/24, Warranty
Mtg: Logan Finance Corp \$455,000
Use: 5 Bdrm Colonial, Lot: 13504sf
Prior Sale: \$160,000 (01/21)

► MORTGAGES

5 EDGEHILL CT U:5..... \$25,000

Madeleine Lefevre+ from Skyline Financial FCU

11 FAIRGROUNDS RD..... \$120,000

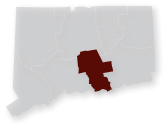
Eric R Groody+ from Connecticut State Employees Fe

6 FAWN MEADOW LN..... \$250,000

John P Trainor+ from Thomaston Savings Bank

39 STAGECOACH RD..... \$110,500

William J Dreska+ from Union Savings Bank



MIDDLESEX COUNTY

CHESTER

TOWN CLERK: KATHRYN HAIR
203 Middlesex Ave, Chester, CT, 06412
Phone: 860-526-0013

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$370,000	\$480,000

► REAL ESTATE SALES

25 SPRING ST **\$695,000**
B: Mary B Cooley
S: Marie B Murray, Tr for Marie B Murray T
Vol/Page: 185/303, Date: 08/05/24, Trustee
Use: 3 Bdrm, Lot: 27007sf
Prior Sale: \$202,800 (05/91)

NO STREET GIVEN **\$85,000**
B: Paul H Just & Kim S Just
S: Randolph A Netsch & Elizabeth A Netsch
Vol/Page: 185/308, Date: 08/06/24, Warranty

CLINTON

TOWN CLERK: SHARON URICCHIO
54 E Main St, Clinton, CT, 06498
Phone: 860-669-9101

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	64
Median Price	\$420,000	\$435,000

► REAL ESTATE SALES

35 CHAPMAN MILL POND RD **\$492,422**
B: Tommy Myers & Marsha C Myers
S: E M Wilson
Vol/Page: 557/854, Date: 08/07/24, Warranty
Mtg: Navy FCU \$492,422

► MORTGAGES

27 CARTER HILL RD **\$60,000**
Carla Marino+ from Rocket Mortgage

5 COLLEGE ST **\$65,000**
Jeffrey J Bellinger+ from Citizens Bank

5 HARBOR PKWY **\$250,000**
Clearmont Investments LLC+ from Citizens Bank

13 HOUPERTS WAY **\$150,000**
Daniel K Greenhouse+ from Connex Credit Union

14 INDIAN DR **\$110,000**
John P Wilson+ from Rocket Mortgage

7 KENILWORTH DR **\$225,000**
Chester P Atkins+ from Charter Oak Federal Credit

92 OLD POST RD **\$115,000**
Chris G Walsh+ from Sikorsky Financial Credit Unio

CROMWELL

TOWN CLERK: JOANN DOYLE
41 West St, Cromwell, CT, 06416
Phone: 860-632-3440

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	43
Median Price	\$350,000	\$375,000

► REAL ESTATE SALES

96 NOOKS HILL RD **\$435,000**
B: Daniela Parciasepe & Thomas L Cullen
S: Joseph F Latina & Michele A Latina
Vol/Page: 1827/333, Date: 08/07/24, Warranty
Mtg: Prosperity Home Mtg \$348,000
Use: 3 Bdrm Cape Cod, Lot: 73786sf
Prior Sale: \$65,000 (01/00)

5 RIVERDALE DR **\$580,000**
B: Evan Berggren & Ivanna Berggren
S: David Destefano & Jacqueline L Destefano
Vol/Page: 1828/56, Date: 08/09/24, Warranty
Mtg: Total Mtg Svcs \$325,000
Use: 4 Bdrm Colonial, Lot: 25435sf
Prior Sale: \$378,000 (01/19)

3 SPRINGDALE RD U:3 **\$310,000**
B: David M Destefano
S: Darlene M Listro
Vol/Page: 1828/36, Date: 08/09/24, Warranty
Mtg: Total Mtg Svcs \$190,000
Use: 2 Bdrm Condo
Prior Sale: \$193,000 (08/05)

► MORTGAGES

5 HORSE RUN HILL RD **\$424,908**
Damion Grasso+ from Nationstar Mortgage

62 PASCO HILL RD **\$294,000**
Victor Harris+ from Silva Mortgage Inc

248 SKYVIEW DR U:248 **\$22,128**
Chastity Delillo+ from USA Housing and Urban Devel

DURHAM

TOWN CLERK: NICOLE CHAREST
30 Town House Rd, Durham, CT, 06422
Phone: 860-349-3453

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	25
Median Price	\$383,000	\$416,000

► REAL ESTATE SALES

1060 NEW HAVEN RD **\$480,000**
B: Evan Beauvais
S: Nicolas Amendola
Vol/Page: 305/1175, Date: 08/05/24, Warranty
Mtg: First World Mortgage \$456,000
Use: 3 Bdrm Raised Ranch, Lot: 43996sf
Prior Sale: \$410,000 (06/22)

► MORTGAGES

206 MAPLE AVE **\$50,000**
John M Fisher+ from Nutmeg State Financial Credit

57 SAW MILL RD **\$30,000**
Jeffrey Dills+ from Connecticut State Employees Fe

EAST HAMPTON

TOWN CLERK: PATTY BURNHAM, ACTING
1 Community Dr, East Hampton, CT, 06424
Phone: 860-267-2519

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	63
Median Price	\$346,750	\$360,000

► REAL ESTATE SALES

6 CRESTWOOD DR **\$212,500**
B: Play Action Prop LLC
S: Lynne M Morrow
Vol/Page: 649/94, Date: 08/05/24, Warranty
Mtg: Residential Capital \$301,000
Use: 4 Bdrm Raised Ranch, Lot: 40075sf
Prior Sale: \$196,100 (02/03)

61 LONG HILL RD **\$527,900**
B: Lauren N Abbey & Evan Presta
S: Carma LLC
Vol/Page: 649/141, Date: 08/05/24, Warranty
Mtg: Dime Bank \$475,110
Use: Residential Open Land, Lot: 125888sf
Prior Sale: \$68,000 (01/24)

5 TAMMIE ANN DR **\$625,000**
B: Farrah Khatib & Alarica Paul
S: John A Collisson 3rd & Lynn J Collisson
Vol/Page: 649/188, Date: 08/06/24, Warranty
Mtg: Alliant Credit Union \$625,000
Use: 4 Bdrm Colonial, Lot: 73181sf
Prior Sale: \$240,000 (04/02)

16 WANGONK TRL **\$555,000**
B: Shane Manning & Erika N Manning
S: Heid M Tanca & Michael Tanca
Vol/Page: 649/169, Date: 08/06/24, Warranty
Use: Accessory Land Improved, Lot: 3920sf

► MORTGAGES

115 COMSTOCK TRL **\$200,000**
Charles L Agganis+ from Alliant Credit Union

46 RIDGEVIEW DR **\$30,000**
Robert L Parenteau+ from Nutmeg State Financial Cr

5 SEARS PL **\$354,172**
Darrel Hanrahan+ from Swift Home Loans Inc

11 TERP RD **\$110,000**
Dean Maurice+ from Liberty Bank

15 WANGONK TRL **\$444,000**
Shane Manning+ from PeoplesBank (Holyoke MA)

ESSEX

TOWN CLERK:JOEL MARZI

29 West Ave, Essex, CT, 06442
Phone:860-767-4340

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	25
Median Price	\$460,000	\$620,000

► REAL ESTATE SALES

17 WALNUT ST..... \$380,000

B: Thomas M Bombria
S: Evan P Barrett
Vol/Page: 357/1084, Date: 08/09/24, Warranty
Mtg: Chelsea Groton Bank \$285,000
Use: 3 Bdrm Cape Cod, Lot: 16117sf
Prior Sale: \$82,100 (10/15)

NO STREET GIVEN..... \$907,800

B: Deborah Fowler & Dwight Fowler
S: Anne K Konstantino & Peter T Konstantino
Vol/Page: 357/1026, Date: 08/05/24, Warranty

► MORTGAGES

60-C LYNN RD..... \$40,000

Alyssa D Barr+ from Americas First Network Credit

21 MAIN ST..... \$200,000

B & G Realty Co+ from Rhoda Steiger

23 MAIN ST..... \$200,000

B & G Realty Co+ from Rhoda Steiger

15 PARTRIDGE LN..... \$325,000

Claudia T Weicker+ from David Foster

23 TOWNWOODS RD..... \$300,000

Vincent A Pacileo 3rd+ from Liberty Bank

HADDAM

TOWN CLERK:BOB SIEGRIST

30 Field Park Dr, Haddam, CT, 06438
Phone:860-345-8531

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	29
Median Price	\$350,500	\$435,000

► REAL ESTATE SALES

76 BRIDGE RD..... \$290,000

B: Marie Griffin
S: May L Jensen & Allen H Jensen
Vol/Page: 427/649, Date: 08/05/24, Warranty
Mtg: Navy FCU \$281,300
Use: 5 Bdrm Antique, Lot: 106722sf

83 MEETING HOUSE RD..... \$685,000

B: Kevin T Oliver
S: Susan M Scroton
Vol/Page: 427/680, Date: 08/05/24, Warranty
Mtg: Washington Trust Mtg \$479,500
Use: 4 Bdrm Colonial, Lot: 50094sf
Prior Sale: \$416,000 (02/18)

120 SAYBROOK RD..... \$241,000

B: Kathy Dering LLC
S: 120 Saybrook Road LLC
Vol/Page: 427/734, Date: 08/08/24, Warranty
Mtg: Pond Road Llc \$192,800
Use: Day Care Center, Lot: 57935sf

50 SHORE DR..... \$325,000

B: Joseph A Spinelli & Pasqua Spinelli
S: Michael J Klucznik & Sheila M Mullen
Vol/Page: 427/611, Date: 08/05/24, Warranty
Mtg: Movement Mtg LLC \$292,500
Use: 1 Bdrm Cottage, Lot: 4792sf
Prior Sale: \$221,000 (05/22)

► MORTGAGES

40 BROOKLINE AVE..... \$100,000

Salvatore Logiudice+ from American Eagle Financial

63 BURR RD..... \$65,000

Richard A Maynard+ from Federal Savings Bank

7 ISLAND DOCK RD..... \$3,129,000

Paramount Prop BBD LLC+ from New England Certified

1147 KILLINGWORTH RD..... \$21,548

David M Bodner+ from USA Housing and Urban Develop

16 LANDING RD..... \$2,564

Jeffrey C Haynosch+ from USA Housing and Urban Dev

198 THAYER RD..... \$90,000

Rebecca L Galko+ from Liberty Bank

KILLINGWORTH

TOWN CLERK:DAWN R. MOONEY

323 Route 81, Killingworth, CT, 06419
Phone:860-663-1765

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	22
Median Price	\$610,000	\$532,500

► REAL ESTATE SALES

55 IRON WORKS RD..... \$445,000

B: Luke Jurecka & Kaylee Umberhocker
S: Nelson J Vicenty
Vol/Page: 297/596, Date: 08/05/24, Warranty
Mtg: New American Funding \$422,750
Use: 3 Bdrm Cape Cod, Lot: 139392sf
Prior Sale: \$294,900 (06/04)

► MORTGAGES

13 DOGWOOD KNOLL RD..... \$100,000

Christien J Bobbie+ from Windsor Federal Bank

3 GOLDFIELD RD..... \$80,000

Sherry P Brohel+ from Citizens Bank

180 RIVER RD..... \$57,000

Brett Parent+ from American Eagle Financial Credit

196 ROUTE 80 U:80..... \$200,000

Anthony V Carri+ from Citizens Bank

135 ROUTE 81..... \$10,461

Daniel Woodford+ from USA Housing and Urban Develo

MIDDLETOWN

TOWN CLERK:ASHLEY FLYNN-NATALE

245 DeKoven Dr, Rm 110, Middletown, CT, 06457
Phone:860-638-4910

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	133	129
Median Price	\$305,000	\$343,000

► REAL ESTATE SALES

1111 ARBUTUS ST..... \$689,900

B: Joseph Dambrose
S: David M Duda
Vol/Page: 2102/691, Date: 08/06/24, Warranty
Mtg: Union Home Mortgage \$551,920
Use: 4 Bdrm Ranch, Lot: 63162sf
Prior Sale: \$650,000 (08/23)

659 E MAIN ST..... \$200,000

B: Refreshed Homes LLC
S: Christopher Genovesio & April Genovesio
Vol/Page: 2102/708, Date: 08/06/24, Warranty
Mtg: RCN Capital LLC \$251,000
Use: 4 Bdrm Colonial, Lot: 8712sf
Prior Sale: \$31,400 (04/18)

216 HUNTING HILL AVE..... \$450,000

B: Christina Brzustoski
S: Michael R Wyant & Jerrett J Wyant
Vol/Page: 2102/993, Date: 08/09/24, Warranty
Use: 3 Bdrm Conventional, Lot: 13504sf
Prior Sale: \$320,000 (06/21)

11 MANSFIELD TER..... \$510,000

B: Victoria A Post & John D Post
S: Mcmillan Jane S Est & Suzanne S Bocchini
Vol/Page: 2103/3, Date: 08/09/24, Executor
Mtg: Fairway Ind Mtg \$408,000
Use: 6 Bdrm Colonial, Lot: 11326sf

310 NEWFIELD ST..... \$186,000

B: Joselito Bonilla
S: Madeline Donato
Vol/Page: 2102/627, Date: 08/05/24, Warranty
Mtg: Prosperity Home Mtg \$167,400
Use: 3 Bdrm Ranch, Lot: 13504sf
Prior Sale: \$150,000 (06/15)

4 RISING TRAIL CT U:4..... \$220,000

B: Jack A Johnson Jr
S: Antonio Silva
Vol/Page: 2102/578, Date: 08/05/24, Warranty
Mtg: Guaranteed Rate Affin \$195,000
Use: 3 Bdrm Condo
Prior Sale: \$125,000 (07/20)

63 RISING TRAIL DR U:63..... \$223,000

B: Beverly Dube
S: Tanashia Conde & Timothy Conde
Vol/Page: 2102/851, Date: 08/07/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$130,000 (08/04)

75 RISING TRAIL DR U:75..... \$240,000

B: Tenika L Campbell
S: Sla Homes LLC
Vol/Page: 2102/812, Date: 08/06/24, Warranty
Mtg: Total Mtg Svcs \$216,000
Use: 2 Bdrm Condo
Prior Sale: \$167,000 (04/24)

47 ROUND HILL RD **\$340,000**
 B: Monica R Dominguez & Salvador F Ramirez
 S: Joseph A Inzero
 Vol/Page: 2102/857, Date: 08/07/24, Warranty
 Mtg: CMG Mortgage Inc \$268,000
 Use: 3 Bdrm Ranch, Lot: 23958sf
 Prior Sale: \$182,000 (10/13)

► MORTGAGES

135 FOWLER AVE **\$225,000**
 Lori Fuller+ from Watermark Capital Inc

37 GEORGE ST **\$175,000**
 Billy-John Heppenstall+ from Waterbury Teachers Fe

207 GEORGE ST **\$6,932,000**
 Considine Knoll Crst Inve+ from Greystone Servcin

94 JACOBS TER **\$10,207**
 Carolyn Hopkins+ from USA Housing and Urban Develo

747 LONG HILL RD **\$75,000**
 Nancy S Liddell+ from Liberty Bank

84 MCCORMICK LN **\$289,575**
 Richard C Johnson+ from Total Mortgage Services

123 OLD FARMS W **\$135,000**
 Farah Scala+ from Bank of America NA

306 OLD FARMS W **\$400,000**
 Diane R Delia+ from M&T Bank NA

100 RIDGEWOOD RD **\$221,000**
 Anthony K Rey+ from Rocket Mortgage

RISING TRAIL CT **\$25,000**
 Jack A Johnson Jr+ from Connecticut Housing Financ

930 S MAIN ST U:930 **\$40,000**
 Michelle M Lacharite+ from Spring EQ LLC

151 SMITH ST **\$45,000**
 Monika Boyd+ from Rocket Mortgage

70 SPRING BROOK DR **\$150,001**
 Luis F Gutierrez+ from Discover Bank

268 TRYON ST **\$80,000**
 David R Dube+ from Discover Bank

536 WESTFIELD ST **\$615,000**
 Raymond F Gionfriddo+ from Mutual of Omaha Mortgag

536 WESTFIELD ST **\$615,000**
 Raymond F Gionfriddo+ from Mutual of Omaha Mortgag

WESTLAKE DR **\$25,000**
 Tenika L Campbell+ from Connecticut Housing Financ

OLD SAYBROOK

TOWN CLERK:SARAH BECKER

302 Main St, Old Saybrook, CT, 06475
 Phone:860-395-3135

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	48
Median Price	\$547,500	\$664,574

► REAL ESTATE SALES

23 CLINTON AVE **\$490,000**
 B: Freedom Prop LLC
 S: Edward Jason
 Vol/Page: 692/720, Date: 07/30/24, Warranty
 Mtg: Anthony Dimeo \$300,000
 Use: 3 Bdrm, Lot: 5663sf

8 EAST ST **\$500,000**
 B: James Magoon & Doreen Magoon
 S: Ronald C Cook & Cheryl Cook
 Vol/Page: 692/804, Date: 08/01/24, Warranty
 Use: 4 Bdrm Split Level, Lot: 7405sf
 Prior Sale: \$313,000 (06/08)

11 FENWOOD AVE **\$949,500**
 B: Gregg H Therrien & Shannon K Therrien
 S: Nancy Czarzasty
 Vol/Page: 692/835, Date: 08/02/24, Warranty
 Mtg: Primary Residentl Mtg \$759,600
 Use: 3 Bdrm Colonial, Lot: 7841sf
 Prior Sale: \$487,000 (02/08)

OLD BOSTON POST RD **\$985,000**

B: Carol Millerick & Michael Millerick
 S: Ian M Mcevil & Elizabeth P Mcevil
 Vol/Page: 692/765, Date: 07/31/24, Warranty

100 SHEFFIELD ST U:B6 **\$650,000**

B: Richard Brown & Linda Brown
 S: Brian R Poulter & Renee L Poulter
 Vol/Page: 692/781, Date: 08/01/24, Warranty
 Mtg: United Wholesale Mtg \$477,750
 Use: 2 Bdrm Condo
 Prior Sale: \$375,000 (09/02)

9 WATROUS POINT RD **\$1,100,000**

B: Anthony Aguanno 3rd & Jessie Aguanno
 S: Ronald J Pelletier & Kathryn A Pelletier
 Vol/Page: 692/676, Date: 07/29/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$815,000 (10/06)

► MORTGAGES

64 BOKUM RD **\$50,000**
 Cara Henderson+ from LoanDepot.Com LLC

23 CLINTON AVE **\$200,000**
 Freedom Prop LLC+ from Steven H Finkel

34 DRIFTWOOD DR **\$100,000**
 Allan B Rothschild+ from Torrington Savings Bank

6 FENWOOD PL **\$585,000**
 Timothy R Sheehan+ from Primary Residential Mortga

68 INGHAM HILL RD **\$94,808**
 Ryan J Belote+ from Discover Bank

61 OTTER COVE DR **\$75,000**
 Suzanne G Mcconville+ from Essex Savings Bank

9 SOUNDVIEW AVE U:2 **\$354,000**
 Milton A Molina+ from United Wholesale Mortgage

1 WINDSOR OVAL **\$14,351**
 Todd Roberts+ from USA Housing and Urban Developme

PORTLAND

TOWN CLERK:MICHAEL V. TIERNEY

33 East Main St, Portland, CT, 06480
 Phone:860-342-6743

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	39
Median Price	\$329,803	\$335,000

► REAL ESTATE SALES

1489 PORTLAND COBALT RD **\$2,945,000**
 B: Lord Hanuman LLC
 S: Solano Inn LLC
 Vol/Page: 1112/157, Date: 08/08/24, Warranty
 Mtg: Windsor Federal Bank \$1,950,000

1503 PORTLAND COBALT RD **\$2,945,000**
 B: Lord Hanuman LLC
 S: Solano Inn LLC
 Vol/Page: 1112/157, Date: 08/08/24, Warranty
 Mtg: Windsor Federal Bank \$1,950,000
 Use: Mixed Use-Prim Comm & Other, Lot: 140263sf
 Prior Sale: \$670,000 (08/12)

► MORTGAGES

37 BELLE VISTA HTS **\$100,000**
 William J Curtin+ from Nutmeg State Financial Cred

23 BUTTONHOOK DR **\$146,000**
 Jonathan Krupinski+ from American Eagle Financial

36 EDGEWOOD RD **\$45,000**
 Robert J Erickson+ from Rocket Mortgage

8 EDWARDS RD **\$279,405**
 Jessica L Rosenthal+ from Rocket Mortgage

696 WILLIAM ST EXT **\$220,000**
 Jason M Kneier+ from American Eagle Financial Cred

WESTBROOK

TOWN CLERK:JOAN ANGELINI

866 Boston Post Rd, Westbrook, CT, 06498
 Phone:860-399-3044

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	35	25
Median Price	\$555,100	\$515,000

► REAL ESTATE SALES

1525 BOSTON POST RD U:362 **\$2,500**
 B: Eric E Bergman & Melissa J Bergman
 S: Andrew Goldstein & Sherry Goldstein
 Vol/Page: 383/602, Date: 07/29/24, Warranty
 Use: Condo

1525 BOSTON POST RD U:824 **\$3,000**
 B: Catherine Olko & Matthew Olko
 S: Kathleen Katz & Matthew Katz
 Vol/Page: 383/596, Date: 07/29/24, Warranty
 Use: Condo

35 CHAPMAN MILL POND RD **\$492,422**
 B: Tommy Myers & Marsha C Myers
 S: E M Wilson
 Vol/Page: 383/709, Date: 08/07/24, Warranty
 Mtg: Navy FCU \$492,422
 Use: 3 Bdrm Raised Ranch, Lot: 47916sf

OCEAN VIEW VILLAGE CONDO U:2 **\$190,000**
 B: Louisa R Ketron
 S: Amy C Wells
 Vol/Page: 383/706, Date: 08/06/24, Warranty
 Use: Condo

NO STREET GIVEN **\$907,800**
 B: Deborah Fowler & Dwight Fowler
 S: Anne K Konstantino & Peter T Konstantino
 Vol/Page: 383/688, Date: 08/06/24, Warranty

► MORTGAGES

410 HAMMOCK RD N **\$50,000**
 Stacy M Neri+ from Discover Bank

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

24 PIONEER RD **\$1,060,000**
 Christine M Dimauro+ from Total Mortgage Services

161 SALT ISLAND RD **\$360,000**
 161 Salt Island Road Rt+ from Jeffrey R Foss

54 UNCAS RD E **\$312,000**
 Susan D Bazzano+ from Webster Bank



NEW HAVEN COUNTY

ANSONIA

TOWN CLERK: ELIZABETH S LYNCH

253 Main St, Ansonia, CT, 06401
Phone: 203-736-5980

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	42
Median Price	\$290,000	\$346,000

► REAL ESTATE SALES

38 COLONY ST..... \$350,000

B: Miguel Romero
S: Silvio S Santos & Vera L Santos
Vol/Page: 623/870, Date: 08/07/24, Warranty
Mtg: Newtown Savings Bank \$332,500
Use: 2 Bdrm Conventional, Lot: 4792sf
Prior Sale: \$220,000 (10/06)

19 HIGH ACRES RD..... \$424,900

B: Olivia Erickson & James Hutchison
S: Patricia A Mihaylo
Vol/Page: 623/726, Date: 08/05/24, Warranty
Mtg: Stifel Bank & Trust \$314,500
Use: 3 Bdrm Conventional, Lot: 20473sf
Prior Sale: \$240,000 (02/18)

86 HOWARD AVE..... \$202,500

B: Kendra Robinson
S: Stephen W Thaller
Vol/Page: 623/828, Date: 08/07/24, Warranty
Mtg: United Wholesale Mtg \$162,000
Use: 2 Bdrm Conventional, Lot: 10454sf
Prior Sale: \$118,000 (01/13)

27 LAROVERA TER..... \$520,000

B: James G Chester & Melissa Chester
S: Gilbert Chun & Michelle Chun
Vol/Page: 623/701, Date: 08/05/24, Warranty
Mtg: Guaranteed Rate Inc \$468,000
Use: 4 Bdrm Colonial, Lot: 7405sf
Prior Sale: \$410,000 (10/09)

104 N STATE ST..... \$280,000

B: Ramiz Majeed
S: Jose M Rodriguez & Marie L Figueroa
Vol/Page: 623/751, Date: 08/06/24, Warranty
Mtg: MiMutal Mtg \$210,000
Use: 2-Family Two Family, Lot: 8276sf
Prior Sale: \$235,000 (08/06)

► MORTGAGES

24 CONDON DR..... \$121,200

Sean Walsh+ from Sikorsky Financial Credit Union I

17 FOREST AVE..... \$12,716

Domenick J Peluso+ from USA Housing and Urban Devel

43 FRANCIS ST..... \$75,500

Yvette M Garcia+ from GE Employees Credit Union

7 HUGHES CIR..... \$121,500

Aladino Rivera Jr+ from Sikorsky Financial Credit

34 LOCKE ST..... \$405,000

Marsyd Enterprises Inc+ from Legions Capital Inc

219 N MAIN ST..... \$42,029

Marisol Casiano+ from TD Bank NA

165 SUNSET DR..... \$5,430

Robert Koslowski+ from USA Housing and Urban Devel

133 WAKELEE AVE..... \$320,000

EMAS LLC+ from Ion Bank

151 WAKELEE AVE..... \$320,000

EMAS LLC+ from Ion Bank

BEACON FALLS

TOWN CLERK: LEONARD GREENE, SR

10 Maple Ave, Beacon Falls, CT, 06403
Phone: 203-729-8254

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	19
Median Price	\$350,000	\$333,000

► REAL ESTATE SALES

143 OLD TURNPIKE RD..... \$140,000

B: Anderson 49 LLC
S: Elizabeth M Flach
Vol/Page: 255/856, Date: 08/06/24, Warranty
Use: Mobile Home, Lot: 10019sf
Prior Sale: \$58,000 (05/10)

653 SKOKORAT RD..... \$360,000

B: Robert Marek Jr
S: Michael Altieri
Vol/Page: 255/838, Date: 08/05/24, Warranty
Mtg: Union Home Mortgage \$324,000
Use: 3 Bdrm Ranch, Lot: 29621sf
Prior Sale: \$224,000 (10/15)

► MORTGAGES

86 ANDRASKO RD..... \$6,934

Katalin Bedo+ from USA Housing and Urban Developme

33 KALEAS WAY..... \$78,000

Sandino P Verrelli+ from Nationstar Mortgage

BETHANY

TOWN CLERK: WILLIAM L BRINTON

40 Peck Rd, Bethany, CT, 06524
Phone: 203-393-2100

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	15
Median Price	\$444,000	\$465,000

► REAL ESTATE SALES

809 CARRINGTON RD..... \$420,000

B: Mf Enterprises LLC
S: Tecia-Lue Hunt
Vol/Page: 226/813, Date: 08/07/24, Warranty
Mtg: Milford Bank \$300,000
Use: Mixed Use-Prim Comm & Other, Lot: 52272sf
Prior Sale: \$310,000 (11/03)

► MORTGAGES

346 FAIRWOOD RD..... \$99,000

Rebecca G Daddona+ from United Wholesale Mortgage

68 OAK RIDGE DR..... \$60,000

Jeffrey Nielsen+ from Guilford Savings Bank

BRANFORD

TOWN CLERK: LISA ARPIN

1019 Main St, Branford, CT, 06405
Phone: 203-315-0678

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	64
Median Price	\$500,000	\$486,250

► REAL ESTATE SALES

25 HARBOUR VLG U:B..... \$378,609

B: Todd Serman
S: Smith John L Est & Teska Moreau
Vol/Page: 1390/969, Date: 08/06/24, Executor
Use: 2 Bdrm Condo

19 LEETES ISLAND RD..... \$119,900

B: Thomas Hession
S: Carl Amendola
Vol/Page: 1391/50, Date: 08/08/24, Conveyance

MARINA VLG L:4..... \$1,475,800

B: Rudolph F Taddonio & Lisa Taddonio
S: Waterside Bldg & Dev Ii L
Vol/Page: 1391/30, Date: 08/07/24, Warranty

238 MONTICELLO DR U:238..... \$327,000

B: Alexandra Ford
S: Jessica Casertano
Vol/Page: 1390/883, Date: 08/05/24, Warranty
Mtg: Primelending \$261,600
Use: 2 Bdrm Condo
Prior Sale: \$142,000 (07/17)

205 NORTHFORD RD..... \$545,000

B: Abner Martinez & Vilma Martinez
S: Jason Hwang & Tara Hwang
Vol/Page: 1391/52, Date: 08/08/24, Warranty
Mtg: Total Mtg Svcs \$476,000
Use: 4 Bdrm Colonial, Lot: 48787sf
Prior Sale: \$549,000 (05/23)

17 PAWSON TRL..... \$100,000

B: Sean Lentner
S: Lynn Tuozzoli
Vol/Page: 1390/911, Date: 08/05/24, Warranty
Mtg: Pennymac Loan Service \$750,000
Use: 2 Bdrm Contemporary, Lot: 4792sf
Prior Sale: \$305,000 (09/15)

41 SOUND VIEW HTS..... \$530,000

B: Cabo Heights LLC
S: Sandra Vescera
Vol/Page: 1391/39, Date: 08/08/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 4356sf
Prior Sale: \$300,000 (04/09)

1 SUNSET MANOR RD..... \$1,475,000

B: Niris T Angkatavanich & Laurretta Lyons
S: Kevin Delaney & Cynthia A Delaney
Vol/Page: 1391/2, Date: 08/07/24, Warranty
Mtg: Guilford Savings Bank \$1,180,000
Use: 2 Bdrm Cape Cod, Lot: 15246sf

121 VILLAGE LN U:121..... \$325,000

B: Joseph A Stein
S: Lori Klein
Vol/Page: 1390/908, Date: 08/05/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$205,000 (08/06)

► MORTGAGES

35 DAMASCUS RD	\$375,250
Elizabeth M Rubbo+ from Pennymac Loan Services LLC	
276 HARBOR ST	\$510,581
Anthony Sorrentino+ from Homebridge Financial Serv	
391 MONTICELLO DR U:391	\$4,705
David A Merrill+ from USA Housing and Urban Develo	
169 N MAIN ST	\$550,000
Premier Realty Hldg LLC+ from 169-189 North Main S	
189 N MAIN ST	\$550,000
Premier Realty Hldg LLC+ from 169-189 North Main S	
380 SHORE DR	\$365,000
Karen Belenardo+ from Citizens Bank	
175 STONY CREEK RD	\$88,000
Jeffrey C Bosch+ from Guilford Savings Bank	
20 WILLOW RD	\$80,000
Paul M Oconnor Jr+ from Discover Bank	

CHESHIRE

TOWN CLERK: PATRICIA KING
84 S Main St, Cheshire, CT, 06410
Phone: 203-271-6601

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	90
Median Price	\$435,000	\$471,250

► REAL ESTATE SALES

1476 ALLEN CT	\$800,000
B: Heather M Luna & Erik Luna	
S: April Reach & Gary Reach	
Vol/Page: 3235/41, Date: 08/07/24, Warranty	
Mtg: Pennymac Loan Service \$520,000	
Use: 4 Bdrm Cape Cod, Lot: 92783sf	
Prior Sale: \$265,000 (05/96)	
278 ELMWOOD CIR	\$490,000
B: Christian Nunley & Maria Nunley	
S: Estelle Star Est & Samantha Estelle	
Vol/Page: 3234/314, Date: 08/06/24, Executor	
Mtg: Rocket Mortgage LLC \$392,000	
Use: 3 Bdrm Ranch, Lot: 30492sf	
Prior Sale: \$130,000 (09/90)	
25 JESSE CT	\$489,000
B: Jose Rafael	
S: Anthony G Sciascia	
Vol/Page: 3234/272, Date: 08/06/24, Warranty	
Mtg: CMG Mortgage Inc \$289,000	
Use: 2 Bdrm Raised Ranch, Lot: 20038sf	
84 QUARRY VILLAGE RD U:84	\$358,500
B: Elaine M Cioffi	
S: Marie L Blake	
Vol/Page: 3235/71, Date: 08/07/24, Warranty	
Mtg: Thomaston Svgs Bk \$200,000	
Use: 2 Bdrm Condo	
Prior Sale: \$209,000 (05/11)	
697 S MAIN ST U:697	\$314,900
B: Artur T Martin	
S: John A Dominello	
Vol/Page: 3235/108, Date: 08/08/24, Warranty	
Mtg: Equity Resources Inc \$264,900	
Use: 2 Bdrm Condo	
Prior Sale: \$255,000 (06/22)	
70 SODERMAN WAY	\$846,190
B: Franklin J Hubbell & Sandra S Mckean	
S: Eg Stonebridge LLC	
Vol/Page: 3235/64, Date: 08/07/24, Warranty	
Use: Accessory Land Improved	

61 SOUTHWICK CT U:61	\$332,000
B: Lisa Forlenza & Maria Anastasio	
S: Janet Rippel & Diane Kalentek	
Vol/Page: 3235/23, Date: 08/06/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$235,000 (06/18)	
314 TALMADGE RD	\$875,900
B: John Dominello	
S: Lovley Development Inc	
Vol/Page: 3234/188, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$700,720	
Use: Land-Vacant & Open, Lot: 34412sf	

► MORTGAGES

75 CAROL DR	\$100,000
Brian T Quinn+ from TD Bank NA	
69 CORNWALL AVE	\$25,000
Karen E Majeski+ from Crosspoint Federal Credit Un	
449 E MITCHELL AVE U:449	\$233,000
Donna Genovese+ from Equity Based Cap LLC	
16 GOLDENROD CT	\$200,000
John Q Nicastro+ from Webster Bank	
36 IRIS CT	\$120,000
Kayla Jarrin+ from Waterbury Teachers Federal Cred	
35 RENEE CT	\$200,000
Joan U Penna+ from Manufacturers and Traders Trust	
697 S MAIN ST U:697	\$50,000
Artur T Martin+ from Connecticut Housing Finance A	
741 S MERIDEN RD	\$115,000
Dawn M Giusto+ from Manufacturers and Traders Trus	
253 WEATHERSIDE RD	\$100,000
Kristin A Castellano+ from Manufacturers and Trade	
1112 WOLF HILL RD	\$30,000
Cheryl A Daly+ from Waterbury Teachers Federal Cre	

DERBY

TOWN CLERK: MARC J. GAROFALO
1 Elizabeth St, Derby, CT, 06418
Phone: 203-736-1462

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	24
Median Price	\$283,500	\$345,000

► REAL ESTATE SALES

25 COMMODORE CMNS U:25	\$275,000
B: Marcello C Ursini	
S: Kevin Pasacreata	
Vol/Page: 929/338, Date: 08/08/24, Warranty	
Mtg: Fairway Ind Mtg \$222,750	
Use: 2 Bdrm Condo	
Prior Sale: \$85,000 (01/15)	
154-156 HAWTHORNE AVE	\$415,000
B: Daniel Rosado & Jessica Rosado	
S: Christopher Matto, Tr for Matto T	
Vol/Page: 929/221, Date: 08/05/24, Trustee	
Mtg: Cross Country Mtg Inc \$311,250	
Use: 2-Family Old Style, Lot: 7405sf	
Prior Sale: \$206,000 (11/07)	
152 OLIVIA ST	\$420,000
B: Beverly M Kalala & Kazadi F Butala	
S: Dron Conyers	
Vol/Page: 929/265, Date: 08/07/24, Warranty	
Mtg: Cross Country Mtg Inc \$412,392	
Use: 2-Family Old Style, Lot: 5227sf	
Prior Sale: \$195,900 (03/16)	
222 ORANGEWOOD E	\$305,000
B: Davila T	
S: Alexandra Didomizio	
Vol/Page: 929/244, Date: 08/06/24, Warranty	

80 SENTINEL HILL RD	\$385,000
B: Kimberly A Marion & Jonah S Marion	
S: Mary J Chavez	
Vol/Page: 929/199, Date: 08/05/24, Warranty	
Mtg: Flagstar Bank FSB \$365,750	
Use: 2 Bdrm Old Style, Lot: 10019sf	
Prior Sale: \$283,000 (05/07)	
258 SENTINEL HILL RD	\$350,000
B: Anne M Lovinski	
S: Csmc 2019-Rp17 T	
Vol/Page: 929/286, Date: 08/07/24, Warranty	
Mtg: Union Home Mortgage \$280,000	
Use: 2 Bdrm Ranch, Lot: 15246sf	
Prior Sale: \$295,000 (05/08)	
222 SHAGBARK DR U:222	\$305,000
B: Davila T	
S: Alexandra Didomizio	
Vol/Page: 929/244, Date: 08/06/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$200,000 (07/21)	

► MORTGAGES

23 ARGONNE TER	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
24-32 ARGONNE TER	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
334 DERBY AVE	\$360,000
Gg Investor LLC+ from Emporium TPO LLC	
13 EMMETT AVE	\$301,180
Ismael Quintero+ from Mortgage Pros Inc	
34 KINGS CT	\$287,960
Arthur J Berube+ from Hmlight Hm Loans Inc	
2 ROOSEVELT DR	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
1027 ROOSEVELT DR	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	

EAST HAVEN

TOWN CLERK: LISA BALTER
250 Main St, East Haven, CT, 06513
Phone: 203-468-3201

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	107
Median Price	\$305,000	\$345,000

► REAL ESTATE SALES

19 JOFFRE ST	\$400,000
B: Victor A Hilario & William M Peralta	
S: K & K Innovation LLC	
Vol/Page: 2832/890, Date: 08/07/24, Warranty	
Mtg: US Mtg Corp NE \$392,755	
Use: 4 Bdrm Ranch, Lot: 10019sf	
Prior Sale: \$225,000 (03/24)	
125 KENNETH ST U:125	\$130,000
B: Mary Horvath & Samantha Bernstein	
S: Anthony Sorrentino 3rd & Nicole Sorrentino	
Vol/Page: 2832/1058, Date: 08/09/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$112,000 (06/05)	
31 PROSPECT PL EXT	\$350,000
B: Victoria Kubilus	
S: Mirodproductions LLC	
Vol/Page: 2832/1017, Date: 08/09/24, Warranty	
Mtg: Total Mtg Svcs \$210,000	
Use: 2 Bdrm Ranch, Lot: 16988sf	
Prior Sale: \$170,850 (10/23)	

200 RUSSO AVE..... \$296,000
 B: Camelia Mcdermott
 S: Lynn Armour
 Vol/Page: 2832/933, Date: 08/07/24, Warranty
 Mtg: Reliant Home Funding \$275,499
 Use: 4 Bdrm Cape Cod, Lot: 20019sf
 Prior Sale: \$220,000 (05/06)

7 TODDARD RD \$349,000
 B: James F Mase
 S: Antoinette Carey & Peter Izze
 Vol/Page: 2832/979, Date: 08/08/24, Warranty
 Mtg: Guild Mortgage Co \$279,200
 Use: 3 Bdrm Cape Cod, Lot: 7405sf
 Prior Sale: \$129,000 (10/00)

395 THOMPSON AVE..... \$320,000
 B: Leonardo A Poma & Veronica M Auquilla
 S: Elizabeth Reimund
 Vol/Page: 2832/953, Date: 08/07/24, Warranty
 Mtg: OCMBC Inc \$256,000
 Use: 3 Bdrm Colonial, Lot: 6534sf

55 THOMPSON ST U:3A \$224,000
 B: Samantha A Spiegel & Nicholas R Spiegel
 S: Gennaro Damato 3rd
 Vol/Page: 2832/844, Date: 08/06/24, Warranty
 Mtg: Total Mtg Svcs \$215,040
 Use: 2 Bdrm Condo
 Prior Sale: \$87,000 (04/18)

34 VIKING ST \$330,000
 B: Sarah L Quigley & J W Pennington
 S: Carol A Allen
 Vol/Page: 2832/910, Date: 08/07/24, Warranty
 Mtg: LoanDepot.Com \$297,000
 Use: 2 Bdrm Bngl/Cottage, Lot: 10019sf
 Prior Sale: \$178,000 (06/16)

► MORTGAGES

10 DAMEN DR \$200,000
 Christopher A Lemere+ from Members Mortgage Co Inc

108 ESTELLE RD \$250,000
 139 Summit LLC+ from Bpl Mortgage Llc

48 MASSACHUSETTS AVE..... \$13,953
 Charrisse D Ashley+ from USA Housing and Urban Dev

1049 N HIGH ST..... \$15,000
 Joseph P Otoile+ from Connex Credit Union

35 PROSPECT PL EXT..... \$40,000
 Paul Constantinople Jr+ from TD Bank NA

251 STRONG ST \$80,000
 Kristina L Firine+ from Nationstar Mortgage

55 THOMPSON ST U:3A \$8,960
 Samantha A Spiegel+ from Connecticut Housing Finan

42 VALLE VIEW DR \$150,000
 42 Valle View Drive LLC+ from Luanci Const Llc

3 VAN HORN DR \$89,000
 Margarita E Herrera-Rosar+ from TD Bank NA

GUILFORD

TOWN CLERK:ANNA J. DWYER

31 Park St, Guilford, CT, 06437
 Phone:203-453-8001

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	97
Median Price	\$527,500	\$550,000

► REAL ESTATE SALES

116 BITTERSWEET CIR \$440,000
 B: Michael S Ellis
 S: Bryan Okelley
 Vol/Page: 1020/1111, Date: 08/09/24, Warranty
 Mtg: CT Housing Fin Auth \$50,000
 Use: 4 Bdrm Raised Ranch, Lot: 40511sf
 Prior Sale: \$332,000 (09/10)

138 DEEPWOOD DR \$1,600,000
 B: Michael R Song & Kristin M Song
 S: Vin Group LLC
 Vol/Page: 1020/1168, Date: 08/09/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 45302sf
 Prior Sale: \$535,339 (03/14)

5 DURHAM RD U:C5..... \$267,200
 B: Sja Hld LLC
 S: 5 Durham Road LLC
 Vol/Page: 1020/883, Date: 08/08/24, Warranty
 Mtg: Washington Tr Co \$125,000
 Use: Office Condo Unit
 Prior Sale: \$212,750 (03/15)

66 HIGH ST CONDO U:66-48..... \$1,735,000
 B: Edward F Dunn & Mary J Dunn
 S: 66 High St Guilford LLC
 Vol/Page: 1020/793, Date: 08/07/24, Warranty
 Use: Condo

119 LEETES ISLAND RD..... \$116,000
 B: Julia Francis
 S: John Franchi
 Vol/Page: 1020/819, Date: 08/07/24, Warranty

299 SHORE DR \$460,000
 B: Matthew McCullough & Sarah Logan
 S: Lagace Construction LLC
 Vol/Page: 1020/796, Date: 08/07/24, Warranty
 Mtg: Wells Fargo Bank \$451,668
 Use: 4 Bdrm Ranch, Lot: 12632sf
 Prior Sale: \$210,000 (08/23)

22 UNION ST \$822,500
 B: Brooke D Anderson & Jay Potter
 S: Veronica Soell
 Vol/Page: 1020/761, Date: 08/05/24, Warranty
 Use: 2 Bdrm Colonial, Lot: 6970sf
 Prior Sale: \$639,900 (10/05)

53 WIMLER LN \$705,332
 B: Gerson Dasilva & Corinne Dasilva
 S: Thiago L Vasconcelos & Vanessa C Vasconcelos
 Vol/Page: 1020/858, Date: 08/08/24, Warranty
 Mtg: Citizens Bank \$556,000
 Use: 4 Bdrm, Lot: 53143sf
 Prior Sale: \$445,000 (11/20)

11 WINTHROP RD..... \$705,000
 B: Daniel Deakins & Alexandra Deakins
 S: John R McGuire & Linda Z McGuire
 Vol/Page: 1020/825, Date: 08/08/24, Warranty
 Mtg: Cross Country Mtg Inc \$552,600
 Use: 4 Bdrm Colonial, Lot: 85378sf

► MORTGAGES

55 CHURCH ST \$230,672
 Carolyn M Federici+ from Guilford Savings Bank

5 DURHAM RD U:C5..... \$100,000
 Sja Hld LLC+ from Washington Trust Co

5 DURHAM RD U:C5..... \$106,000
 Sja Hld LLC+ from New England Certified Developmen

48 EDWARDS ST \$89,400
 Daniel A Ricker+ from Guilford Savings Bank

4 FINCH LN \$626,250
 Douglas H Pike+ from Rocket Mortgage

145 FLAT IRON RD \$280,500
 Michal Narowski+ from Norwich Commercial Group

145 FLAT IRON RD \$280,500
 Michal Narowski+ from Norwich Commercial Group

890 MAPLE HILL RD \$70,000
 Megan E Geary+ from Nutmeg State Financial Credit

330 OLD RD \$65,000
 Robin B Goeler+ from Crosspoint Federal Credit Uni

419 OLD SACHEMS HEAD RD \$150,000
 Karen A Bernhard RET+ from Citizens Bank

47 POND VIEW CIR..... \$50,000
 Jeffrey Reilly+ from Connex Credit Union

203 SCHOOLSIDE LN..... \$120,000
 Kelly Ricciardi+ from Citizens Bank

128 UNION ST \$25,000
 Diana D Harris+ from Guilford Savings Bank

590 WEST ST \$60,000
 Thomas K Wilson+ from Navy Federal Credit Union

HAMDEN

TOWN CLERK:KARIMAH MICKENS

2750 Dixwell Ave., Hamden, CT, 06514
 Phone:203-287-7028

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	253	252
Median Price	\$315,000	\$340,000

► MORTGAGES

173 ARCH ST \$472,730
 Hugo H Sanchez+ from Carrington Mortgage Services

175 ARCH ST \$293,289
 Stephanie Dimaggio+ from Amerant Mortgage

123 ARDMORE ST \$465,500
 Andrew Lampert+ from Prime Lending Inc

186 BLUE HILLS AVE \$221,900
 186 Blue Hills Assoc LLC+ from United Wholesale Mo

124 CIRCULAR AVE..... \$30,000
 Salvatore A Schaivone+ from Spring EQ LLC

425 CIRCULAR AVE..... \$314,204
 Melissa Ramirez+ from Total Mortgage Services

60 CORBIN RD \$65,000
 Michael Livingston+ from Rocket Mortgage

2 DUNBAR LN..... \$390,000
 Patrick Roberts+ from Plaza Home Mortgage Inc

145 HEATHRIDGE RD \$365,750
 Cody Zike+ from Provident Funding Associates LP

39 HELEN ST..... \$188,000
 Nezha Elomari+ from Rocket Mortgage

8 LANCELOT WAY \$765,000
 Kinjalben R Rabari+ from United Wholesale Mortgage

98 LINCOLN ST \$316,000
 John W Reilly+ from Guaranteed Rate Inc

132 MAPLEWOOD TER..... \$299,250
 Pietro A Giglio+ from Cross Country Mortgage Inc

15 MORRIS ST..... \$360,000
 Carla P Andrews+ from Huntington National Bank

23 PINEWOOD RD \$170,000
 Jayme Alechko+ from Cross Country Mortgage Inc

45 QUENTIN ST \$113,000
 Jennifer R Sciglibaglio+ from Key Bank N.A.

294 RIDGEWOOD AVE..... \$345,600
 Evan Angelus+ from Rocket Mortgage

1649 SHEPARD AVE..... \$292,500
 Jillian Jernigan+ from Rocket Mortgage

2611 WHITNEY AVE \$512,500
 KH Property LLC+ from Hamdenship Invest Llc

2619 WHITNEY AVE \$512,500
 KH Property LLC+ from Hamdenship Invest Llc

938 WINTERGREEN AVE..... \$282,697
 Reginald L Jackson+ from Nationstar Mortgage

MADISON

TOWN CLERK:NANCY MARTUCCI

8 Campus Rd, Madison, CT, 06443
Phone:203-245-5672

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	73
Median Price	\$602,000	\$651,000

► REAL ESTATE SALES

875 BOSTON POST RD U:3 \$770,000

B: Pauline Bennett & Gary L Begor
S: Suzanne C Murphy
Vol/Page: 2293/82, Date: 08/06/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$625,000 (04/22)

101 E WHARF RD \$733,000

B: Christopher M Ford
S: David C Lyons & Margaret R Lyons
Vol/Page: 2292/1093, Date: 08/05/24, Warranty
Mtg: Primelending \$250,000
Use: 2 Bdrm Ranch, Lot: 5663sf
Prior Sale: \$435,000 (10/17)

20 JOHNSON LN \$410,000

B: Nicole Pelletier & Sean Aiudi
S: Peschell Theresa R Est & John A Keyes
Vol/Page: 2293/132, Date: 08/07/24, Executor
Mtg: Mtg Equity Partners \$389,500
Use: 3 Bdrm Ranch, Lot: 20038sf

179 WILDWOOD AVE..... \$725,000

B: John W Dewitt
S: Edward F Graves & Susan V Graves
Vol/Page: 2293/90, Date: 08/06/24, Warranty
Mtg: Primary Residentl Mtg \$572,000
Use: 4 Bdrm Colonial, Lot: 58806sf
Prior Sale: \$238,000 (03/98)

► MORTGAGES

1193 DURHAM RD..... \$175,882

James Halbert+ from Connex Credit Union

1308 DURHAM RD..... \$330,000

Kimberly A Bartlett+ from Rocket Mortgage

1956 DURHAM RD..... \$438,400

Anthony Pernerewski+ from Thomaston Savings Bank

101 E WHARF RD..... \$100,000

Christopher Ford+ from Liberty Hall Llc

40 LENORE DR..... \$715,000

Patrick E Veillette 3rd+ from Trident Home Loans

MERIDEN

TOWN CLERK:MICHAEL CARDONA

142 E Main St, RM 124, Meriden, CT, 06450
Phone:203-630-4030

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	201	169
Median Price	\$259,900	\$303,500

► REAL ESTATE SALES

207 BLACKSTONE VLG U:207..... \$166,000

B: Miranda T Vogt
S: Lori A Vogt
Vol/Page: 5531/1024, Date: 08/05/24, Warranty
Mtg: Dime Bank \$124,500
Use: 2 Bdrm Condo
Prior Sale: \$110,000 (12/23)

201 BUNKER AVE..... \$330,000

B: Hector Caraballo & Edgar Aponte
S: Stephanie Aurora
Vol/Page: 5532/205, Date: 08/08/24, Warranty
Mtg: William Raveis Mtg Co \$313,500
Use: 3 Bdrm Bngl/Cottage, Lot: 9583sf
Prior Sale: \$175,000 (11/20)

25 CHARLES ST..... \$253,000

B: Jazmine C Molina
S: Roseann M Grant
Vol/Page: 5532/3, Date: 08/05/24, Warranty
Mtg: First World Mortgage \$202,400
Use: 4 Bdrm Cape Cod, Lot: 8276sf
Prior Sale: \$99,900 (08/92)

16 COLUMBUS AVE..... \$247,000

B: Carlos L Figueroa
S: Thomas A Bishop & Amy A Bishop
Vol/Page: 5531/985, Date: 08/05/24, Warranty
Mtg: Primary Residentl Mtg \$229,900
Use: 3 Bdrm Colonial, Lot: 10890sf
Prior Sale: \$230,000 (09/07)

245 E WOODLAND ST U:34..... \$215,000

B: Vicente Pol
S: Stephen C Burkhardt
Vol/Page: 5532/130, Date: 08/07/24, Warranty
Mtg: Total Mtg Svcs \$192,000
Use: 2 Bdrm Condo
Prior Sale: \$151,000 (11/06)

388 GLEN HILLS RD..... \$121,420

B: Hedgerow Prop LLC
S: Margaret J Bacha
Vol/Page: 5532/224, Date: 08/08/24, Warranty
Mtg: Kiavi Funding Inc \$183,900
Use: 2 Bdrm Cape Cod, Lot: 30056sf
Prior Sale: \$85,000 (09/11)

77 HIDDEN PINES CIR..... \$465,000

B: Lilian E Ijomah
S: Anil K Buduguru
Vol/Page: 5532/160, Date: 08/07/24, Warranty
Mtg: CMG Home Loans \$425,823
Use: 3 Bdrm Colonial, Lot: 8625sf
Prior Sale: \$288,613 (10/05)

53 LAKEVIEW ST \$245,000

B: Maryalee Velez & Edgardo Rivera
S: Gary L Chadbourne & Marguerite Reichler
Vol/Page: 5532/88, Date: 08/06/24, Executor
Mtg: First World Mortgage \$228,000
Use: 2 Bdrm Ranch, Lot: 6534sf

136 MATTABASSET DR U:136 \$275,000

B: Christina Monte
S: M3 Prop LLC
Vol/Page: 5532/274, Date: 08/08/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$186,000 (04/24)

132 PETTIT DR \$388,500

B: Thomas J Misbach & Gina M Misbach
S: George K Kerelejza & Colleen M Kerelejza
Vol/Page: 5532/314, Date: 08/09/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 12632sf

10 S 3RD ST \$240,000

B: Brian Conaci & Carmen Arevalo
S: Saaj LLC
Vol/Page: 5532/338, Date: 08/09/24, Warranty
Mtg: Rocket Mortgage LLC \$235,653
Use: 3 Bdrm Colonial, Lot: 2614sf
Prior Sale: \$116,000 (10/23)

74 SHELLEY RD \$280,000

B: Marta M Olivera Ojeda & Raul Rivera
S: Kevin Artibani & Terry L Artibani
Vol/Page: 5532/384, Date: 08/09/24, Warranty
Mtg: Guild Mortgage Co \$271,672
Use: 3 Bdrm Ranch, Lot: 20909sf

47 SPICE HILL DR \$375,000

B: Washington G Pereyra & Anair M Borda
S: Joanne Aviles & Elisandro Echevarria
Vol/Page: 5532/182, Date: 08/08/24, Warranty
Mtg: Prysma Lending Group \$356,250
Use: 4 Bdrm Raised Ranch, Lot: 12197sf
Prior Sale: \$135,000 (06/00)

42 SUMMARY ST \$160,000

B: Kimberly K Parmelee
S: Toni Galati
Vol/Page: 5532/156, Date: 08/07/24, Warranty
Use: 1 Bdrm Ranch, Lot: 7405sf

791 W MAIN ST U:C \$252,000

B: Christina G Sack
S: Pedro L Santiago & Ezequiel A Figueroa
Vol/Page: 5532/316, Date: 08/09/24, Warranty
Mtg: Torrington Svgs Bk \$175,000
Use: 2 Bdrm Condo
Prior Sale: \$135,000 (01/21)

► FORECLOSURE DEEDS

144 FIESTA HTS..... \$223,701

B: Robert Clermont
S: Midfirst Bank & Joe Scott Jr
Vol/Page: 5532/416, Date: 08/09/24, Committee
Use: 2 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$177,000 (02/18)

► MORTGAGES

5 ALLEN CT U:5 \$119,000

Dick Mcguire LLC+ from Everest Funding

74 AVERY AVE..... \$45,000

Anthony T Senatore Jr+ from Rocket Mortgage

16 COLUMBUS AVE..... \$24,200

Carlos L Figueroa+ from Connecticut Housing Financ

245 E WOODLAND ST U:34..... \$25,000

Vicente Pol+ from Connecticut Housing Finance Auth

52 EAST RD \$80,000

Andrei Matviyenka+ from Achieve Financial Credit U

162 FOSTER ST \$300,000

Zoom Rity LLC+ from RNC Capital LLC

338 GLEN HILLS RD \$236,874

Seth Press+ from Nexa Mtg

70 HAMPSHIRE CT..... \$50,000

Shirley A Marshall+ from Bank of America NA

272 HICKS AVE..... \$25,000

Craig Fenton+ from Connex Credit Union

201 HIGHVIEW OFFICE..... \$100,000

Roccapriore Rity LLC+ from Webster Bank

53 LAKEVIEW ST \$25,000

Mayralee Velez+ from Connecticut Housing Finance A

1 OLIVE ST \$217,500

Nader Saleh+ from Investor Mtg Fin

14 ROSELAND AVE..... \$288,970

Brandon R Wrinn+ from Rocket Mortgage

74 SHELLEY RD \$18,750

Marta M Olivera Ojeda+ from Connecticut Housing Fi

346 THORPE AVE..... \$207,000

Marufa Yesmin+ from Liberty Bank

285 WESTFIELD RD..... \$10,030

Luis M Lorenzo+ from USA Housing and Urban Develop

54 WOODLAND CT U:6..... \$151,040

Pamela Mainiero+ from Absolute Home Mortgage Corp

141 WOODLAND ST \$39,400

Lilibeth Soto+ from Citizens Bank

NO STREET GIVEN..... \$2,875

George Fields 3rd+ from Connecticut Housing Financ

MIDDLEBURY

TOWN CLERK:BRIGITTE M BESSETTE

1212 Whittemore Rd, Middlebury, CT, 06762
Phone:203-758-2557

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	36
Median Price	\$420,000	\$525,000

► REAL ESTATE SALES

14 DOGWOOD CT U:14..... \$610,000

B: Diane H Greco & Robert J Greco
S: Joshua A Teplitzky, Tr for Julia Q Keggi T
Vol/Page: 343/487, Date: 08/06/24, Trustee
Mtg: Mutual Security Cr Un \$488,000
Use: 3 Bdrm Condo

70 FALCON CREST RD..... \$550,000

B: Brian Keenaghan & Kara Keenaghan
S: Michael J Walsh & Rose M Walsh
Vol/Page: 343/552, Date: 08/09/24, Warranty
Mtg: Ion Bank \$385,000
Use: 4 Bdrm Contemporary, Lot: 50094sf

► MORTGAGES

14 DOGWOOD CT U:14..... \$488,000

Robert J Greco+ from Mutual Security Credit Union

82 MIREY DAM RD..... \$409,000

Admir Kulla+ from Webster Bank

80 STONEWALL DR..... \$250,000

Jean M Delbuono+ from Litchfield Bancorp

MILFORD

TOWN CLERK:KAREN FORTUNATI

70 W River St, Milford, CT, 06460
Phone:203-783-3210

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	211	183
Median Price	\$435,000	\$465,000

► REAL ESTATE SALES

9 BALDWIN ST..... \$245,000

B: Xb Properties LLC
S: Mieczyslaw Ponarski
Vol/Page: 4106/270, Date: 08/08/24, Warranty
Mtg: Manhattan Beach LLC \$305,000
Use: 2-Family Family Flat, Lot: 5663sf
Prior Sale: \$100,000 (12/00)

BERKELEY TER..... \$610,000

B: Daniel Faroni & Juliana Taiz
S: Kevin M Mackay & Tama C Mackay
Vol/Page: 4106/348, Date: 08/08/24, Warranty

19 BERTROSE AVE..... \$273,333

B: Siobhan Caragine
S: Sabina V Walsh
Vol/Page: 4106/193, Date: 08/07/24, Quit Claim
Use: 3 Bdrm Cape Cod, Lot: 6098sf
Prior Sale: \$337,000 (08/19)

25 BREWSTER RD..... \$650,000

B: Xiomara Galeano & Nikko Ardito
S: Cavallo Professional Svcs
Vol/Page: 4106/429, Date: 08/09/24, Warranty
Mtg: Thomaston Svgs Bk \$520,000
Use: 3 Bdrm Split Level, Lot: 32234sf
Prior Sale: \$400,000 (05/24)

12 CORONA CIR..... \$446,000

B: Jamie Healey & Nicolo V Derosa
S: Michael P Burdo
Vol/Page: 4105/724, Date: 08/05/24, Warranty
Mtg: Ally Bank \$346,000
Use: 3 Bdrm Cape Cod, Lot: 17424sf
Prior Sale: \$260,000 (12/20)

30 FIELD CT..... \$1,000,000

B: Michael Williston, Tr for Field Court RET
S: Sheri Ventricelli, Tr for S G & P H Englander RET
Vol/Page: 4106/210, Date: 08/08/24, Trustee
Mtg: Sheri Ventricelli Tr \$716,667
Use: Residential-Multiple Bldgs, Lot: 3049sf

326 HERBERT ST..... \$480,000

B: Brian Dooling & Christopher Bernard
S: Albert A Morgia & Deborah Morgia
Vol/Page: 4105/675, Date: 08/05/24, Warranty
Mtg: Union Home Mortgage \$432,000
Use: 3 Bdrm Cape Cod, Lot: 48787sf
Prior Sale: \$182,500 (11/94)

61 LAFAYETTE ST..... \$40,000

B: David Viselli
S: Phillip H Kohan & Christine M Kohan
Vol/Page: 4106/201, Date: 08/07/24, Warranty
Use: 2-Family Conventional, Lot: 35284sf
Prior Sale: \$450,000 (02/10)

55 MAPLE ST..... \$725,000

B: Joseph Bebrin & Samantha E Bebrin
S: Michael Newcomer
Vol/Page: 4106/101, Date: 08/06/24, Warranty
Mtg: Sikorsky Fncl CU Inc \$580,000
Use: 4 Bdrm Colonial, Lot: 13068sf
Prior Sale: \$572,500 (08/20)

267 MELBA ST U:89..... \$325,000

B: Angelo F Cecere & Elizabeth Hoey
S: Michael Kozlowsky & Christa Kozlowsky
Vol/Page: 4105/762, Date: 08/05/24, Warranty
Mtg: Nations Direct Mtg \$283,500
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (09/20)

106 MILFORD POINT RD..... \$1,075,000

B: Michael Richitelli & Michelle Richitelli
S: Sandra Dietrich
Vol/Page: 4105/567, Date: 08/05/24, Warranty
Mtg: Rocket Mortgage LLC \$750,000
Use: 3 Bdrm Conventional, Lot: 3920sf
Prior Sale: \$635,000 (09/16)

1080 NEW HAVEN AVE U:102..... \$200,000

B: Dawn Puchala
S: Nagaraj S Danti, Tr for Danti T
Vol/Page: 4106/275, Date: 08/08/24, Trustee
Mtg: Angel Oak Mortgage \$150,000
Use: 2 Bdrm Condo
Prior Sale: \$174,000 (02/06)

1567 NEW HAVEN AVE..... \$660,000

B: James T Moore
S: Suzanne Cahill
Vol/Page: 4105/692, Date: 08/05/24, Warranty
Mtg: Nations Direct Mtg \$627,000
Use: 3-Family Family Flat, Lot: 11326sf
Prior Sale: \$480,000 (03/22)

130 POND POINT AVE..... \$705,000

B: Mohammed Rahman & Kanez Rahman
S: George Snow & Charlotte L Snow
Vol/Page: 4106/26, Date: 08/06/24, Warranty
Mtg: Milford Bank \$564,000
Use: 4 Bdrm Raised Ranch, Lot: 12197sf
Prior Sale: \$325,000 (07/18)

45 TRUMBULL AVE..... \$2,500,000

B: Tip My Hat LLC
S: Streicker John H Est & Barbara K Streicker
Vol/Page: 4106/198, Date: 08/07/24, Executor
Use: 5 Bdrm Colonial, Lot: 10454sf

54 VILLAGE RD..... \$875,000

B: Debra L Hammer & Joseph L Hammer
S: John Sudusky
Vol/Page: 4106/52, Date: 08/06/24, Warranty
Mtg: Pennymac Loan Service \$525,000
Use: 3 Bdrm Conventional, Lot: 3485sf
Prior Sale: \$870,000 (06/24)

299 W MAIN ST..... \$355,000

B: Sonia Maldonado
S: Betsy E Arena
Vol/Page: 4106/266, Date: 08/08/24, Warranty
Use: 3 Bdrm Bngl/Cottage, Lot: 6534sf
Prior Sale: \$143,500 (11/90)

1158 W RIVER ST..... \$515,000

B: Winthrop S Smith 3rd & Ioana Alexandrescu
S: Ana Pena
Vol/Page: 4106/299, Date: 08/08/24, Warranty
Mtg: Milford Bank \$489,250
Use: 4 Bdrm Colonial, Lot: 44431sf
Prior Sale: \$327,100 (12/21)

38 WOOD AVE..... \$285,000

B: Joseph Marek
S: Elaine C Cohen
Vol/Page: 4106/124, Date: 08/06/24, Warranty
Use: 3 Bdrm Conventional, Lot: 2614sf
Prior Sale: \$95,000 (12/89)

► MORTGAGES

158 4TH AVE..... \$468,000

Meghan Church+ from Freedom Mortgage Corp

503 ANDERSON AVE..... \$75,000

Brian R Okeefe+ from Sikorsky Financial Credit Uni

48 BEECHWOOD AVE..... \$70,000

Babak Abbaspour+ from Sikorsky Financial Credit Uni

23 CHETWOOD ST..... \$420,000

Khalid M Ali+ from Raymond Barstarache

38 DEERFIELD AVE..... \$200,000

Helena Hernandez+ from Citizens Bank

40 DOWNS WAY..... \$200,000

Jennifer Warakowski+ from Third Federal Saving & L

78 ELAINE RD..... \$131,500

Deanna Flanagan+ from Rocket Mortgage

55 FAIRWOOD AVE..... \$150,000

Sara Diblasi+ from Nutmeg State Financial Credit U

91 FOREST RD U:C..... \$70,300

Alice V Lanouette+ from JP Morgan Chase Bank

104 GRINNELL ST U:104..... \$304,000

Joanna P Salati+ from Milford Bank

31 HEMLOCK DR..... \$50,000

Rodolph Castro+ from Nutmeg State Financial Credit

326 HERBERT ST..... \$432,000

Christopher Bernard+ from Union Home Mortgage

22 JOHN ST..... \$55,000

Kimberly M Lanier+ from M&T Bank NA

117 MILFORD POINT RD..... \$510,000

Angela Pantalone+ from City National Bank

56 MUNSON ST..... \$75,000

Justine Hidalgo+ from Healthcare Financial Federal

1421 NAUGATUCK AVE U:1421..... \$150,000

Karen W Eastman+ from M&T Bank NA

411 PLAINS RD..... \$65,000

Dennis Rossi+ from Sikorsky Financial Credit Union

36 POMONA AVE..... \$200,000

Neville C Mair+ from M&T Bank NA

1056 RACEBROOK RD..... \$420,000

Khalid M Ali+ from Raymond Barstarache

24 VERNAL PASS..... \$500,000

Karyn A Zavaglia+ from M&T Bank NA

32 VILLAGE RD..... \$350,000

32 Village Mf LLC+ from Tao Ling

19 WINDY HILL RD..... \$50,000

Ann M Schoenster+ from Milford Bank

NAUGATUCK

TOWN CLERK:MICHELLE DOWLING
229 Church St, Naugatuck, CT, 06770
Phone:203-720-7055

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	91
Median Price	\$292,000	\$310,000

► REAL ESTATE SALES

42 BAILEY RD..... \$310,000

B: Patrycja Choiniska
S: Coverson Jimmy Est & Kashon L Perrin
Vol/Page: 1143/454, Date: 08/07/24, Executor
Mtg: Fairway Ind Mtg \$299,150
Use: 3 Bdrm Raised Ranch, Lot: 17860sf

118 CELENTANO DR..... \$355,000

B: Carly Diaz & Jorge D Bonifacio
S: Ahnaf Zaman
Vol/Page: 1143/415, Date: 08/07/24, Warranty
Mtg: CMG Mortgage Inc \$348,570
Use: 3 Bdrm Raised Ranch, Lot: 7841sf
Prior Sale: \$252,500 (03/24)

108 CLARK RD L:77..... \$125,000

B: James A Soules & Ruth V Soules
S: Scott A Howard, Tr for Howard Survivors T
Vol/Page: 1143/385, Date: 08/06/24, Conveyance
Mtg: 21st Mortgage Corp \$107,196
Use: Mobile Home
Prior Sale: \$72,000 (07/06)

66 LANTERN PARK DR U:2..... \$181,000

B: Anna M Antunes
S: Maganti Group LLC
Vol/Page: 1143/338, Date: 08/05/24, Warranty
Mtg: Guaranteed Rate Inc \$164,000
Use: 2 Bdrm Condo
Prior Sale: \$65,000 (10/15)

222 OSBORN RD..... \$375,000

B: Mofesola Modupe & Felix Elijah
S: Keilyn Alicea & Alexandra G Gomes
Vol/Page: 1143/321, Date: 08/05/24, Warranty
Mtg: First County Bank \$356,250
Use: 3 Bdrm Raised Ranch, Lot: 11326sf
Prior Sale: \$119,901 (03/20)

461 SPRING ST U:1A..... \$183,000

B: Haven Rutter
S: Maganti Group LLC
Vol/Page: 1143/489, Date: 08/07/24, Warranty
Mtg: US Bank NA \$137,250
Use: 2 Bdrm Condo
Prior Sale: \$65,000 (10/14)

64 WESTOVER DR..... \$475,000

B: Laurent S Remy
S: Loren K Godejohn & Barbara A Godejohn
Vol/Page: 1143/567, Date: 08/08/24, Warranty
Mtg: Norwich Commercial Grp \$408,750
Use: 4 Bdrm Colonial, Lot: 35284sf
Prior Sale: \$387,500 (02/04)

40 WINTERGREEN LN..... \$485,500

B: Zarina Chaudhry & Zain Khan
S: Morgan Dev Corp
Vol/Page: 1143/520, Date: 08/07/24, Warranty
Mtg: Rocket Mortgage LLC \$385,500
Use: 3 Bdrm Raised Ranch, Lot: 15246sf

► MORTGAGES

10 ANDERSON ST..... \$567,000

K2 LLC+ from Eqs Cap Partners Llc

387 ATWOOD ST..... \$567,000

K2 LLC+ from Eqs Cap Partners Llc

97 BEACON MANOR RD..... \$100,000

John Haid+ from Webster Bank

64 BIRD RD..... \$30,000

Barbara A Walker+ from Ion Bank

244 BLUEBIRD DR..... \$87,100

Gary Pozvek+ from Liberty Bank

109 COURTLAND ST..... \$567,000

K2 LLC+ from Eqs Cap Partners Llc

79 JUNE ST..... \$120,925

Michael E Shaw+ from Nations Lending Corp

97 MORRIS ST..... \$17,148

Jhevante K Lyons+ from USA Housing and Urban Devel

PONDSIDE CONDO..... \$25,000

Anna M Antunes+ from Connecticut Housing Finance A

192 QUINN ST..... \$12,445

Jody J Lyles+ from USA Housing and Urban Developme

31 RIDGE RD U:2..... \$4,498

Wendy A Wilson+ from USA Housing and Urban Develop

50 RIDGE RD U:6..... \$188,631

Daniel H Hamilton+ from Mortgage Research Center

64 WESTOVER DR..... \$18,750

Laurent S Remy+ from Connecticut Housing Finance A

2 WINDSOR PL..... \$150,000

Brian S Ulrich+ from Discover Bank

NEW HAVEN

TOWN CLERK:MICHAEL B. SMART

200 Orange St, RM 202, New Haven, CT, 06515
Phone:203-946-8339

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	140	142
Median Price	\$277,500	\$300,000

► REAL ESTATE SALES

34 ALDEN AVE..... \$825,000

B: Dowin H Boatright & Renu R Boatright
S: Kiley E Trott, Tr for Carys Davies
Vol/Page: 10718/344, Date: 08/05/24, Warranty
Mtg: Nations Direct Mtg \$766,000
Use: 4 Bdrm Colonial, Lot: 11326sf
Prior Sale: \$479,500 (08/20)

62 ATWATER ST..... \$276,000

B: Irene Rodriguez-Cornejo
S: Chip Root Del LLC
Vol/Page: 10721/217, Date: 08/09/24, Warranty
Mtg: OCMBB Inc \$220,800
Use: 2 Bdrm Colonial, Lot: 4356sf
Prior Sale: \$107,000 (07/18)

95 AUDUBON ST U:5..... \$365,000

B: Zhefan Zhang
S: Harry Truong, Tr for Christine Ku
Vol/Page: 10719/73, Date: 08/05/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$285,000 (07/22)

20 CASTLE ST..... \$265,000

B: 20-26 Castle Haven Prop G
S: Frank Ralston
Vol/Page: 10720/164, Date: 08/07/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 7842sf
Prior Sale: \$6,600 (03/22)

26 CASTLE ST..... \$145,000

B: 20-26 Castle Haven Prop G
S: Frank Ralston
Vol/Page: 10720/147, Date: 08/07/24, Warranty
Use: 2 Bdrm Colonial, Lot: 6534sf
Prior Sale: \$15,400 (03/22)

118 CEDAR HILL AVE..... \$370,000

B: Adebodun Aina
S: Netz Climax De LLC
Vol/Page: 10720/335, Date: 08/07/24, Warranty
Mtg: UMC Mtg Co \$277,500
Use: 3-Family Family Flat, Lot: 4356sf
Prior Sale: \$250,000 (07/22)

CLIFFORD TER..... \$425,000

B: William Gambardella & Erica S Gambardella
S: Michael Libero Jr
Vol/Page: 10719/24, Date: 08/05/24, Warranty

43 CONCORD ST..... \$375,000

B: Alice Caraballo
S: Thomas J Misbach & Gina M Misbach
Vol/Page: 10719/79, Date: 08/05/24, Warranty
Mtg: Liberty Bk \$275,000
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$87,000 (12/95)

14 DICKERMAN ST..... \$335,000

B: Hassan Diab
S: Marcus W Perry
Vol/Page: 10720/7, Date: 08/06/24, Warranty
Mtg: Warcap Home Loans \$251,250
Use: 3-Family Family Flat, Lot: 3920sf
Prior Sale: \$95,000 (10/03)

40 DONNA DR U:A3..... \$45,000

B: Waliullah Mangas
S: Dawn Crocicchia
Vol/Page: 10719/279, Date: 08/06/24, Warranty
Use: 1 Bdrm Condo

83 ELIZABETH ST..... \$360,000

B: Gary Lloyd
S: Marie A Mason
Vol/Page: 10722/49, Date: 08/09/24, Warranty
Mtg: William Raveis Mtg Co \$308,000
Use: 2-Family Two Family, Lot: 4792sf

85 ELIZABETH ST..... \$360,000

B: Gary Lloyd
S: Marie A Mason
Vol/Page: 10722/49, Date: 08/09/24, Warranty
Mtg: CT Housing Fin Auth \$18,750

146 EVERIT ST U:D..... \$395,001

B: Ds Realty LLC
S: Priyamvada Natarajan
Vol/Page: 10719/103, Date: 08/05/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$235,000 (04/15)

183 FARREN AVE..... \$225,000

B: Brenda Plaza
S: Ocean Iv Del LLC
Vol/Page: 10721/116, Date: 08/09/24, Warranty
Mtg: CMG Home Loans \$180,000
Use: 3 Bdrm Cape Cod, Lot: 4356sf
Prior Sale: \$61,000 (06/15)

205 FARREN AVE..... \$370,000

B: Brenda Plaza
S: Nahal Kibbutzim LLC
Vol/Page: 10721/140, Date: 08/09/24, Warranty
Mtg: CMG Home Loans \$277,500
Use: 3-Family Family Flat, Lot: 3485sf
Prior Sale: \$90,000 (11/13)

542 GEORGE ST U:B2..... \$240,000

B: Nana Asirdur
S: Avik Chatterjee
Vol/Page: 10719/298, Date: 08/06/24, Warranty
Mtg: Bank of America NA \$192,000
Use: 2 Bdrm Condo
Prior Sale: \$174,000 (06/08)

285 GREENE ST U:285	\$506,400
B: Hubert G Robin	
S: Ivelise Velazquez & Dale Kifer	
Vol/Page: 10719/234, Date: 08/06/24, Warranty	
Mtg: Liberty Bk \$405,120	
Use: 2 Bdrm Condo	
Prior Sale: \$329,000 (12/20)	
108 GREENWOOD ST	\$580,000
B: 108 Greenwood LLC	
S: Abensour Del LLC	
Vol/Page: 10720/326, Date: 08/07/24, Warranty	
Use: Commercial Building, Lot: 4280sf	
Prior Sale: \$275,000 (06/16)	
73 HAVEN ST	\$375,000
B: 73 Haven LLC	
S: Think Good Prop LLC	
Vol/Page: 10720/202, Date: 08/07/24, Warranty	
Mtg: Cliffco Mtg Bankers \$281,250	
Use: 2-Family Two Family, Lot: 2178sf	
Prior Sale: \$310,000 (06/24)	
75 HAVEN ST	\$375,000
B: 73 Haven LLC	
S: Think Good Prop LLC	
Vol/Page: 10720/225, Date: 08/07/24, Warranty	
Mtg: Cliffco Mtg Bankers \$281,250	
Use: 2-Family Two Family, Lot: 2178sf	
8 HEMINGWAY PL	\$385,000
B: Jasmin A James & Gilbert Princy	
S: Ocean 70 Del LLC	
Vol/Page: 10719/141, Date: 08/05/24, Warranty	
Mtg: United Wholesale Mtg \$378,026	
Use: 4 Bdrm Colonial, Lot: 17424sf	
Prior Sale: \$109,500 (09/15)	
198 JAMES ST	\$315,000
B: Real Haven LLC	
S: Mariangel Rodriguez	
Vol/Page: 10719/164, Date: 08/05/24, Warranty	
Mtg: Bpl Mortgage Llc \$302,400	
Use: 2-Family Two Family, Lot: 3049sf	
Prior Sale: \$135,000 (01/05)	
110 MEADOW VIEW TER	\$425,000
B: William Gambardella & Erica S Gambardella	
S: Michael Libero Jr	
Vol/Page: 10719/24, Date: 08/05/24, Warranty	
Mtg: United Wholesale Mtg \$340,000	
Use: 3 Bdrm Raised Ranch, Lot: 7595sf	
Prior Sale: \$327,500 (11/07)	
81 MILL RIVER ST	\$359,000
B: Toribio B Romero	
S: Mnhg LLC	
Vol/Page: 10719/324, Date: 08/06/24, Warranty	
Mtg: CMG Home Loans \$338,550	
Use: 3-Family Family Flat, Lot: 14375sf	
Prior Sale: \$189,000 (01/20)	
269 OGDEN ST	\$1,025,000
B: Priyamvada Natarajan	
S: Ronald G Nicholes	
Vol/Page: 10721/179, Date: 08/09/24, Warranty	
Mtg: Yale University \$650,000	
Use: 2 Bdrm Contemporary, Lot: 10019sf	
Prior Sale: \$235,000 (12/94)	
548 ORANGE ST U:301	\$326,000
B: Hong Zeng	
S: Sandra Biller & Pasko Rakic	
Vol/Page: 10720/110, Date: 08/07/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$264,000 (11/12)	

855 ORANGE ST	\$1,005,000
B: Dan Hsng LLC	
S: Rocco F Fiore	
Vol/Page: 10722/163, Date: 08/09/24, Warranty	
Mtg: Hanover Community Ban \$300,000	
Use: 3-Family Family Flat, Lot: 6098sf	
77 ORCHARD ST	\$750,000
B: Ct 77 Orchard LLC	
S: Orton Del LLC	
Vol/Page: 10720/295, Date: 08/07/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$845,000	
Use: Apartment Building, Lot: 5000sf	
Prior Sale: \$150,000 (03/20)	
271 PORTSEA ST	\$75,000
B: Edev Ventures LLC	
S: Rowe Sylvia Ruth Est & Monique Quicksey	
Vol/Page: 10722/86, Date: 08/09/24,	
Mtg: Highland Fncl Assoc \$74,000	
Use: 4 Bdrm Row House, Lot: 1742sf	
500 PROSPECT ST U:1C	\$399,400
B: 20 Ventura Hldg	
S: Danielle C Bonadies	
Vol/Page: 10721/26, Date: 08/08/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$265,000 (11/05)	
691 QUINNIPIAC AVE U:691	\$204,000
B: Mary Cantwell	
S: Crystal Manuele	
Vol/Page: 10721/317, Date: 08/09/24, Warranty	
Mtg: Paddio \$163,200	
Use: 2 Bdrm Condo	
Prior Sale: \$104,000 (06/15)	
324 SAINT JOHN ST U:2	\$335,000
B: Elsie Devey & Arthur Devey 3rd	
S: Robert Caruso	
Vol/Page: 10720/250, Date: 08/07/24, Warranty	
Mtg: Liberty Bk \$100,000	
Use: 2 Bdrm Condo	
Prior Sale: \$202,000 (11/20)	
369 SHELTON AVE	\$255,000
B: Real Haven LLC	
S: Royt-Ct LLC	
Vol/Page: 10721/238, Date: 08/09/24, Warranty	
Mtg: Broadview Capital LLC \$266,000	
Use: 3 Bdrm Colonial, Lot: 5227sf	
Prior Sale: \$60,000 (11/13)	
1 SHERMAN CT	\$175,000
B: Ibrahim Mohsin & Ayesha Ahmed	
S: Vincent C Guerrero	
Vol/Page: 10719/108, Date: 08/05/24, Warranty	
78 TRUMAN ST	\$360,800
B: Djenifer S Da Graca	
S: Baldarelli Vincent L Est & Donna Kikosicki	
Vol/Page: 10719/211, Date: 08/06/24,	
Mtg: United Wholesale Mtg \$342,760	
Use: 3-Family Family Flat, Lot: 4356sf	
116 WELTON ST	\$400,000
B: One Sixteen Welton LLC	
S: 116 Welton St Prop LLC	
Vol/Page: 10719/288, Date: 08/06/24, Warranty	
Use: Industrial Building, Lot: 10689sf	
Prior Sale: \$215,000 (04/03)	
100 YORK ST U:17N	\$300,000
B: Frances E Irvine & Andrew J McLaren	
S: Kevin Lembo & Charles Frey	
Vol/Page: 10719/20, Date: 08/05/24, Conveyance	
Use: Condo	

► FORECLOSURE DEEDS

14 LIGHTHOUSE POINT TER	\$284,000
B: Mortgage Assets Mgmt LLC	
S: Mortgage Assets Mgmt LLC & Elizabeth Cangiano	
Vol/Page: 10719/51, Date: 08/05/24, Committee	
Use: 3 Bdrm Ranch, Lot: 8148sf	

► MORTGAGES

25 BEVERLY RD	\$11,681
Pierre L Wright+ from USA Housing and Urban Develo	
210 BLATCHLEY AVE	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
95 CARROLL ST	\$300,000
Susan M Renkun+ from TD Bank NA	
95 CARROLL ST	\$300,000
Susan M Renkun+ from TD Bank NA	
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	
CLIFFORD TER	\$340,000
Erica S Gambardella+ from United Wholesale Mortgage	
38 EDGEWOOD AVE	\$733,000
89 Howe St LLC+ from New England Certified Develop	
38 EDGEWOOD AVE	\$1,606,500
89 Howe St LLC+ from Northwest Community Bank	
83 ELIZABETH ST	\$18,750
Gary Lloyd+ from Connecticut Housing Finance Autho	
1307 ELLA T GRASSO BLVD	\$80,000
Cyprien Joseph+ from Nutmeg State Financial Credit	
506 FERRY ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
75 HAVEN ST	\$281,250
75 Haven LLC+ from Cliffco Mortgage Bankers	
89 HOWE ST	\$1,606,500
89 Howe St LLC+ from Northwest Community Bank	
89 HOWE ST	\$733,000
89 Howe St LLC+ from New England Certified Develop	
313 HUMPHREY ST	\$875,500
Safinancial LLC+ from Envision Design Cent	
313 HUMPHREY ST	\$360,500
Safinancial LLC+ from Mkh Enterprises Llc	
220 KIMBERLY AVE	\$275,800
Juan C Salas+ from Cross Country Mortgage Inc	
119 MAPLE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
26 MAY ST	\$240,500
518 Noble LLC+ from Loan Funder LLC	
81 MILL RIVER ST	\$25,000
Toribio Brito-Romero+ from Connecticut Housing Fin	
269 OGDEN ST	\$650,000
Priyamvada Natarajan+ from M&T Bank NA	
40 PERKINS ST	\$75,000
Anthony Pellegrino+ from Nutmeg State Financial Cr	
1183 QUINNIPIAC AVE	\$170,000
Manuel Reinoso+ from New England Home Buye	
30 ROWE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
189 SHERMAN AVE U:27	\$169,750
Ibrahim Mohsin+ from 2004-0000407 Llc	
4 TOWNSEND AVE	\$19,841
Lynn H Rivera+ from USA Housing and Urban Developm	
121 VALLEY ST	\$50,000
Cherry Pacquette+ from Rocket Mortgage	
24 VINE ST	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
341 WASHINGTON AVE	\$290,000
Peace & Love Rity Co LLC+ from Trustee Norton LLC	
243 WINTHROP AVE	\$1,839,000
Bg13 Prop LLC+ from Archwest Funding Llc	
120 WOOSTER ST U:H	\$290,000
Peace & Love Rity Co LLC+ from Trustee Norton LLC	

NORTH BRANFORD

TOWN CLERK: LISA A. VALENTI
909 Foxon Rd, North Branford, CT, 06471
Phone: 203-484-6015

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	61
Median Price	\$354,000	\$425,000

► REAL ESTATE SALES

229 BRANFORD RD U:146 **\$75,000**

B: Shore Wealth LLC
S: Laudano Family Realty LLC
Vol/Page: 550/1018, Date: 08/08/24, Warranty
Mtg: Laudano Family Rlty L \$75,000
Use: 1 Bdrm Condo

18 CHIDSEY DR **\$395,000**

B: Kyle Kruglik & Jessica Zumbo
S: Gagliardi Bernard S Est & Bernard S Gagliardi Jr
Vol/Page: 550/902, Date: 08/06/24, Executor
Mtg: Total Mtg Svcs \$355,500
Use: 3 Bdrm Ranch, Lot: 14810sf

241 FOREST RD **\$399,900**

B: Robert C Wooton
S: Hickory Properties LLC
Vol/Page: 550/958, Date: 08/08/24, Warranty
Mtg: Novus Home Mtg \$413,096
Use: 3 Bdrm Ranch, Lot: 18731sf
Prior Sale: \$293,910 (05/24)

304 SEA HILL RD **\$490,000**

B: Nina Park
S: Ryan T Ferraiolo & Barbara D Ferraiolo
Vol/Page: 550/859, Date: 08/06/24, Warranty
Mtg: Liberty Bk \$425,000
Use: 4 Bdrm Colonial, Lot: 43124sf
Prior Sale: \$350,000 (07/21)

69 TWIN LAKES RD **\$421,000**

B: Adam Ham
S: Michael A Scribner & Daryl W Bureau
Vol/Page: 550/977, Date: 08/08/24, Warranty
Mtg: MLB Residential Lndg \$406,949
Use: 3 Bdrm Raised Ranch, Lot: 47480sf

► MORTGAGES

229 BRANFORD RD U:460 **\$40,000**

Kathryn A Kruser+ from Bank of America NA

29 DORAL FARMS RD **\$200,000**

Alexander Massaro+ from Citizens Bank

68 HYL A LN **\$25,957**

Stephen Evans+ from USA Housing and Urban Developm

78 OXBOW LN **\$100,000**

Jason L Galasso+ from Sikorsky Financial Credit Un

89 SPRUCE ST **\$518,446**

Matthew Buccitti+ from United Wholesale Mortgage

876 TOTOKET RD **\$110,000**

Dana E Strickland+ from Citizens Bank

931 TOTOKET RD **\$86,000**

Chirag Patel+ from Michael P Higgins

47 WALNUT LN **\$35,000**

Jacob Anderson+ from Guilford Savings Bank

NORTH HAVEN

TOWN CLERK: J. STACEY YARBROUGH
18 Church Street, North Haven, CT, 06473
Phone: 203-239-5321

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	95
Median Price	\$376,500	\$425,000

► REAL ESTATE SALES

1 BROOKVALE RD **\$377,500**

B: Tenzin Namkha
S: Kiengkham S Pyle
Vol/Page: 1085/542, Date: 08/06/24, Warranty
Mtg: CMG Home Loans \$245,000
Use: 3 Bdrm Cape Cod, Lot: 14375sf

1950 HARTFORD TPKE **\$238,000**

B: Hartford Tpk LLC
S: Barbara Jacobs
Vol/Page: 1085/631, Date: 08/07/24, Warranty
Use: 3 Bdrm Raised Ranch, Lot: 20038sf
Prior Sale: \$165,000 (06/15)

2 HUNTING LN **\$850,000**

B: Dana L Edsall & Matthew J Edsall
S: Richard M Lynch & Michele L Lynch
Vol/Page: 1085/507, Date: 08/05/24, Warranty
Mtg: Bank of America NA \$664,000
Use: 4 Bdrm Colonial, Lot: 64904sf
Prior Sale: \$314,940 (04/99)

180 MANOMET AVE **\$482,850**

B: David Kenton & Avery Williams
S: Kathleen E Mena & Robert M Martinez
Vol/Page: 1085/675, Date: 08/08/24, Warranty
Mtg: US Bank NA \$350,000
Use: 3 Bdrm Split Level, Lot: 12197sf
Prior Sale: \$365,000 (11/17)

216 QUINNIPIAC AVE U:107 **\$175,000**

B: Mary E Sansone
S: Theresa Balzano-Kinscherf
Vol/Page: 1085/447, Date: 08/05/24, Warranty
Mtg: United Wholesale Mtg \$144,500
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (03/12)

600 WASHINGTON AVE U:D8 **\$280,000**

B: Gabriela E Ilie
S: Stanley Wawrowski
Vol/Page: 1085/723, Date: 08/09/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$290,000 (11/22)

31 WELCH RD **\$442,000**

B: Richard C Mazze & Lisa A Mazze
S: Jerod Civitello & Wendy Civitello
Vol/Page: 1085/718, Date: 08/09/24, Warranty
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$335,000 (10/09)

NO STREET GIVEN L:1 **\$159,900**

B: Zachary Raup & Amy Alessi
S: Gbrstorz LLC
Vol/Page: 1085/634, Date: 08/07/24, Warranty

► MORTGAGES

107 BAILEY RD **\$25,000**

John S Delfino+ from Nutmeg State Financial Credit

1 BROOKVALE RD **\$50,000**

Tenzin Namkha+ from Connecticut Housing Finance Au

27 CINDY LN **\$11,576**

Talena L Dixon+ from USA Housing and Urban Develop

5 MATHEW LN **\$75,700**

Erick A Rocillo-Castillo+ from Bank of America NA

5 ORIENT LN **\$62,544**

Nicholas Masciangelo+ from Figure Lending LCC

128 RIMMON RD **\$150,000**

Kimberly A McCreven+ from Bank of America NA

18 ROBERTA RD **\$55,000**

Brian Donnelly+ from Mr Cooper

423 SKIFF ST **\$281,033**

Michele S Elliott+ from Plaza Home Mortgage Inc

ORANGE

TOWN CLERK: MARY SHAW
617 Orange Center Rd, Orange, CT, 06477
Phone: 203-891-4730

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	43
Median Price	\$525,000	\$555,000

► REAL ESTATE SALES

267 DERBY AVE **\$401,000**

B: Joseph D Ross & Lorayne S Ross
S: Brian Freitag & Kelsey Freitag
Vol/Page: 732/54, Date: 08/06/24, Warranty
Mtg: Total Mtg Svcs \$215,810
Use: 2 Bdrm Ranch, Lot: 28750sf
Prior Sale: \$222,000 (08/18)

607 DOGWOOD RD **\$550,000**

B: Tzvi Hecht & Rikel Rosenblum
S: Menachem M Barocas & Myriam Cohen
Vol/Page: 732/76, Date: 08/08/24, Warranty
Mtg: East Coast Capital Co \$440,000
Use: 4 Bdrm Split Level, Lot: 64469sf
Prior Sale: \$335,000 (12/18)

► MORTGAGES

160 DERBY AVE **\$85,000**

Daniel A Wresilo+ from GE Employees Credit Union

267 DERBY AVE **\$50,000**

Joseph D Ross+ from Connecticut Housing Finance Au

760 LAMBERT RD **\$26,000**

Wendy Noel+ from Nutmeg State Financial Credit Uni

374 MILES RD **\$90,000**

Jennifer Losty+ from Rocket Mortgage

674 S GREENBRIER DR **\$130,000**

Miguel Xicontencatl+ from Skyline Financial FCU

11 SKYVIEW RD **\$500,000**

Thomas C Sullivan Jr+ from Webster Bank

OXFORD

TOWN CLERK: MARGARET A WEST
486 Oxford Rd, Oxford, CT, 06478
Phone: 203-828-6602

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	38
Median Price	\$440,000	\$455,000

► REAL ESTATE SALES

7 AUTUMN RIDGE RD **\$700,000**

B: Arthur Berube & Jessica Berube
S: Kevin Kuperberg & Stella Kuperberg
Vol/Page: 473/1196, Date: 08/05/24, Warranty
Use: 3 Bdrm Colonial, Lot: 112820sf
Prior Sale: \$480,000 (10/01)

5 BUTTERNUT LN **\$866,000**

B: Dayton A Klein & Rafaela Klein
S: Paulette H Rommel
Vol/Page: 473/1180, Date: 08/05/24, Warranty
Mtg: Fairway Ind Mtg \$649,500
Use: 4 Bdrm Colonial, Lot: 101495sf
Prior Sale: \$589,900 (04/05)

56 DONOVAN RD **\$312,500**

B: Bradley C Tkacz & Vickie Tkacz
S: Rachel Orouke
Vol/Page: 474/1, Date: 08/07/24, Warranty
Mtg: United Wholesale Mtg \$296,875
Use: 3 Bdrm Ranch, Lot: 67954sf

4 SYCAMORE LN **\$487,000**

B: Daniel Buckner & Erica K Yannes
S: Thomas J Arsenault
Vol/Page: 473/1226, Date: 08/06/24, Warranty
Mtg: United Wholesale Mtg \$438,300
Use: 3 Bdrm Colonial, Lot: 43560sf

► MORTGAGES

11 HIGHLAND RD	\$460,000
Jusinski Ft+ from United Wholesale Mortgage	
64 LARKEY RD	\$50,000
Kevin Plass+ from Northwest Community Bank	
4 MOUNTAIN RD	\$3,000,000
Gondal Corp+ from William J Ragozzine	
4 NANCY LYNN LN	\$110,000
Lisa Labelle+ from LoanDepot.Com LLC	
1 OXFORD RD	\$3,000,000
Gondal Corp+ from William J Ragozzine	

PROSPECT

TOWN CLERK:MICHELLE LISOWSKI
36 Center St, Prospect, CT, 06410
Phone:203-758-4461

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	35
Median Price	\$415,000	\$350,000

► REAL ESTATE SALES

5 MIXVILLE RD	\$470,000
B: Joan T Smith	
S: Antonio Muniz & Miriam Muniz	
Vol/Page: 929/147, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$461,487	
Use: 4 Bdrm Colonial, Lot: 44431sf	
Prior Sale: \$130,000 (11/94)	
54 SILLS AVE	\$108,000
B: Rosamond Blouin	
S: Campanella Carmella Est & Michael Campanella	
Vol/Page: 929/182, Date: 08/06/24, Conveyance	
Use: Mobile Home	

► MORTGAGES

5 MIXVILLE RD	\$16,450
Joan T Smith+ from Total Mortgage Services	
23 SHERWOOD DR	\$125,000
Christopher K Pinevich+ from Thomaston Savings Ban	
25 TROTTERS WAY	\$134,500
Michael L Franceskino+ from Thomaston Savings Bank	

SEYMOUR

TOWN CLERK:LIANNA MCMURRAY
1 1st St, Seymour, CT, 06483
Phone:203-888-0519

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	55
Median Price	\$344,000	\$385,000

► REAL ESTATE SALES

83 NEW ST	\$295,000
B: Jacob Cohen	
S: Marcello Pellegrino	
Vol/Page: 638/227, Date: 08/07/24, Warranty	
Mtg: Union Home Mortgage \$236,000	
Use: 3 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$95,100 (04/17)	

► MORTGAGES

23 ARGONNE TER	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
24-32 ARGONNE TER	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
4 BRIARWOOD DR	\$248,000
Kevin W Baxter+ from Webster Bank	
127 COLONY RD	\$250,000
Matthew Como+ from Ion Bank	

72 HIGH ST	\$265,364
Martin R Pastir+ from Rocket Mortgage	
51 JUPITER DR	\$13,928
Debra M Maas+ from USA Housing and Urban Developme	
70 N BENHAM RD	\$200,000
Timothy P Connors+ from Sikorsky Financial Credit	
2 ROOSEVELT DR	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	
1027 ROOSEVELT DR	\$2,274,190
SI Seymour LLC+ from Ice Lender Holdings LLC	

SOUTHBURY

TOWN CLERK:ALICE MAISANO
501 Main St S, Southbury, CT, 06488
Phone:203-262-0657

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	54
Median Price	\$536,750	\$585,000

► REAL ESTATE SALES

202 FISH ROCK RD	\$570,000
B: Anginette Trinidad	
S: Joseph Sims & Lorraine Sims	
Vol/Page: 772/332, Date: 08/06/24, Warranty	
Mtg: American Heritage \$206,000	
Use: 3 Bdrm Colonial, Lot: 25265sf	
Prior Sale: \$330,000 (11/14)	
660 FISH ROCK RD	\$405,000
B: Scott Ernest & Kelly Andros	
S: Fgp Renovation Inc	
Vol/Page: 772/241, Date: 08/05/24, Warranty	
Mtg: Fairway Ind Mtg \$397,664	
Use: 2 Bdrm Cape Cod, Lot: 50094sf	
Prior Sale: \$192,000 (02/24)	
19 HERITAGE CIR U:B	\$400,000
B: Michael D Day & Theresa P Day	
S: Greta Campbell	
Vol/Page: 772/456, Date: 08/09/24, Warranty	
Mtg: Navy FCU \$350,000	
Use: 2 Bdrm Condo	
Prior Sale: \$190,000 (07/12)	
741 HERITAGE VLG U:A	\$239,000
B: Jeanette Shanahan	
S: Carol Hammer	
Vol/Page: 772/219, Date: 08/05/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$69,500 (04/11)	
802 HERITAGE VLG U:B	\$235,000
B: Hv Properties LLC	
S: Caroline H Bliss	
Vol/Page: 772/285, Date: 08/05/24, Warranty	
Use: 3 Bdrm Condo	
224 KUHNE RD	\$900,000
B: Rohit Bawa	
S: Lorraine Wilson & Christopher Wilson	
Vol/Page: 772/222, Date: 08/05/24, Warranty	
Use: Residential Open Land, Lot: 80586sf	
Prior Sale: \$825,000 (08/13)	
24 LENAPE TRL	\$332,000
B: Dakota J Verses & Brianna L Verses	
S: Valterlicio Leandro	
Vol/Page: 772/407, Date: 08/08/24, Warranty	
Mtg: Guaranteed Rate Inc \$325,986	
Use: 2 Bdrm Ranch, Lot: 8276sf	
Prior Sale: \$130,000 (12/23)	
36 ROBINSON LN	\$280,000
B: Justin Cleary & Lisa Grzywacz	
S: James Mastroni	
Vol/Page: 772/260, Date: 08/05/24, Warranty	
Mtg: Newrez LLC \$150,000	
Use: 3 Bdrm Ranch, Lot: 34848sf	

160 WHITE BIRCH DR	\$250,000
B: Mirta Heredia	
S: Anthony M Ferraro	
Vol/Page: 772/377, Date: 08/07/24, Warranty	
Mtg: Total Mtg Svcs \$187,500	
Use: 1 Bdrm Bngl/Cottage, Lot: 14810sf	
Prior Sale: \$125,000 (04/16)	

► MORTGAGES

521 HERITAGE VLG U:B	\$50,000
Charles J Kaiser+ from Rocket Mortgage	
525 HERITAGE VLG U:B	\$50,000
Carol Courcier+ from Scott Hartley	
578 HERITAGE VLG U:A	\$555,000
Joyce Goodman+ from CalCon Mutual Mortgage LLC	
578 HERITAGE VLG U:A	\$555,000
Joyce Goodman+ from CalCon Mutual Mortgage LLC	
208 HINMAN LN	\$406,000
Caitlin Kukhta+ from Newtown Savings Bank	
24 LENAPE TRL	\$13,280
Dakota J Verses+ from Connecticut Housing Finance	
324 LUTHER DR	\$90,000
Patricia Kondel RET+ from Manufacturers and Trader	
81 MISTLETOE DR	\$20,000
Alyssa G Kurth+ from United Business & Industrial	
140 SLEEPY HILL RD	\$150,000
Nderim Erbeli+ from Manufacturers and Traders Trus	
177 TEPI DR	\$158,000
Michael Schimenti+ from United Wholesale Mortgage	
23 TRADITIONS BLVD U:23	\$50,000
Rowland W Travis+ from New American Funding	
299 W FLAT HILL RD	\$203,943
Stephen Varga+ from Cross Country Mortgage Inc	

WALLINGFORD

TOWN CLERK:KRISTEN PANZO
45 South St, Wallingford, CT, 06492
Phone:203-294-2145

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	105
Median Price	\$329,600	\$375,000

► REAL ESTATE SALES

4 CLEARVIEW DR	\$465,000
B: Richard P Balzano & Megan E Power	
S: Doreen A Balzano	
Vol/Page: 1726/619, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$395,000	
Use: 3 Bdrm Split Level, Lot: 28700sf	
Prior Sale: \$174,200 (12/87)	
17 GRIEB TRL	\$369,900
B: Frank Simmons	
S: James R Kirkland, Tr for Jrk & Metk RET	
Vol/Page: 1726/551, Date: 08/02/24, Trustee	
Mtg: Plaza Home Mtg \$309,900	
Use: 3 Bdrm Split Level, Lot: 14187sf	
Prior Sale: \$142,500 (05/90)	
15 HIGH ST	\$360,000
B: Liane C Rogers	
S: Judith Odell & Brooke Ruiz	
Vol/Page: 1726/675, Date: 08/05/24, Executor	
Mtg: Union Home Mortgage \$295,000	
Use: 3 Bdrm Cape Cod, Lot: 21390sf	
50 HILL AVE	\$334,000
B: John R Kennedy	
S: Stephanie Suzio	
Vol/Page: 1726/746, Date: 08/06/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 10169sf	
Prior Sale: \$174,000 (06/14)	

992 N FARMS RD	\$700,000
B: Nicholas Soltis & Lori Ferguson S: Charles Slabaugh & Nicole Slabaugh Vol/Page: 1726/856, Date: 08/09/24, Warranty Mtg: Plaza Home Mtg \$455,000 Use: 4 Bdrm Colonial, Lot: 601128sf Prior Sale: \$181,000 (02/14)	
29 N PLAINS INDUSTRIAL HWY U:11	\$150,000
B: Ceyhun Koles S: Universal Prop LLC Vol/Page: 1726/516, Date: 08/02/24, Warranty Mtg: Universal Prop \$120,000 Use: Industrial Condominium Prior Sale: \$300,000 (12/98)	
11 PILGRIM LN	\$365,000
B: Evan A Leclair S: Garth J Kleiner & Christina J Kleiner Vol/Page: 1726/801, Date: 08/07/24, Warranty Mtg: William Raveis Mtg Co \$346,750 Use: 3 Bdrm Split Level, Lot: 10500sf Prior Sale: \$238,500 (10/20)	
44 S CHERRY ST U:506	\$179,000
B: Full Source Intl LLC S: Christopher Braga & Mario Braga Vol/Page: 1726/580, Date: 08/02/24, Warranty Use: Condo	
66 STAFFORDSHIRE COMMONS DR U:66	\$275,000
B: Regan J Christie S: Bonita A Rees Vol/Page: 1726/694, Date: 08/06/24, Warranty Mtg: CMG Home Loans \$190,000 Use: 2 Bdrm Condo Prior Sale: \$124,900 (07/87)	
► FORECLOSURE DEEDS	
26 WEST ST	\$175,700
B: Carrington Mtg Svcs LLC S: Carrington Mtg Svcs LLC & Loretta Zerillo Vol/Page: 1726/571, Date: 08/02/24, Committee Use: 2 Bdrm Cape Cod, Lot: 10560sf Prior Sale: \$85,000 (05/00)	
► MORTGAGES	
1266 BARNES RD	\$361,212
Derrick Wood+ from Movement Mortgage LLC	
1266 BARNES RD	\$37,500
Derrick Wood+ from Connecticut Housing Finance Aut	
47 BLAKESLEE RD	\$35,000
William A Carbone+ from American Eagle Financial C	
24 CARDINAL DR	\$21,453
Stephen Lampo+ from USA Housing and Urban Developm	
4 GRANDVIEW CT	\$60,000
Jason T Smith+ from Connex Credit Union	
182 HIGH ST	\$50,000
Karen H Mazurek+ from CSE Credit Union Inc	
50 HILL AVE	\$334,000
John R Kennedy+ from Homestead Funding Corp	
24 JOHNSON RD	\$321,500
Pasquale Morgigno+ from Equity Prime Mtg	
4 LITTLE CT U:4	\$450,000
Terry L Cyr+ from Kind Lending	
246 N WHITTLESEY AVE EXT	\$253,000
Stephanie M Flanders+ from United Wholesale Mortga	
1 OLD WOODS RD	\$50,000
John Simkus+ from Rocket Mortgage	
7 STEGOS DR	\$50,000
Luis Morales+ from Connex Credit Union	
53 WARD ST	\$219,000
William T McGovern+ from Rocket Mortgage	
220 WOODHOUSE AVE	\$65,000
Bree-Lyn Mednick+ from Nutmeg State Financial Cred	

WATERBURY

TOWN CLERK: ANTOINETTE SPINELLI
235 Grand St, FL 1, Waterbury, CT, 06708
Phone: 203-574-6809

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	385	283
Median Price	\$235,000	\$250,000

► REAL ESTATE SALES

89 ANNA AVE	\$300,000
B: Sammy Agrinoni & Veronica L Agrinoni S: Isaiah Izarray & Jessica Hernandez Vol/Page: 8916/90, Date: 08/09/24, Warranty Mtg: American Ngbd Mtg Acc \$254,375 Use: 3 Bdrm Ranch, Lot: 12197sf Prior Sale: \$228,000 (01/23)	
118 BENNETT AVE	\$218,000
B: Willie L Thompson S: William Rodriguez Vol/Page: 8914/87, Date: 08/06/24, Warranty Mtg: Guaranteed Rate Affin \$214,051 Use: 3 Bdrm Cape Cod, Lot: 5663sf Prior Sale: \$165,000 (08/21)	
195 BUCKS HILL RD	\$310,000
B: Fay S Davis S: Valter Bylyku Vol/Page: 8914/304, Date: 08/07/24, Warranty Mtg: CMG Mortgage Inc \$294,500 Use: 3 Bdrm Cape Cod, Lot: 11761sf Prior Sale: \$65,000 (07/95)	
102 CONGRESS AVE	\$250,000
B: Carmen Quiroz & Alexis J Quiroz S: 54 Bronson St LLC Vol/Page: 8913/66, Date: 08/05/24, Warranty Mtg: United Wholesale Mtg \$200,000 Use: 2-Family Two Family, Lot: 4792sf Prior Sale: \$65,000 (01/23)	
79 DEEPWOOD DR	\$325,000
B: Denise J Clarke & Adriana B Reeves S: Brass City Homes LLC Vol/Page: 8915/265, Date: 08/08/24, Warranty Mtg: United Wholesale Mtg \$319,113 Use: 3 Bdrm Ranch, Lot: 13504sf Prior Sale: \$182,000 (11/23)	
114 DOWNES ST U:114	\$139,000
B: Pushpinder J Singh & Stephanie Singh S: Emma Coggins & Yolanda Gilliams Vol/Page: 8914/108, Date: 08/07/24, Warranty Mtg: United Wholesale Mtg \$125,100 Use: 3 Bdrm Condo Prior Sale: \$85,000 (05/04)	
2271 E MAIN ST	\$375,000
B: Aks Realty LLC S: Kanagaratnam Jegathesan & Kanthimathi Jegathesan Vol/Page: 8915/331, Date: 08/09/24, Warranty Mtg: Sikorsky Fncl CU Inc \$320,000 Use: Office Bldg-General, Lot: 9583sf Prior Sale: \$290,000 (12/91)	
18 GLENROCK RD	\$6,500
B: David Heffler & Robert Heffler S: Wanda Jimenez & Wanda Heffler Vol/Page: 8915/174, Date: 08/08/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 16553sf Prior Sale: \$193,000 (02/21)	
35 GOSS ST U:35	\$770,000
B: Condo 84 LLC S: Vame Real Estate LLC Vol/Page: 8913/20, Date: 08/05/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$23,250 (07/11)	

285 GRANDVIEW AVE	\$509,000
B: Skyler Management LLC S: Anthony A Menichino Vol/Page: 8914/152, Date: 08/07/24, Warranty Mtg: Commercial Lender LLC \$400,000 Use: Apartment Bldg - 4-8 Units, Lot: 3049sf Prior Sale: \$135,000 (09/04)	
91 HARTLEY DR	\$295,000
B: Athelstan Ellis S: Structured Asset Mtg Invs & Bank Of Ny Mellon Tr Vol/Page: 8912/292, Date: 08/05/24, Warranty Use: 4 Bdrm Ranch, Lot: 11761sf Prior Sale: \$165,900 (03/02)	
36 HIGHLAWN ST	\$205,000
B: Terrah Harris & Damiahn Dipietro S: Marc A Dipietro & Michele Dipietro Vol/Page: 8913/159, Date: 08/06/24, Warranty Mtg: Guaranteed Rate Inc \$164,000 Use: 3 Bdrm Cape Cod, Lot: 9148sf Prior Sale: \$66,900 (01/01)	
121 HILLVIEW AVE	\$405,000
B: Karma Estates LLC S: 25 Holdings LLC Vol/Page: 8912/301, Date: 08/05/24, Warranty Mtg: RCN Capital LLC \$367,500 Use: Apartment Bldg - 4-8 Units, Lot: 9148sf Prior Sale: \$2,133,000 (07/22)	
16 HINSDALE AVE	\$199,000
B: Jorge G Quinones S: Becerril Luz A Est & Tirsia Torres Vol/Page: 8914/59, Date: 08/06/24, Executor Mtg: CMG Mortgage Inc \$177,110 Use: 2 Bdrm Cape Cod, Lot: 5663sf	
286 JUNIPER RIDGE DR	\$340,000
B: Elias O Pineda & Suary O Pineda S: Herbert L Knutson Jr & Ellen Knutson Vol/Page: 8913/255, Date: 08/06/24, Warranty Mtg: Plaza Home Mtg \$306,000 Use: 3 Bdrm Raised Ranch, Lot: 13939sf	
1400 MERIDEN RD	\$118,500
B: Ermin Saljanin S: Pelkey Hope Est & Patricia Papagiannopoulos Vol/Page: 8915/231, Date: 08/08/24, Executor	
12 N BARNES ST	\$320,000
B: Davina Garcia S: Chantel G Rivera Vol/Page: 8915/133, Date: 08/08/24, Warranty Mtg: First World Mortgage \$306,200 Use: 3 Bdrm Cape Cod, Lot: 6534sf Prior Sale: \$136,000 (02/06)	
22 OAK ST	\$16,000
B: Wil N Sons Corp S: Waterbury Land Bk Autho I Vol/Page: 8916/38, Date: 08/09/24, Quit Claim Use: Residential Developable Land, Lot: 4792sf	
827 ORONOKE RD U:2-12	\$240,000
B: Kelly A Magalhaes S: Jose M Rafael & Claudia Rafael Vol/Page: 8914/35, Date: 08/06/24, Warranty Mtg: Thomaston Svgs Bk \$125,000 Use: 2 Bdrm Condo Prior Sale: \$92,000 (05/12)	
4 POST ST	\$260,000
B: Family & Friends Inv LLC S: Adelino Fonseca Vol/Page: 8912/339, Date: 08/05/24, Warranty Mtg: Investor Mtg Fin Llc \$208,000 Use: 4 Bdrm Cape Cod, Lot: 3485sf Prior Sale: \$40,000 (08/95)	
62 PROCTOR ST U:62	\$770,000
B: Condo 84 LLC S: Vame Real Estate LLC Vol/Page: 8913/20, Date: 08/05/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$22,000 (05/03)	

114 PROCTOR ST U:114	\$770,000
B: Condo 84 LLC	
S: Vame Real Estate LLC	
Vol/Page: 8913/20, Date: 08/05/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$46,000 (03/10)	
121 PROCTOR ST U:121	\$770,000
B: Condo 84 LLC	
S: Vame Real Estate LLC	
Vol/Page: 8913/20, Date: 08/05/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$5,000 (07/99)	
147 PROCTOR ST U:147	\$770,000
B: Condo 84 LLC	
S: Vame Real Estate LLC	
Vol/Page: 8913/20, Date: 08/05/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$18,750 (10/15)	
199 PROCTOR ST U:199	\$770,000
B: Condo 84 LLC	
S: Vame Real Estate LLC	
Vol/Page: 8913/20, Date: 08/05/24, Warranty	
Use: 1 Bdrm Condo	
35 QUENTIN ST	\$190,000
B: Jose L Pomaquiza & Juan M Pomaquiza	
S: Iaiennaro Barbara C Est & Michael J Iaiennaro	
Vol/Page: 8914/55, Date: 08/06/24, Executor	
Use: 3 Bdrm Raised Ranch, Lot: 17424sf	
332 RAWLEY AVE U:332	\$770,000
B: Condo 84 LLC	
S: Vame Real Estate LLC	
Vol/Page: 8913/20, Date: 08/05/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$18,750 (10/15)	
11 S REID ST	\$200,000
B: Carla M Sims	
S: John Grailich	
Vol/Page: 8913/230, Date: 08/06/24, Warranty	
Mtg: CMG Mortgage Inc \$183,150	
Use: 1 Bdrm Ranch, Lot: 6098sf	
Prior Sale: \$78,000 (08/00)	
18 SIMSBURY ST	\$170,000
B: Angel G Pina	
S: Franco Nilda M Est & Carlos O Ayala	
Vol/Page: 8912/299, Date: 08/05/24, Executor	
Use: 2 Bdrm Colonial, Lot: 4792sf	
Prior Sale: \$59,900 (03/04)	
37 SPREAD OAK LN	\$340,500
B: Naleni Lall	
S: Michael Sollazzo	
Vol/Page: 8913/89, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$338,751	
Use: 2-Family Duplex, Lot: 9148sf	
Prior Sale: \$305,000 (02/23)	
46 TERRACE AVE	\$365,000
B: Deidre O Thomas	
S: Ok Homes LLC	
Vol/Page: 8913/200, Date: 08/06/24, Warranty	
Mtg: Total Mtg Svcs \$358,388	
Use: 2-Family Two Family, Lot: 5663sf	
Prior Sale: \$31,000 (10/14)	
1863 THOMASTON AVE	\$350,000
B: Kitchenique LLC	
S: Central Warehouse LLC	
Vol/Page: 8915/130, Date: 08/08/24, Warranty	
Use: Commercial Warehouse, Lot: 16553sf	
Prior Sale: \$200,000 (11/05)	
33 WHITEWOOD RD	\$325,000
B: Theo Peters	
S: Ravindra Kundan	
Vol/Page: 8914/242, Date: 08/07/24, Warranty	
Mtg: Total Mtg Svcs \$319,113	
Use: 3 Bdrm Ranch, Lot: 10019sf	
Prior Sale: \$85,000 (11/13)	

82 WISLOCK ST	\$235,000
B: Souleymane T Ndiaye	
S: Javier S Ruiz	
Vol/Page: 8915/183, Date: 08/08/24, Warranty	
Mtg: Total Mtg Svcs \$220,075	
Use: 3 Bdrm Ranch, Lot: 8276sf	
Prior Sale: \$15,185 (12/18)	
91 WOLCOTT ST	\$350,000
B: Maureen J England	
S: Thomas Wilson	
Vol/Page: 8913/183, Date: 08/06/24, Warranty	
Mtg: Union Home Mortgage \$338,318	
Use: 2-Family Two Family, Lot: 5663sf	
Prior Sale: \$85,000 (04/22)	

► FORECLOSURE DEEDS

387 ATWOOD AVE	\$189,001
B: K2 Realty LLC	
S: Edward R Grant & Us Bank Na Ind	
Vol/Page: 8916/44, Date: 08/09/24, Committee	
Use: 3 Bdrm Cape Cod, Lot: 4792sf	
109 COURTLAND AVE	\$121,000
B: K2 Realty LLC	
S: James R Davis Jr & Wilmington Svcs Fund Soc	
Vol/Page: 8916/41, Date: 08/09/24, Committee	
Mtg: Eqs Cap Partners Llc \$567,000	
Use: 3 Bdrm Ranch, Lot: 9583sf	

► MORTGAGES

22 5TH ST	\$200,000
Robert Popovic+ from Angel Oak Mortgage Solutions	
10 ANDERSON ST	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
89 ANNA AVE	\$25,000
Sammy Agrinoni+ from Connecticut Housing Finance	
28 ARDEN RD	\$12,462
Latoya Fuller+ from USA Housing and Urban Developm	
387 ATWOOD ST	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
1208 BANK ST	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
35 BELLEWOOD AVE	\$15,795
Daniel J Cameron+ from USA Housing and Urban Devel	
20 BENHAM ST	\$90,000
Kameela Rahman+ from Citizens Bank	
19 BUCKINGHAM ST	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
247 BUCKS HILL RD	\$125,152
Eliezer Plaza Jr+ from Freedom Mortgage Corp	
144 BUNKER HILL AVE	\$5,690
Marislenny M Cabrera-Uren+ from USA Housing and Ur	
138 CHERRY ST	\$735,000
Cherry Realty Ny LLC+ from Hometown Equity Mtg	
99 COTTAGE GROVE LN	\$80,000
Manuel I Luna+ from Manufacturers and Traders Trus	
132 DEVONWOOD DR	\$6,041
Aureo Ruiz Jr+ from USA Housing and Urban Developm	
114 DOWNES ST U:114	\$125,100
Stephanie Singh+ from United Wholesale Mortgage	
20 FOX ST	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
37 GAIL DR	\$276,760
Michael Byrd+ from Top Flite Financial Inc	
37 GAIL DR	\$276,760
Michael Byrd+ from Top Flite Financial Inc	
25 HARTLEY DR	\$100,000
Nyree Toucet+ from Connecticut State Employees Fed	
200 HERITAGE DR	\$100,000
Kevin Kalosky+ from Citizens Bank	
139 HILLSIDE AVE	\$1,020,000
139 Hillside Ave WB LLC+ from RFLF 7 LLC	

196 HILLSIDE AVE	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
198 HILLSIDE AVE	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
236 HILLSIDE AVE	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
16 HINSDALE AVE	\$25,000
Jorge G Quinone-Smercado+ from Connecticut Housing	
N BARNES ST	\$25,000
Davina Garcia-Brown+ from Connecticut Housing Fina	
16 OLIVER AVE	\$6,082
Eduardo Mendoza+ from USA Housing and Urban Develo	
364 PERKINS AVE	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
RICHMOND AVE	\$9,763,000
Fah Southford Park Lp+ from M&T Realty Capital Cor	
61 RIDGELAND DR	\$300,000
Richard Pratt+ from Allegheny Casualty Company	
11 S REID ST	\$25,000
Carla M Sims+ from Connecticut Housing Finance Aut	
79 SHADYBROOK LN	\$125,000
Jennifer A Orso+ from Waterbury Teachers Federal C	
37 SILVER ST	\$300,800
37 Silver Holdings LLC+ from Logan Fin Corporation	
37 SPREAD OAK LN	\$12,784
Naleni Lall+ from Connecticut Housing Finance Auth	
46 TERRACE AVE	\$12,775
Deidre O Thomas+ from Total Mortgage Services	
88-90 WILLOW ST	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
82 WISLOCK ST	\$25,000
Souleymane T Ndiaye+ from Connecticut Housing Fina	
168 WOLCOTT ST	\$266,000
Galo Coronel+ from United Wholesale Mortgage	
168 WOLCOTT ST	\$266,000
Galo Coronel+ from United Wholesale Mortgage	

WEST HAVEN

TOWN CLERK: JOHN W. LEWIS
355 Main St, West Haven, CT, 06516
Phone: 203-937-3535

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	183	144
Median Price	\$291,000	\$325,000

► REAL ESTATE SALES

25 CALIFORNIA ST	\$245,000
B: Benedetto Izzo	
S: Cline Rose M Est & Richelle Crino	
Vol/Page: 1995/542, Date: 08/02/24,	
Use: 3 Bdrm Conventional, Lot: 3049sf	
Prior Sale: \$92,500 (08/97)	
100 CHURCH ST	\$365,000
B: Mercedes C Miller & Jasmine Sistrunk-Miller	
S: John Sorrentino & Keli Sorrentino	
Vol/Page: 1995/211, Date: 07/29/24, Warranty	
Mtg: New American Funding \$358,388	
Use: 3 Bdrm Conventional, Lot: 10890sf	
Prior Sale: \$94,000 (04/99)	
112 GRAND ST	\$405,000
B: Vance Hawkins & Shantee Hawkins	
S: John Dickoff	
Vol/Page: 1995/294, Date: 07/29/24, Warranty	
Mtg: Total Mtg Svcs \$397,664	
Use: 3 Bdrm Cape Cod, Lot: 10890sf	
Prior Sale: \$235,000 (07/15)	

18 HINE ST.....	\$330,000
B: John T Przybylowski & Jennifer A Przybylowski	
S: London Chase LLC	
Vol/Page: 1995/86, Date: 07/26/24, Warranty	
Mtg: Total Mtg Svcs \$247,500	
Use: 3 Bdrm Conventional, Lot: 8276sf	
Prior Sale: \$115,000 (02/15)	
83 HINMAN ST.....	\$450,000
B: Jeffrey G Polanco & Jeremy A Fernandez	
S: Hillcrest Prop LLC	
Vol/Page: 1995/420, Date: 07/31/24, Warranty	
Mtg: CMG Mortgage Inc \$441,849	
Use: 2-Family Duplex, Lot: 8276sf	
Prior Sale: \$200,000 (06/22)	
58 LAWNGREST RD.....	\$202,532
B: Deborah Corso	
S: Roseann Shore & Alexander J Sabellico	
Vol/Page: 1995/350, Date: 07/30/24, Warranty	
Use: 3 Bdrm Raised Ranch, Lot: 17424sf	
37 MARTIN ST.....	\$380,000
B: Starlin M Nunez	
S: Giovanni F Sanchez & Brenda Cabrera	
Vol/Page: 1995/550, Date: 08/02/24, Warranty	
Mtg: CMG Home Loans \$323,000	
Use: 3 Bdrm Conventional, Lot: 8276sf	
13 MILLS DR.....	\$430,000
B: Cesar Velazquez	
S: Marilyn S Beattie	
Vol/Page: 1995/592, Date: 08/02/24, Warranty	
Mtg: Paramount Res Mtg Gp \$344,000	
Use: 3 Bdrm Raised Ranch, Lot: 12197sf	
Prior Sale: \$255,000 (08/15)	
107 OCEAN AVE.....	\$671,888
B: James Narduzzo & Melissa Papa	
S: Harry P Stamper & Annette R Stamper	
Vol/Page: 1995/479, Date: 08/01/24, Warranty	
Mtg: Equity Resources Ohio \$271,888	
Use: 2 Bdrm Conventional, Lot: 4792sf	
Prior Sale: \$525,000 (02/23)	
19 ORANGE TER.....	\$238,000
B: William Cruvinel	
S: Andrus Mary L Est & Dorothy D Andrus	
Vol/Page: 1995/105, Date: 07/26/24,	
Use: 2 Bdrm Cape Cod, Lot: 8276sf	
11 PRISCILLA RD.....	\$355,000
B: Bh Real Estate LLC	
S: Dennis Rodriguez	
Vol/Page: 1995/659, Date: 08/02/24, Warranty	
Mtg: Kiavi Funding Inc \$375,100	
Use: 3 Bdrm Colonial, Lot: 9583sf	
Prior Sale: \$290,000 (07/20)	
481 SAVIN AVE.....	\$419,900
B: Ritu Patel	
S: Cassandra Tortora	
Vol/Page: 1995/573, Date: 08/02/24, Warranty	
Mtg: Milford Bank \$315,000	
Use: 3 Bdrm Conventional, Lot: 5227sf	
Prior Sale: \$230,000 (08/22)	
95 SUMAC ST.....	\$340,000
B: Molly R Cremo	
S: Cheryl L Schede	
Vol/Page: 1995/352, Date: 07/30/24, Warranty	
Mtg: William Raveis Mtg Co \$323,000	
Use: 2 Bdrm Ranch, Lot: 4792sf	
85 TYLER ST.....	\$420,000
B: Emily Curina	
S: Kristen Brill-Pilletere, Tr for Brill Family Iret	
Vol/Page: 1995/632, Date: 08/02/24, Trustee	
Mtg: Plaza Home Mtg \$336,000	
Use: 3 Bdrm Colonial, Lot: 14375sf	

► MORTGAGES

17 ASHFORD ST.....	\$294,808
Kimoya A Edwards+ from Freedom Mortgage Corp	
163 ATWATER ST.....	\$200,000
163 Atwater Wh LLC+ from Tao Ling	
28 BELLE CIR.....	\$11,755
Joel A Batres+ from USA Housing and Urban Developm	
12 BIG SPRUCE LN.....	\$37,372
Korri A Verderame+ from Nutmeg State Financial Cre	
100 CHURCH ST.....	\$358,388
Mercedes C Miller+ from New American Funding	
65 E BROWN ST.....	\$50,000
Nykya A Owens+ from Citizens Bank	
8 FRANKLIN RD.....	\$25,000
Nancy Chacon+ from Citizens Bank	
21 HILLSIDE AVE.....	\$1,688
Daniel Dasilva+ from USA Housing and Urban Develop	
33 HOWARD ST.....	\$45,000
John J Arkison+ from Sikorsky Financial Credit Uni	
92 LEETE ST.....	\$30,000
James F Antezzo+ from Sikorsky Financial Credit Un	
85 MIAMI ST.....	\$9,483
Marlon Reid+ from USA Housing and Urban Developmen	
19 ORANGE TER.....	\$208,000
William Cruvinel+ from Pinnacle Financial Services	
40 PLATT AVE.....	\$15,000
Ronald A Russo+ from Connex Credit Union	
40 PLATT AVE.....	\$15,000
Donald A Russo+ from Connex Credit Union	
67 ROOSEVELT AVE.....	\$53,000
Myrna Omara+ from Connex Credit Union	
772 SAVIN AVE.....	\$150,000
774 Savin Wh LLC+ from Tao Ling	
110 SPRUCE ST.....	\$14,803
Shadrack D Tshiteya+ from USA Housing and Urban De	
95 SUMAC ST.....	\$13,600
Molly R Cremo+ from Connecticut Housing Finance Au	
265 TUTHILL ST.....	\$264,550
Fatima Ibrahim+ from Nations Mtg Llc	
299 UNION AVE.....	\$40,000
Sean Corenki+ from Nationstar Mortgage	
790 W MAIN ST.....	\$10,050
Gyneasha Powell+ from USA Housing and Urban Develo	
360 W SPRING ST U:D3.....	\$111,600
Debbie Streater+ from Nationwide Mortgage Bankers	

WOLCOTT

TOWN CLERK:KAREN MOWAD
10 Kenea Ave, Wolcott, CT, 06716
Phone:203-879-8100

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	59
Median Price	\$300,000	\$350,000

► REAL ESTATE SALES

18 BOULDER DR.....	\$405,000
B: Jacob Botte	
S: Pauline Zembrzuskis, Tr for Pauline Zembrzuskis T	
Vol/Page: 565/1095, Date: 08/08/24, Trustee	
Mtg: NBKC Bank \$289,000	
Use: 3 Bdrm Raised Ranch, Lot: 33106sf	
177 CATERING RD.....	\$385,000
B: Mayra E Depozo	
S: Michael Spina & Katrina Spina	
Vol/Page: 565/963, Date: 08/05/24, Warranty	
Mtg: Ion Bank \$346,500	
Use: 3 Bdrm Split Level, Lot: 16117sf	
Prior Sale: \$220,000 (07/16)	

112 LONG SWAMP RD.....	\$165,000
B: Wawa Capital LLC	
S: Sheila Haddad & Walter C Scappini	
Vol/Page: 565/1002, Date: 08/06/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 20909sf	
121 WOLCOTT RD.....	\$475,000
B: Denia Donaire & Silvio Suscal	
S: Water Creek Assoc LLC	
Vol/Page: 565/1017, Date: 08/07/24, Warranty	
Mtg: Rocket Mortgage LLC \$460,750	
Use: 2 Bdrm Raised Ranch, Lot: 43560sf	

► MORTGAGES

6 LIBERTY LN U:6.....	\$12,506
Ariel C Fulton+ from USA Housing and Urban Develop	
178 MUNSON RD.....	\$35,000
Karen A Milton+ from Thomaston Savings Bank	

WOODBIDGE

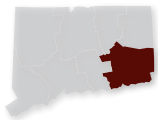
TOWN CLERK:STEPHANIE CIARLEGlio
11 Meetinghouse Ln, Woodbridge, CT, 06525
Phone:203-389-3422

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	44
Median Price	\$625,000	\$621,108

► REAL ESTATE SALES

27 BEECHER RD.....	\$545,000
B: Gracious Properties LLC	
S: Susan Hovey	
Vol/Page: 927/108, Date: 08/05/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 270072sf	
128 N RACEBROOK RD.....	\$1,675,000
B: Robert J Beck & Jill Beck	
S: Robert M Berke & Robyn H Berke	
Vol/Page: 927/103, Date: 08/05/24, Warranty	
Use: 7 Bdrm Contemporary, Lot: 215622sf	
Prior Sale: \$1,280,000 (07/07)	
105 PEASE RD.....	\$750,000
B: Shize Yang & Liyu Qin	
S: Geraldine Natkin & Sheldon H Natkin	
Vol/Page: 927/70, Date: 08/05/24, Warranty	
Mtg: Equity Resources Inc \$600,000	
Use: 4 Bdrm Colonial, Lot: 65340sf	
135 PEASE RD.....	\$400,000
B: Ruisi Zhang	
S: Christina G Natri	
Vol/Page: 927/121, Date: 08/07/24, Warranty	
Mtg: Provident Fund Assoc \$380,000	
Use: 1 Bdrm Ranch, Lot: 57499sf	
Prior Sale: \$245,000 (02/19)	
► MORTGAGES	
23 CHETWOOD ST.....	\$420,000
Khalid M Ali+ from Raymond Barstarache	
12 DILLON RD.....	\$133,703
Patrick Reilly+ from USA Housing and Urban Develop	
57 MILAN RD.....	\$24,600
Anthony F Marcucio+ from Ion Bank	
57 NEWTON RD.....	\$236,668
Mark Crane+ from Homebridge Financial Services Inc	
89 PEASE RD.....	\$400,000
William W Kelly+ from Manufacturers and Traders Tr	
12 PROSPECT CT.....	\$45,976
William D Maurer+ from US Bank NA	
1056 RACEBROOK RD.....	\$420,000
Khalid M Ali+ from Raymond Barstarache	
11 WATROUS LN.....	\$179,000
Gregory J Mann+ from Connex Credit Union	



NEW LONDON COUNTY

BOZRAH

TOWN CLERK:LYNNE A SKINNER

1 River Rd, Bozrah, CT, 06336
Phone:860-889-2689

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	8
Median Price	\$290,000	\$313,450

► REAL ESTATE SALES

5 GILMAN RD..... \$361,000

B: Tanner R Whitaker & Elizabeth Whitaker
S: Carl Doughty Jr
Vol/Page: 116/785, Date: 08/06/24, Warranty
Mtg: Navy FCU \$325,012
Use: 3 Bdrm Ranch, Lot: 43560sf

58 STOCKHOUSE RD \$780,000

B: Stockhouse Realty LLC
S: Jdk LLC
Vol/Page: 116/748, Date: 08/06/24, Warranty
Mtg: TD Bank NA \$663,000
Use: Industrial Warehouse, Lot: 47916sf
Prior Sale: \$50,000 (08/03)

COLCHESTER

TOWN CLERK:GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415
Phone:860-537-7215

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	66
Median Price	\$360,000	\$400,000

► REAL ESTATE SALES

33 FARM GATE RD..... \$650,000

B: Donna M Montgomery & Toni M Montgomery
S: James M Powers & Cathy L Powers
Vol/Page: 1558/116, Date: 08/09/24, Warranty
Use: 4 Bdrm Colonial, Lot: 60113sf
Prior Sale: \$54,500 (03/93)

11 GREENWICH PL..... \$785,000

B: Christopher A Davis & Kristin A Davis
S: North Pond Homes LLC
Vol/Page: 1555/221, Date: 06/28/24, Warranty
Mtg: T2 Financial LLC \$472,000
Use: 4 Bdrm Colonial, Lot: 83635sf

33 GREENWICH PL..... \$115,000

B: North Pond Homes LLC
S: North Pond Dev LLC
Vol/Page: 1552/108, Date: 05/15/24, Warranty
Use: Residential Developable Land, Lot: 80150sf

34 GREENWICH PL..... \$115,000

B: North Pond Homes LLC
S: North Pond Dev LLC
Vol/Page: 1552/158, Date: 05/15/24, Warranty
Use: Residential Developable Land, Lot: 86249sf

159 PROSPECT HILL RD..... \$351,500

B: Sean Carlson
S: Tricia L Roby
Vol/Page: 1558/122, Date: 08/09/24, Warranty
Mtg: First Alliance Home \$254,643
Use: 3 Bdrm Cape Cod, Lot: 125888sf
Prior Sale: \$193,000 (03/05)

55 RESERVOIR RD..... \$380,000

B: Patrick Greenhalgh
S: New Eng Buy & Sell LLC
Vol/Page: 1558/69, Date: 08/07/24, Warranty
Mtg: USAA Federal SB \$378,000
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$240,000 (03/24)

26 SKINNER RD..... \$400,000

B: Cory Brewer
S: John B Ceruti & Karen J Ceruti
Vol/Page: 1558/34, Date: 08/07/24, Warranty
Mtg: Fairway Ind Mtg \$200,000
Use: 4 Bdrm Raised Ranch, Lot: 64904sf
Prior Sale: \$137,500 (06/00)

WOOD ACRES RD..... \$62,500

B: Nkiewicz Const Co LLC
S: Amston Lake Co
Vol/Page: 1558/111, Date: 08/08/24, Warranty

► MORTGAGES

57 BLACKLEDGE DR \$50,000

Thomas B Kane+ from American Eagle Financial Credi

294 CHESTNUT HILL RD..... \$293,040

Craig Reola+ from Mutual of Omaha Mortgage

294 CHESTNUT HILL RD..... \$293,040

Craig Reola+ from Mutual of Omaha Mortgage

40 CLARK LN..... \$100,000

Elaine Tierney+ from M&T Bank NA

56 FELICIA BABER LN..... \$70,000

Gary C Thibodeau+ from Lakeview Loan Servicing LLC

23 GREENWICH PL..... \$600,000

Sarah Fox+ from Movement Mortgage LLC

260 LAKE HAYWARD RD..... \$320,000

Richard Malchow+ from Liberty Bank

264 LEBANON AVE..... \$60,000

Joseph Marotta+ from Charter Oak Federal Credit Un

215 PROSPECT HILL RD..... \$15,379

Brittany Magnus+ from USA Housing and Urban Develo

26 SKINNER RD..... \$50,000

Cory Brewer+ from Connecticut Housing Finance Auth

EAST LYME

TOWN CLERK:KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06333
Phone:860-739-6931

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	66
Median Price	\$425,000	\$421,500

► REAL ESTATE SALES

13 ENID RD..... \$583,000

B: Hyojung Patterson & Joseph Patterson
S: Luich Ronald Est & Maria Miranda
Vol/Page: 1113/321, Date: 08/05/24, Executor
Mtg: Total Mtg Svcs \$569,373

3 MORRIS LN..... \$766,500

B: Brock Allard & Janine Allard
S: Steven N Novick & Caryn L Novick
Vol/Page: 1113/384, Date: 08/05/24, Warranty
Mtg: Provident Fund Assoc \$150,000
Use: 3 Bdrm Contemporary, Lot: 47405sf
Prior Sale: \$435,000 (01/07)

7 OLD BLACK POINT RD \$595,000

B: Brynna L Gravlín
S: Thomas A Bongo & Karen M Bongo
Vol/Page: 1113/347, Date: 08/05/24, Warranty
Mtg: LoanDepot.Com \$555,750
Use: 3 Bdrm Ranch, Lot: 13307sf

► MORTGAGES

46 CHARTER OAK DR..... \$200,000

Roland H Michaud+ from Charter Oak Federal Credit

223 GRASSY HILL RD \$50,000

Cason J Ramos+ from Coreplus FCU

26 PLUM HL..... \$350,000

Jalal A Aram+ from Pentagon Federal Credit Union

67 S WASHINGTON AVE \$150,000

Matthew J Guanci Jr+ from Liberty Bank

75 SPRING GLEN RD..... \$193,000

Sharon M Fraher+ from Webster Bank

12 UNCAS RD..... \$650,000

Cherry Ft+ from Total Mortgage Services

231 UPPER PATTAGANSETT RD \$100,000

Kerrie Winfrey+ from Rocket Mortgage

11 WAGONWHEEL RD..... \$20,000

Paul L Brackett+ from Charter Oak Federal Credit U

FRANKLIN

TOWN CLERK:LYNDA FEDER-CRANEY

7 Meetinghouse Hill Rd, Franklin, CT, 06254
Phone:860-642-7352

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	10
Median Price	\$307,434	\$310,000

► REAL ESTATE SALES

77 LEBANON RD..... \$315,000

B: Madison A Kiss-Vega
S: Holly Charron
Vol/Page: 109/753, Date: 07/03/24, Warranty
Mtg: Homestead Fund Corp \$265,000
Use: 2 Bdrm Cape Cod, Lot: 21780sf
Prior Sale: \$172,012 (12/18)

97 ROBINSON HILL RD **\$830,000**
 B: Jennie S Baldwin & Timothy J Baldwin
 S: Sherri A Colby & Sherri A Yoshida
 Vol/Page: 109/733, Date: 07/03/24, Warranty
 Mtg: Mutual Of Omaha Mtg \$622,500
 Use: 2 Bdrm Contemporary, Lot: 1310720sf
 Prior Sale: \$472,500 (09/09)

14 ROUTE 32..... **\$10,000**
 B: Lorian Parsell
 S: Karen T Semmelrock
 Vol/Page: 109/776, Date: 07/03/24, Warranty
 Use: 2-Family Mlti-Unt Blg, Lot: 19602sf

41 TOWN LINE BLVD..... **\$110,000**
 B: David Girardin & Suzanne Girardin
 S: Keith Schoppe & Meghan C Schoppe
 Vol/Page: 109/799, Date: 07/30/24, Warranty
 Use: Land-Vacant & Open, Lot: 102366sf

► MORTGAGES

77 LEBANON RD..... **\$50,000**
 Madison A Kiss-Vega+ from Connecticut Housing Fina

GRISWOLD

TOWN CLERK:VALERIE PUDVAH
 28 Main St, Griswold, CT, 06351
 Phone:860-376-7060

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	21
Median Price	\$326,000	\$314,900

► REAL ESTATE SALES

38 WILLIAM ST..... **\$420,000**
 B: Thomas V Morgan Jr & Tammy S Morgan
 S: Bridget Lowell & Daniel Lowell Sr
 Vol/Page: 429/456, Date: 08/05/24, Warranty
 Mtg: CMG Mortgage Inc \$412,392
 Use: 3 Bdrm Salt Box, Lot: 66647sf
 Prior Sale: \$80,000 (11/05)

► MORTGAGES

ASHLAND ST **\$25,000**
 Corey A Pacheco+ from Connecticut Housing Finance

139 ASHLAND ST..... **\$230,292**
 Corey A Pacheco+ from Total Mortgage Services

ASPINOOK ST L.D..... **\$262,500**
 Mmrc Ventures LLC+ from RCN Capital LLC

13 ASPINOOK ST **\$262,500**
 Mmrc Ventures LLC+ from RCN Capital LLC

50 COOK HILL RD..... **\$50,000**
 William & Cathy Grnwood R+ from Charter Oak Federa

2406 GLASGO RD..... **\$63,000**
 John E Gallup+ from Rocket Mortgage

86 KENWOOD..... **\$80,000**
 Karen S Labrecque+ from Scient Federal Credit Unio

97 N MAIN ST..... **\$275,000**
 Claude F Medina+ from Bluedog Capital Partners LLC

316 STONE HILL RD..... **\$143,500**
 Allan J Boulanger Jr+ from Navigant Credit Union

GROTON

TOWN CLERK:BETSY MOUKAWSHER
 45 Fort Hill Rd, Groton, CT, 06340
 Phone:860-441-6640

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	103
Median Price	\$347,000	\$360,000

► REAL ESTATE SALES

14-16 CHURCH ST..... **\$428,000**
 B: David S Boyd
 S: Susan S Zeppieri
 Vol/Page: 1309/372, Date: 08/08/24, Warranty
 Use: 3-Family Mlti-Unt Blg, Lot: 16553sf

10 CIRCLE AVE..... **\$1,725,000**
 B: James R Boustead & Kimberly Caruso
 S: Jonathan Crompton
 Vol/Page: 1309/422, Date: 08/09/24, Warranty
 Mtg: Pennymac Loan Service \$1,380,000
 Use: 5 Bdrm Old Style, Lot: 15856sf
 Prior Sale: \$1,500,000 (09/20)

14 HEATHER GLEN LN **\$360,000**
 B: Salvatore D Angelo & Sarah Babcock
 S: Judith M Fusconi
 Vol/Page: 1309/405, Date: 08/09/24, Warranty
 Mtg: T2 Financial LLC \$342,000
 Use: 3 Bdrm Ranch, Lot: 11326sf
 Prior Sale: \$135,690 (12/96)

93 MILITARY HWY **\$563,000**
 B: Radames A Hernandez & Marilori Flores
 S: Bryan J Gullickson & Nikki Gullickson
 Vol/Page: 1309/246, Date: 08/05/24, Warranty
 Mtg: Navy FCU \$563,000
 Use: 3 Bdrm Colonial, Lot: 22869sf
 Prior Sale: \$170,000 (11/99)

46 MUMFORD COVE RD..... **\$1,835,000**
 B: Paul Notti & Donna Notti
 S: David P Nickerson & Cynthia M Nickerson
 Vol/Page: 1309/368, Date: 08/08/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 55539sf
 Prior Sale: \$375,000 (02/02)

389 N GUNGYWAMP RD..... **\$434,500**
 B: Scott Schneifer
 S: Gretchen V Foley
 Vol/Page: 1309/333, Date: 08/08/24, Warranty
 Mtg: Total Mtg Svcs \$234,500
 Use: 3 Bdrm Ranch, Lot: 252648sf

312 W SHORE AVE **\$2,300,000**
 B: Steven V Noeil & Jane F Djung
 S: 312 West Shore LLC
 Vol/Page: 1309/283, Date: 08/06/24, Warranty
 Mtg: Leader Bank NA \$1,000,000
 Use: 4 Bdrm Old Style, Lot: 3049sf
 Prior Sale: \$400,000 (06/20)

► MORTGAGES

16 ATLANTA CT..... **\$90,000**
 Josephine F Salvacion+ from Rocket Mortgage

109 BROAD ST **\$8,476**
 Charles F Doyle Jr+ from USA Housing and Urban Dev

46 BROOKSIDE LN..... **\$25,000**
 Maria W Nicolas+ from Citizens Bank

27-29 CARPENTER ST **\$714,000**
 Lynch Properties LLC+ from Loan Funder LLC

57 CENTRAL AVE **\$714,000**
 Lynch Properties LLC+ from Loan Funder LLC

25 DENISON AVE..... **\$65,000**
 Lorenzo R Musella+ from Scient Federal Credit Unio

18 FLEMING CT **\$90,000**
 Eugene F Patterson Jr+ from New Day Financial LLC

178 GREAT BROOK RD **\$427,000**
 Rafael E Vargas+ from Navy Federal Credit Union

120 LEDGLAND DR **\$200,000**
 Susan P Baird+ from US Bank NA

27-29 LEWISTON CT..... **\$714,000**
 Lynch Properties LLC+ from Loan Funder LLC

657 MERIDIAN ST EXT..... **\$7,937**
 Jaypee Dedios+ from USA Housing and Urban Developm

102 MIDWAY OVAL **\$714,000**
 Lynch Properties LLC+ from Loan Funder LLC

122 ORCHARD DR..... **\$100,000**
 Jason H Lewis+ from Chelsea Groton Bank

312 W SHORE AVE..... **\$600,000**
 Steven V Noeil+ from Leader Bank NA

LEBANON

TOWN CLERK:MARY ELLEN WIECZOREK
 579 Exeter Rd, Lebanon, CT, 06249
 Phone:860-642-7319

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	36
Median Price	\$344,000	\$317,500

► REAL ESTATE SALES

6 OLENICK RD **\$599,900**
 B: Kyle M Szesztakow & Juliane H Szesztakow
 S: Lenkiewicz Const Co LLC
 Vol/Page: 339/969, Date: 08/05/24, Warranty
 Mtg: Fairway Ind Mtg \$479,920
 Use: 4 Bdrm Colonial, Lot: 95832sf

TOBACCO ST..... **\$60,000**
 B: Christopher D Snow & Lindsay Cote
 S: Timothy Wentworth
 Vol/Page: 339/1003, Date: 08/08/24, Warranty

► MORTGAGES

30 BENDER RD **\$15,000**
 Karen E Pankowski+ from Northeast Family Federal C

83 CAMP MOWEEN RD..... **\$288,400**
 Glen E Gaskell+ from Sofi Bank Na

174 CLUBHOUSE RD **\$113,673**
 Paul A Haughton+ from TD Bank NA

LAKE WILLIAMS CAMPGROUND L:25..... **\$30,000**
 John Landino+ from Lk Williams Campgroun

LEDYARD

TOWN CLERK:PATRICIA A. RILEY
 741 Colonel Ledyard Hwy, Ledyard, CT, 06339
 Phone:860-464-3229

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	75
Median Price	\$333,000	\$375,000

► REAL ESTATE SALES

83 GALLUP HILL RD	\$500,000
B: Steven I Siow & Ivy S Ong	
S: William J Nemecek	
Vol/Page: 646/767, Date: 08/06/24, Warranty	
Mtg: Liberty Bk \$450,000	
Use: 5 Bdrm Contemporary, Lot: 91040sf	
155 GALLUP HILL RD	\$385,000
B: Kim L Licata & Anthony J Licata	
S: Jacob Edge	
Vol/Page: 646/794, Date: 08/06/24, Warranty	
Mtg: TD Bank NA \$288,750	
Use: 3 Bdrm Raised Ranch, Lot: 16117sf	
Prior Sale: \$247,000 (11/20)	
12 HIGHVIEW TER	\$412,000
B: Jean M Accurso	
S: Colby B Winakor & Mikayla Winakor	
Vol/Page: 646/709, Date: 08/05/24, Warranty	
Mtg: Guaranteed Rate Inc \$259,560	
Use: 4 Bdrm Raised Ranch, Lot: 40511sf	
Prior Sale: \$295,000 (08/21)	
23 MARTYS WAY RD	\$99,900
B: Javier D Fret	
S: R & N Hldg Co LLC	
Vol/Page: 646/906, Date: 08/08/24, Warranty	
Mtg: OneTrust Home Loans \$506,976	
Use: Residential Open Land, Lot: 24829sf	
19 PINELOCK DR	\$305,000
B: Benjamin J Dimauro & Isabelle M Greco	
S: George G Heuschele & Jessica A Heuschele	
Vol/Page: 646/813, Date: 08/07/24, Warranty	
Mtg: Revolution Mortgage \$299,475	
Use: 2 Bdrm Ranch, Lot: 40511sf	
Prior Sale: \$103,000 (09/98)	
6 SPRUCE ST	\$640,000
B: Patricia A Peruta	
S: Brian Phillips	
Vol/Page: 646/882, Date: 08/07/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 44431sf	
Prior Sale: \$389,900 (07/12)	
11 THAMESVIEW PENTWAY	\$459,900
B: Averie A Broccoli & Jesse L Broccoli	
S: Rbd Investments LLC	
Vol/Page: 646/829, Date: 08/07/24, Warranty	
Mtg: Pennymac Loan Service \$459,900	
Use: Residential Open Land, Lot: 87120sf	
Prior Sale: \$52,500 (02/23)	
82 VINEGAR HILL RD	\$325,000
B: Heather Collins	
S: David R Yocum & Stacie M Yocum	
Vol/Page: 646/746, Date: 08/05/24, Warranty	
Mtg: Veterans United Hm Ln \$331,987	
Use: 3 Bdrm Conventional, Lot: 15246sf	
Prior Sale: \$259,000 (06/07)	
73 WENDELL COMRIE RD	\$415,000
B: Daniel J Mckenzie & Tina M Doran	
S: Joseph E Runkles & Bobbie A Runkles	
Vol/Page: 646/855, Date: 08/07/24, Warranty	
Mtg: Guaranteed Rate Inc \$315,000	
Use: 4 Bdrm Cape Cod, Lot: 34848sf	
Prior Sale: \$311,500 (01/22)	

► MORTGAGES

5 ASH DR	\$270,117
Nathaniel Castro+ from Veterans United Home Loans	

42 CHURCH HILL RD	\$150,000
Lorraine O Healy+ from Navy Federal Credit Union	
23 FRIAR TUCK DR	\$175,000
Jordan Sostre+ from Charter Oak Federal Credit Uni	

LISBON

TOWN CLERK:MICHELLE GRANT
1 Newent Rd RFD 2, Lisbon, CT, 06351
Phone:860-376-2708

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	11
Median Price	\$267,000	\$343,000

► REAL ESTATE SALES

6 NORA ST	\$335,000
B: Rachel Stomberg	
S: Edwin Rosado Jr & Tonya L Rosado	
Vol/Page: 191/618, Date: 08/05/24, Warranty	
Mtg: Total Mtg Svcs \$328,932	
Use: 4 Bdrm Cape Cod, Lot: 8712sf	
Prior Sale: \$164,000 (11/13)	

► MORTGAGES

38 ICEHOUSE RD	\$25,000
Sherrie L Delmore+ from Manufacturers and Traders	
205 NEWENT RD	\$100,000
Donald Chapman Jr+ from Chelsea Groton Bank	
6 NORA ST	\$18,750
Rachel Stomberg+ from Connecticut Housing Finance	
8 SCHOOL HOUSE RD	\$506,715
Ronald P Fanion+ from Total Mortgage Services	

LYME

TOWN CLERK:LINDA WINZER
480 Hamburg Rd, Lyme, CT, 06371
Phone:860-434-7733

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	9
Median Price	\$340,000	\$555,000

► REAL ESTATE SALES

126 BEAVER BROOK RD	\$675,000
B: Geronimo Rowies	
S: Molly L Turner & Timothy Clark	
Vol/Page: 178/181, Date: 07/24/24, Warranty	
Mtg: United Wholesale Mtg \$540,000	
Use: Residential-Multiple Bldgs, Lot: 87120sf	
Prior Sale: \$59,267 (07/11)	
410 HAMBURG RD	\$1,650,000
B: Susan Anderson	
S: Sean Mckibben & Caroline Mckibben	
Vol/Page: 178/204, Date: 07/26/24, Warranty	
Mtg: US Bank NA \$1,155,000	
Use: 4 Bdrm Conventional, Lot: 79715sf	
Prior Sale: \$1,150,000 (03/21)	
29 JOSIE PERKINS LN	\$970,000
B: Benjamin G Key	
S: Robert E Kistner & Mary A Kistner	
Vol/Page: 178/235, Date: 07/26/24, Warranty	
Mtg: United Wholesale Mtg \$766,000	
Use: 4 Bdrm Contemporary, Lot: 272250sf	
Prior Sale: \$145,000 (11/00)	

3 LEDGE TER	\$60,000
B: Matthew S Mcallister	
S: John J Lawrence 3rd	
Vol/Page: 178/272, Date: 07/29/24, Warranty	

5 LEDGE TRL	\$60,000
B: Matthew S Mcallister	
S: John J Lawrence 3rd	
Vol/Page: 178/272, Date: 07/29/24, Warranty	
Use: Residential Open Land, Lot: 16988sf	

12 OLD STONE POST RD	\$1,425,000
B: Tobias Ventures II LLC	
S: Lorraine M Broom	
Vol/Page: 178/176, Date: 07/19/24, Warranty	
Use: 3 Bdrm Contemporary, Lot: 67953sf	
Prior Sale: \$245,000 (12/97)	

145 ROGERS LAKE TRL	\$60,000
B: Matthew S Mcallister	
S: John J Lawrence 3rd	
Vol/Page: 178/272, Date: 07/29/24, Warranty	

► MORTGAGES

5 FERRY RD	\$58,000
Paula C Inglis+ from American Eagle Financial Cred	
29 JOSIE PERKINS LN	\$58,000
Benjamin G Key+ from United Wholesale Mortgage	
120 STERLING CITY RD	\$300,000
David J Tiffany+ from Essex Savings Bank	

MONTVILLE

TOWN CLERK:KATIE HARING
310 Norwich New London Tpke, Montville, CT, 06382
Phone:860-848-6784

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	51
Median Price	\$284,000	\$325,000

► REAL ESTATE SALES

123 FORT SHANTOK RD	\$150,000
B: Jaw LLC	
S: Priscilla G Clesowich & Kevin J Clesowich	
Vol/Page: 705/339, Date: 08/05/24, Warranty	
Mtg: Verus Res Loanco Llc \$105,000	
Use: 1 Bdrm Ranch, Lot: 3920sf	
Prior Sale: \$30,000 (05/95)	

► MORTGAGES

499 CHAPEL HILL RD	\$120,000
Dacey R Cottongim+ from American Eagle Financial C	
118 DERRY HILL RD	\$7,641
Eric Armitage+ from USA Housing and Urban Developm	
14 DYDO DR	\$58,000
Shawn P Connors+ from Navy Federal Credit Union	
257-A FITCH HILL RD	\$65,000
Jason R Caron+ from Chelsea Groton Bank	
22 FOX HOLLOW DR	\$75,000
Nathan A Holmes+ from Charter Oak Federal Credit U	
52 JOY LN	\$17,500
Nancy R MCGovern+ from Citizens Bank	

NEW LONDON

TOWN CLERK: JONATHAN AYALA
181 State St, New London, CT, 06320
Phone: 860-447-5205

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	54
Median Price	\$235,000	\$287,000

► REAL ESTATE SALES

10 BELVIDERE ST..... \$80,000

B: Carmel Mahon & Aliza E Gaston
S: Martin Wayne L Est & Wayne L Martin Jr
Vol/Page: 2584/308, Date: 07/24/24, Executor
Use: 2 Bdrm Bngl/Cottage, Lot: 6000sf

205 CONNECTICUT AVE..... \$215,000

B: Giovanni Lima
S: Jrga Inv Group LLC
Vol/Page: 2587/72, Date: 08/07/24, Warranty
Mtg: Bluedog Capital Partn \$275,000
Use: 2-Family Two Family, Lot: 5000sf
Prior Sale: \$49,250 (12/97)

281 GARDNER AVE U:C3..... \$160,000

B: Resmie Kutrolli
S: Anthony A Perretta
Vol/Page: 2587/95, Date: 08/07/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$85,500 (04/21)

33 MALLOVE DR..... \$255,000

B: Jennie I Portnof & Rebecca M Young
S: Rebecca M Young
Vol/Page: 2587/98, Date: 08/07/24, Warranty
Mtg: Rebecca M Young \$255,000
Use: 3 Bdrm Ranch, Lot: 15500sf
Prior Sale: \$109,950 (07/16)

18 METHODIST ST..... \$215,000

B: 208 State St LLC
S: Southern New Eng Telephon
Vol/Page: 2585/48, Date: 07/25/24, Quit Claim
Use: Commercial Devlpble Land, Lot: 8905sf

180 OCEAN AVE..... \$330,000

B: Steven Codd & Debra E Codd
S: Avila LLC
Vol/Page: 2585/218, Date: 07/25/24, Warranty
Mtg: Charter Oak Fed Cr Un \$255,000
Use: 3 Bdrm Colonial, Lot: 8235sf
Prior Sale: \$161,000 (01/24)

20 PARKWAY S..... \$600,000

B: Shawn P Karasevich & Allison Cavasino
S: Kevin J Oreilly & Laura M Oreilly
Vol/Page: 2584/233, Date: 07/23/24, Warranty
Mtg: United Wholesale Mtg \$427,500
Use: 4 Bdrm Conventional, Lot: 4700sf

22 PARKWAY S..... \$200,000

B: Shawn P Karasevich & Allison Cavasino
S: Kevin J Oreilly & Laura M Oreilly
Vol/Page: 2584/230, Date: 07/23/24, Warranty
Use: Residential Open Land, Lot: 4725sf

51 SHERMAN ST..... \$369,900

B: Marcus Garcia & Lauren Oleary
S: Common Good Re LLC
Vol/Page: 2586/306, Date: 08/05/24, Warranty
Mtg: Oleary Family Inv T \$175,000
Use: 4 Bdrm Colonial, Lot: 7560sf
Prior Sale: \$180,000 (06/23)

32 STARR ST..... \$380,000

B: Nell E Robinson
S: Happy Hm Remodeling LLC
Vol/Page: 2585/7, Date: 07/24/24, Warranty
Mtg: Movement Mtg LLC \$320,000
Use: 4 Bdrm Colonial, Lot: 2025sf
Prior Sale: \$140,000 (02/24)

208 STATE ST..... \$825,000

B: 208 State St LLC
S: Southern New Eng Telephon
Vol/Page: 2585/45, Date: 07/25/24, Quit Claim
Use: Commercial Building, Lot: 15720sf

72 SUNSET ST..... \$329,000

B: Connor T Donley
S: Longinidis John S Est & Maria Longinidis
Vol/Page: 2587/105, Date: 08/08/24, Executor
Mtg: Homestead Fund Corp \$312,050
Use: 3 Bdrm Cape Cod, Lot: 6100sf
Prior Sale: \$200,000 (12/22)

66 UNION ST..... \$125,000

B: Eastern Ct Hsng Oppo Inc
S: Engaging Heaven Ministrie
Vol/Page: 2584/261, Date: 07/23/24, Warranty
Use: Other Exempt, Lot: 28393sf

► MORTGAGES

38 ACORN CT..... \$20,000

James L Goodson Jr+ from Sikorsky Financial Credit

183 CEDAR GRV EXT..... \$4,180,000

Soapy Noble New London LL+ from Westfield Bank

442 COLMAN ST..... \$4,180,000

Soapy Noble New London LL+ from Westfield Bank

446 COLMAN ST..... \$4,180,000

Soapy Noble New London LL+ from Westfield Bank

454 COLMAN ST..... \$4,180,000

Soapy Noble New London LL+ from Westfield Bank

157 CRYSTAL AVE..... \$490,000

House Doctors LLC+ from Nqm Funding Llc

30 GARDNER CIR..... \$50,000

Jason Scacciaferro+ from Charter Oak Federal Credi

35 HENRY ST..... \$57,000

Roberta J Vincent+ from Charter Oak Federal Credit

144 LOWER BLVD..... \$130,000

Matthew Parker+ from Chelsea Groton Bank

54 MORGAN ST..... \$61,000

James S Gauld Jr+ from Charter Oak Federal Credit

77 NAMEAUG AVE..... \$435,000

Elaine Gasconi+ from Mutual of Omaha Mortgage

77 NAMEAUG AVE..... \$435,000

Elaine Gasconi+ from USA Housing and Urban Develop

180 OCEAN AVE..... \$255,000

Debra E Codd+ from Charter Oak Federal Credit Unio

20 PARKWAY S..... \$427,500

Allison M Cavasino+ from United Wholesale Mortgage

32 STARR ST..... \$320,000

Nell E Robinson+ from Movement Mortgage LLC

72 SUNSET ST..... \$18,750

Connor T Donley+ from Connecticut Housing Finance

16 WESTRIDGE RD..... \$402,050

Garrett Bird+ from Swift Home Loans Inc

NORTH STONINGTON

TOWN CLERK: ANTOINETTE PANCARO
40 Main St, North Stonington, CT, 06359
Phone: 860-535-2877

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	19
Median Price	\$387,500	\$375,000

► MORTGAGES

99 ANNA FARM RD W..... \$175,000

Stephanie J Gosselin+ from Homebridge Financial Se

345 NORWICH WESTERLY RD..... \$440,266

Liam S Oneill+ from Loan Store Inc

3 OLD COLONY RD..... \$50,000

Arthur Doble+ from Charter Oak Federal Credit Uni

NORWICH

TOWN CLERK: ROSEANNE MUSCARELLA
100 Broadway, RM 215, Norwich, CT, 06360
Phone: 860-823-3732

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	128
Median Price	\$230,000	\$257,000

► REAL ESTATE SALES

2 BARNES ST..... \$70,000

B: Rhony E Desrognene & Rosehermire B Desrognene

S: Maria Lopes

Vol/Page: 3520/113, Date: 08/07/24, Warranty

Use: Commercial Building, Lot: 13939sf

Prior Sale: \$34,000 (12/23)

CARIBOU DR..... \$240,000

B: Richard Vendola

S: Jason Dye

Vol/Page: 3519/197, Date: 08/06/24, Warranty

1 FARMVIEW DR..... \$624,500

B: Edmond Johnston Jr & Alicia T Johnston

S: Eric Brooks

Vol/Page: 3519/84, Date: 08/05/24, Warranty

Mtg: Navy FCU \$449,500

Use: 4 Bdrm Colonial, Lot: 41338sf

Prior Sale: \$480,000 (12/20)

296 HAMILTON AVE U:33..... \$260,000

B: Paulette E Belin

S: John Bencon

Vol/Page: 3520/116, Date: 08/07/24, Warranty

Mtg: Homestead Fund Corp \$204,000

Use: 2 Bdrm Condo

Prior Sale: \$220,000 (09/23)

38 HOOPER ST U:15..... \$230,000

B: Joan Ames

S: Adnan Ghani

Vol/Page: 3521/155, Date: 08/09/24, Warranty

Use: 2 Bdrm Condo

Prior Sale: \$128,000 (06/14)

135 HUNTERS RD..... \$337,000

B: Gina Roux & Shaonte R Roux

S: Chase A Henkel & Kasey Henkel

Vol/Page: 3520/89, Date: 08/07/24, Warranty

Mtg: Citizens Bank \$330,896

Use: 3 Bdrm Colonial, Lot: 75359sf

Prior Sale: \$265,000 (08/21)

110 LAFAYETTE ST	\$325,000
B: Kameli Properties LLC	
S: Carol R Pannone, Tr for Pannone T	
Vol/Page: 3520/149, Date: 08/08/24, Trustee	
Mtg: Dime Bank \$292,500	
Use: Commercial Building, Lot: 17860sf	
Prior Sale: \$125,000 (04/88)	
NORTH ST	\$15,000
B: Belmont Homes LLC	
S: Gorman Margaret Est & Sarah Martin	
Vol/Page: 3520/143, Date: 08/07/24, Executor	
26 QUINEBAUG RD	\$215,000
B: Daniel W Parmenter	
S: Kevin C Degray	
Vol/Page: 3521/159, Date: 08/09/24, Warranty	
Mtg: Guaranteed Rate Affin \$204,250	
Use: 3 Bdrm Ranch, Lot: 8886sf	
Prior Sale: \$185,000 (12/06)	
19 STONY RIDGE RD	\$620,000
B: Zung Hoang & Mitchell Thorn	
S: Sharon M Wiley & Larry J Wiley	
Vol/Page: 3519/202, Date: 08/06/24, Warranty	
Mtg: Total Mtg Svcs \$496,000	
Use: 4 Bdrm Contemporary, Lot: 40075sf	
Prior Sale: \$457,500 (08/16)	
527 W THAMES ST U:54	\$217,000
B: Joseph C Rubino	
S: Christopher Austin	
Vol/Page: 3519/219, Date: 08/06/24, Warranty	
Mtg: CalCon Mutual Mtg LLC \$195,300	
Use: 2 Bdrm Condo	
Prior Sale: \$177,000 (09/06)	
34 WARREN ST	\$435,000
B: Cassandra J Brown & William Hickman	
S: Adam Furrow	
Vol/Page: 3521/4, Date: 08/08/24,	
Mtg: Navy FCU \$435,000	
Use: 6 Bdrm Conventional, Lot: 9583sf	
Prior Sale: \$265,000 (06/04)	
108 WASHINGTON ST U:202	\$115,000
B: Beechwood Properties LLC	
S: Antonio Froio	
Vol/Page: 3521/78, Date: 08/09/24, Warranty	
Mtg: Rge Properties Llc \$120,000	
Use: 2 Bdrm Condo	
Prior Sale: \$60,000 (11/19)	
► FORECLOSURE DEEDS	
8 PINE ST	\$197,000
B: Aurelio L Dasilva	
S: Paul D Fenton & Norwich City Of	
Vol/Page: 3521/1, Date: 08/08/24, Committee	
Use: 4 Bdrm Conventional, Lot: 9148sf	
► MORTGAGES	
432 CANTERBURY TPKE	\$11,391,193
Norwich Cmnty Dev Corp+ from Connecticut State Of	
27-29 CARPENTER ST	\$714,000
Lynch Properties LLC+ from Loan Funder LLC	
57 CENTRAL AVE	\$714,000
Lynch Properties LLC+ from Loan Funder LLC	
296 HAMILTON AVE U:33	\$25,000
Paulette E Belin+ from Connecticut Housing Finance	
6 JULIAN TER	\$207,000
Nathaniel J Myers+ from Wells Fargo Bank NA	
6 JULIAN TER	\$207,000
Nathaniel J Myers+ from Wells Fargo Bank NA	

6 JULIAN TER	\$207,000
Nathaniel J Myers+ from Wells Fargo Bank NA	
6 JULIAN TER	\$207,000
Nathaniel J Myers+ from Wells Fargo Bank NA	
110 LAFAYETTE ST	\$136,000
Kameli Properties LLC+ from New England Certified	
180 LAWLER LN	\$11,391,193
Norwich Cmnty Dev Corp+ from Connecticut State Of	
27-29 LEWISTON CT	\$714,000
Lynch Properties LLC+ from Loan Funder LLC	
102 MIDWAY OVAL	\$714,000
Lynch Properties LLC+ from Loan Funder LLC	
127 N WAWECUS HILL RD	\$125,000
Jennifer Telford+ from Chelsea Groton Bank	
555 NORWICH AVE	\$22,500,000
555 South Mill LLC+ from Connectone Bank	
555 NORWICH AVE	\$6,250,000
555 South Mill LLC+ from Connecticut Housing Finan	
15 STARRWOOD DR U:15	\$283,500
David R Phillips+ from Finance America LLC	
15 STARRWOOD DR U:15	\$283,500
Jane L Phillips+ from USA Housing and Urban Develo	
111 TAFTVILLE OCCUM RD	\$11,391,193
Norwich Cmnty Dev Corp+ from Connecticut State Of	
145 TAFTVILLE OCCUM RD	\$11,391,193
Norwich Cmnty Dev Corp+ from Connecticut State Of	
68 THERMOS AVE U:313H	\$25,000
Dara M Freehart+ from Manufacturers and Traders Tr	
68 THERMOS AVE U:315J	\$5,000
Gerald Dillenbeck+ from Chelsea Groton Bank	
111 WASHINGTON ST	\$50,000
Bonnie Nantell+ from Navy Federal Credit Union	
150 YANTIC ST U:149	\$25,000
Bryan D Sweet+ from Chelsea Groton Bank	

OLD LYME

TOWN CLERK:VICKI URBOWICZ
52 Lyme St, Old Lyme, CT, 06371
Phone:860-434-1605

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	35
Median Price	\$563,000	\$565,000

► REAL ESTATE SALES

17 BOSTON POST RD	\$465,000
B: Vincenzo F Cicco & Tessa E Mullins	
S: James F Mc Caffrey	
Vol/Page: 462/208, Date: 07/30/24, Warranty	
Mtg: Charter Oak Fed Cr Un \$372,000	
Use: 3 Bdrm Ranch, Lot: 40000sf	
Prior Sale: \$392,000 (05/23)	
48 BRIGHTWATER RD	\$125,000
B: Owen P Eagan	
S: Mary A Eagan	
Vol/Page: 462/271, Date: 07/31/24, Warranty	
Use: 4 Bdrm Conventional, Lot: 3920sf	
Prior Sale: \$250,000 (02/22)	
46 BUTTONBALL RD	\$205,000
B: Christopher Petersen	
S: Rebecca Petersen	
Vol/Page: 462/243, Date: 07/31/24, Quit Claim	
Mtg: Essex Savings Bank \$205,000	
Use: 2 Bdrm Ranch, Lot: 21780sf	
Prior Sale: \$127,000 (06/93)	

47 HARTFORD AVE	\$325,000
B: Jhonny Rivera & Rosa Ramones	
S: Yolo Beach Shack LLC	
Vol/Page: 462/292, Date: 08/02/24, Warranty	
Mtg: Yolo Beach Shack Llc \$260,000	
Use: Mixed Use-Prim Res & Comm, Lot: 5663sf	
Prior Sale: \$40,000 (09/21)	
25 OSCEOLA TRL	\$640,000
B: Patricia M Hennessy	
S: Troy J Peters	
Vol/Page: 462/268, Date: 07/31/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 5227sf	
Prior Sale: \$328,000 (09/03)	

► MORTGAGES

23-A GRASSY HILL RD	\$100,000
Jonathan Mullaney+ from Charter Oak Federal Credit	
6 HILLWOOD E	\$420,000
Mackenzie Borland+ from Essex Savings Bank	
28 LIBERTY ST	\$504,750
Danielle Tavalacci+ from Angel Oak Mortgage Soluti	

PRESTON

TOWN CLERK:JILL KEITH

389 Route 2, Preston, CT, 06365
Phone:860-887-5581

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	14
Median Price	\$355,000	\$322,500

► REAL ESTATE SALES

NO STREET GIVEN	\$150,000
B: Melissa Horsler	
S: Jean N Nebelung	
Vol/Page: 224/72, Date: 08/06/24, Warranty	

► MORTGAGES

42 PIERCE RD U:64W	\$72,000
Chantel Lamoureux+ from Michael Krohn	
134 ROUTE 2A	\$209,000
William L Carver+ from Revolution Mtg	

SALEM

TOWN CLERK:JULIE STOKEN

270 Hartford Rd, Salem, CT, 06420
Phone:860-859-3873

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	15
Median Price	\$430,000	\$378,000

► MORTGAGES

35 HORSE POND RD	\$85,000
Jeremiah L Marzean+ from Navy Federal Credit Union	
759 OLD COLCHESTER RD	\$40,000
Patrick T Donovan 2nd+ from Discover Bank	

SPRAGUE

TOWN CLERK: JENNIFER M. SYNNETT

1 Main St, Sprague, CT, 06330
Phone: 860-822-3000

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	8
Median Price	\$259,500	\$275,000

► REAL ESTATE SALES

17 PARK DR..... \$197,600

B: Jamie L St Germain & Paul E St Germain
S: St Germain Dorothy M Est & Jamie St Germain
Vol/Page: 113/258, Date: 08/01/24, Executor
Mtg: Plaza Home Mtg \$194,020
Use: 2-Family Two Family, Lot: 8712sf

► MORTGAGES

242 BALTIC HANOVER RD..... \$125,000

Julie L Lumpkins+ from Chelsea Groton Bank

8 BIRCHWOOD TER..... \$115,600

Gloria F Zielenski+ from Citizens Bank

138-142 HIGH ST..... \$211,500

Ernest E Kinsler+ from OCMBC Inc

405-407 MAIN ST..... \$376,062

Christopher T Colter+ from CalCon Mutual Mortgage

73 PAUTIPAUG HILL RD..... \$474,137

Kaitlin Bolster+ from Mortgage Research Center

1 PINECREST LN..... \$124,095

Elijah B Stoyr+ from Charter Oak Federal Credit Un

146 SCOTLAND RD..... \$490,000

Giuseppe Verzino+ from Thames Vly Academy Of

99 W MAIN ST..... \$239,400

Joseph Vega+ from Mortgage Research Center

STONINGTON

TOWN CLERK: SALLY DUPLICE

152 Elm St, Stonington, CT, 06378
Phone: 860-535-5060

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	62
Median Price	\$460,000	\$458,000

► REAL ESTATE SALES

9 E GRAND ST..... \$1,800,000

B: Augustus D Warren & Deya M Warren
S: Mary J Kennedy
Vol/Page: 860/82, Date: 08/02/24, Warranty
Use: 2 Bdrm Contemporary, Lot: 4792sf
Prior Sale: \$1,540,000 (12/22)

47 E SHORE RD U:47..... \$830,000

B: Richard D Lane & Abigail R Lane
S: Clifton J Iler
Vol/Page: 860/141, Date: 08/05/24, Warranty
Mtg: Bank of America NA \$581,000
Use: 3 Bdrm Condo, Lot: 8712sf
Prior Sale: \$57,433 (07/98)

129 FARMHOLME RD..... \$415,000

B: David Wright
S: Hua Ru
Vol/Page: 860/205, Date: 08/07/24, Warranty
Mtg: Rocket Mortgage LLC \$215,000
Use: 3 Bdrm Raised Ranch, Lot: 61855sf
Prior Sale: \$286,000 (12/23)

371 GREENHAVEN RD..... \$236,000

B: Jorge L Duran
S: Donald R Spence & Mary J Spence
Vol/Page: 860/184, Date: 08/06/24, Warranty
Use: 3 Bdrm Ranch, Lot: 23958sf

21 MEADOW AVE..... \$580,000

B: Kathleen M Hewitt
S: Andrew L Zellman
Vol/Page: 860/93, Date: 08/02/24, Warranty
Mtg: Prosperity Home Mtg \$501,627
Use: 2 Bdrm Colonial, Lot: 20909sf
Prior Sale: \$170,000 (06/12)

15 MONTAUK AVE..... \$1,848,000

B: Robert M Garneau
S: Lindsey J Vickers
Vol/Page: 860/228, Date: 08/07/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 191664sf
Prior Sale: \$705,581 (04/20)

86 MONTAUK AVE..... \$2,900,000

B: George D Schultz & Jessica G Schultz
S: Michael P Lech & Kara A Lech
Vol/Page: 860/115, Date: 08/05/24, Warranty
Use: 4 Bdrm Colonial, Lot: 54886sf
Prior Sale: \$950,000 (06/15)

OSBROOK PT..... \$2,500,000

B: Nesummers LLC
S: Karen H Bergeron
Vol/Page: 860/85, Date: 08/02/24, Warranty

56 PEQUOT TRL..... \$350,000

B: Thomas Curioso & Sally J Curioso
S: Dilettante LLC
Vol/Page: 860/325, Date: 08/09/24, Warranty
Use: 3 Bdrm Ranch, Lot: 76666sf
Prior Sale: \$432,000 (10/21)

14 POGGY BAY LN..... \$2,185,000

B: Gary Boigon & Michele Spano
S: Margaret A Schock
Vol/Page: 860/78, Date: 08/02/24, Warranty
Use: 4 Bdrm CustomDesign, Lot: 37026sf
Prior Sale: \$289,000 (01/00)

RIVER RD..... \$1,900,000

B: Mary J Kennedy
S: John J Gentile Jr & Pamela B Gentile
Vol/Page: 860/88, Date: 08/02/24, Warranty

98 S ANGUILLA RD..... \$205,000

B: Joseph Brown & Alisha Real
S: Cathy P Hesse & Keith E Bader
Vol/Page: 860/303, Date: 08/09/24, Warranty
Mtg: Farm Credit East ACA \$110,000
Use: Residential Open Land, Lot: 82764sf

191 WHITEHALL AVE..... \$515,000

B: William Turrell & Darren Newfield
S: Old Mystic Property LLC
Vol/Page: 860/274, Date: 08/08/24, Warranty
Mtg: Manhattan Beach LLC \$450,000
Use: 2-Family Two Family, Lot: 40946sf

► MORTGAGES

25 CRONIN AVE..... \$217,000

Samantha S Siedlecki+ from Washington Trust Co

11 EDMONT ST..... \$950,000

Rivers End LLC+ from Chelsea Groton Bank

15 EDMONT ST..... \$950,000

Rivers End LLC+ from Chelsea Groton Bank

21 MEADOW AVE..... \$501,627

Kathleen Hewitt+ from Prosperity Home Mortgage LLC

45 PARK AVE U:45..... \$67,000

Monica T Collins+ from Healthcare Financial Federa

3 RIVER CREST DR..... \$65,000

Lisa M Bickford+ from Charter Oak Federal Credit U

55 TIMBER RIDGE DR..... \$100,000

Nicoletta K Dinoto+ from Washington Trust Co

VOLUNTOWN

TOWN CLERK: PAMELA THEROUX

115 Main St, Voluntown, CT, 06384
Phone: 860-376-4089

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	4	5
Median Price	\$356,250	\$277,000

► MORTGAGES

338 ROCKVILLE RD..... \$417,302

Aaron G Gathen+ from Primary Residential Mortgage

WATERFORD

TOWN CLERK: DAVID L. CAMPO

15 Rope Ferry Rd, Waterford, CT, 06385
Phone: 860-444-5831

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	73
Median Price	\$326,705	\$382,000

► REAL ESTATE SALES

260 NIANTIC RIVER RD..... \$557,000

B: Christopher Olson
S: Gene R Ranaldi & Linda L Ranaldi
Vol/Page: 1867/38, Date: 08/06/24, Warranty
Mtg: Cross Country Mtg Inc \$417,750
Use: 3 Bdrm Ranch, Lot: 8276sf
Prior Sale: \$297,000 (12/10)

31 ROGERS HILL RD..... \$702,500

B: Ryan J Teopengco & Imelda A Cirilo
S: Michael Ballestrini & Alexandra Ballestrini
Vol/Page: 1866/331, Date: 08/05/24, Warranty
Mtg: 1st 2nd Mortgage Co \$601,250
Use: 3 Bdrm Ranch, Lot: 69260sf
Prior Sale: \$310,000 (07/16)

54 ROPE FERRY RD..... \$315,000

B: Varsha Shinde
S: Gregory C Butterworth & Katherine J Butterworth
Vol/Page: 1867/11, Date: 08/05/24, Warranty

► MORTGAGES

9 CONNSHIRE DR..... \$200,000

Christopher M Mccollum+ from Navy Federal Credit U

58 GOSHEN RD..... \$94,000

Yeon J Yun+ from Chelsea Groton Bank

57 HUNTS BROOK RD..... \$439,245

Jeffrey R Walsh Sr+ from United Wholesale Mortgage

280 MILLSTONE RD E..... \$125,000

Christian A Robertson+ from Manufacturers and Trad

305 MILLSTONE RD E..... \$330,000

William T Mclellan+ from Charter Oak Federal Credi

61-A MYROCK AVE..... \$39,500,000

Waterford Central LLC+ from Liberty Bank

61-A MYROCK AVE..... \$5,500,000

Waterford Central LLC+ from Connecticut Housing Fi

9 QUAKER LN..... \$173,000

Alicia L Clendennin+ from Chelsea Groton Bank

54 ROPE FERRY RD U:H132..... \$299,250

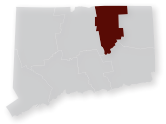
Varsha Shinde+ from Total Mortgage Services

384 WILLETTTS AVE EXT..... \$5,500,000

Waterford Central LLC+ from Connecticut Housing Fi

384 WILLETTTS AVE EXT..... \$39,500,000

Waterford Central LLC+ from Liberty Bank



TOLLAND COUNTY

ANDOVER

TOWN CLERK: CAROL H. LEE

17 School St, Andover, CT, 06232

Phone: 860-742-0188

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	13
Median Price	\$371,500	\$310,000

► REAL ESTATE SALES

907 EAST ST..... \$319,900

B: Andrew Swihart & Caitlin Swihart

S: Hud

Vol/Page: 145/400, Date: 07/09/24, Warranty

Mtg: Mutual Of Omaha Mtg \$255,920

Use: 3 Bdrm Cape Cod, Lot: 117612sf

Prior Sale: \$303,000 (01/16)

55 GILEAD RD..... \$340,000

B: Abigail Clark

S: Neil K Weathers & Pamela J Weathers

Vol/Page: 145/418, Date: 07/10/24, Warranty

Mtg: CMG Mortgage Inc \$300,800

Use: 4 Bdrm Cape Cod, Lot: 44431sf

Prior Sale: \$233,500 (04/07)

230 GILEAD RD..... \$427,000

B: Shawn Reilly & Kymberly Cianci

S: John E Handfield Rlt 12 8 & Lois D Handfield

Vol/Page: 145/347, Date: 07/08/24, Trustee

Mtg: Tomo Mtg Llc \$277,000

Use: 2 Bdrm Ranch, Lot: 73181sf

29 PARKER BRIDGE RD..... \$200,253

B: Kelsey Postl

S: Gregory Burns & Jody L Burns

Vol/Page: 145/339, Date: 07/02/24, Warranty

Use: 3 Bdrm Raised Ranch, Lot: 149846sf

34 WHEELING RD..... \$479,900

B: Wayne J Graves 2nd

S: Thomas M Anderson

Vol/Page: 145/380, Date: 07/08/24, Warranty

Mtg: The Loan Store Inc \$376,000

Use: Mixed Use-Prim Res & Forest, Lot: 505296sf

► MORTGAGES

32 ASPINALL DR..... \$30,000

Fred M Holcombe+ from M&T Bank NA

55 GILEAD RD..... \$50,000

Abigail Clark+ from Connecticut Housing Finance Au

420 LAKE RD..... \$425,000

Susan D Bristol+ from Liberty Bank

BOLTON

TOWN CLERK: ELIZABETH C. WATERS

222 Bolton Center Rd, Bolton, CT, 06043

Phone: 860-649-8066

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	18
Median Price	\$364,950	\$354,000

► REAL ESTATE SALES

25 WATROUS RD..... \$365,000

B: David E Dobrowski & Allison Dobrowski

S: Michael R Martin

Vol/Page: 195/68, Date: 08/05/24, Warranty

Mtg: Kind Lending \$292,000

Use: 3 Bdrm Raised Ranch, Lot: 70132sf

Prior Sale: \$188,500 (09/09)

► MORTGAGES

34 BOX MOUNTAIN RD..... \$46,000

David Scoville+ from Rocket Mortgage

164 CAMPMEETING RD..... \$133,963

Matthew Carano+ from Figure Lending LCC

101 HEBRON RD..... \$100,000

Lisa J Gavin+ from M&T Bank NA

COLUMBIA

TOWN CLERK: ROBIN N KENEFICK

323 Rte 87, Columbia, CT, 06237

Phone: 860-228-3284

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	22
Median Price	\$344,000	\$350,000

► REAL ESTATE SALES

48 JOHNSON RD..... \$436,000

B: Abbey Hoffner & Joshua Hoffner

S: Edward H Osborn & Leah J Osborn

Vol/Page: 250/853, Date: 08/06/24, Warranty

Use: 3 Bdrm Ranch, Lot: 81022sf

Prior Sale: \$272,500 (12/03)

109 WEST ST..... \$499,900

B: John Bellobuono & Gail Bellobuono

S: David N Spear & Eileen V Spear

Vol/Page: 250/849, Date: 08/05/24, Warranty

Use: 3 Bdrm Ranch, Lot: 960498sf

► MORTGAGES

24 WILDWOOD DR..... \$75,000

Margita Lavallee+ from American Eagle Financial Cr

COVENTRY

TOWN CLERK: LORI TOLLMAN

1712 Main St, Coventry, CT, 06238

Phone: 860-742-7966

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	45
Median Price	\$294,950	\$315,000

► REAL ESTATE SALES

DEPOT RD..... \$175,000

B: Tuyen Labriola & Ronald Labriola

S: Mark A Fluckiger Jr & Stacie Shepard

Vol/Page: 1301/1289, Date: 07/31/24, Warranty

660 DUNN RD..... \$525,000

B: Anthony G Dinallo

S: Victoria A Post & John Post

Vol/Page: 1301/1231, Date: 07/30/24, Warranty

Mtg: Webster Bank \$100,000

Use: 3 Bdrm Colonial, Lot: 50530sf

Prior Sale: \$344,900 (07/18)

96 HICKORY DR..... \$275,000

B: Ilsa E Graf

S: Sarah E Hoyle

Vol/Page: 1302/104, Date: 08/05/24, Warranty

Use: 2 Bdrm Bngl/Cottage, Lot: 4792sf

Prior Sale: \$141,900 (07/19)

23 KNOLLWOOD TRL..... \$400,000

B: Gina Waldinger & Keith Waldinger

S: Linda R Gilbert & Kim J Gilbert

Vol/Page: 1302/106, Date: 08/05/24, Warranty

Mtg: First Federal Bank \$320,000

Use: 4 Bdrm Raised Ranch, Lot: 21344sf

Prior Sale: \$5,000 (09/98)

1944 MAIN ST..... \$390,000

B: Daniel L Delisle & Maria G Mcdougall

S: Karen J Legault & Michael W Legault

Vol/Page: 1301/1265, Date: 07/31/24, Warranty

Mtg: Pennymac Loan Service \$366,300

Use: 3 Bdrm Raised Ranch, Lot: 43996sf

353 OAK TRL..... \$235,000

B: Colts A Senatus

S: Worth L Seeley & Carmen Seeley

Vol/Page: 1302/81, Date: 08/02/24, Warranty

Mtg: Total Mtg Svcs \$194,694

Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf

Prior Sale: \$58,500 (10/93)

25 ROSS AVE..... \$414,000
 B: Tracy A Llanera & Nicholas Smith
 S: Crissy Stinson
 Vol/Page: 1302/1, Date: 08/01/24, Warranty
 Mtg: United Wholesale Mtg \$393,300
 Use: 2 Bdrm Cape Cod, Lot: 19166sf

70 SAM GREEN RD..... \$350,000
 B: Corey Sharp & Alexandria Mouttas
 S: Wallace F Becker Jr & Penny L Becker
 Vol/Page: 1302/139, Date: 08/06/24, Warranty
 Mtg: American Ngbd Mtg Acc \$332,500
 Use: 3 Bdrm Raised Ranch, Lot: 107158sf
 Prior Sale: \$127,500 (08/93)

129 WOODLAND RD..... \$565,000
 B: Richard Lenhardt & Heidi Lenhardt
 S: Laura G Prella
 Vol/Page: 1302/42, Date: 08/01/24, Warranty
 Mtg: Movement Mtg LLC \$100,000
 Use: 1 Bdrm Bngl/Cottage, Lot: 11326sf
 Prior Sale: \$36,000 (10/05)

► MORTGAGES

107 EDMERE RD..... \$77,116
 Mercedes E Grimes+ from Discover Bank

4 ERIC DR..... \$272,000
 Gerald C Mayo+ from American Eagle Financial Credi

1154 FLANDERS RD..... \$362,632
 Eric Hood+ from Flagstar Bank FSB

135 N FARMS RD..... \$306,000
 Albert L Klopfer Jr+ from American Financing

353 OAK TRL..... \$50,000
 Colts A Senatus+ from Connecticut Housing Finance

110 SCHOOL ST..... \$15,086
 David N Harwood+ from USA Housing and Urban Develo

ELLINGTON

TOWN CLERK:DONNA HOSEY

55 Main St, Ellington, CT, 06029
 Phone:860-870-3105

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	58
Median Price	\$350,000	\$355,000

► REAL ESTATE SALES

24 CRANBERRY LN..... \$155,000
 B: Amy Dresner
 S: Robert Musheno & Cheryl Musheno
 Vol/Page: 550/1054, Date: 08/05/24, Warranty
 Use: Residential Developable Land, Lot: 40511sf
 Prior Sale: \$124,900 (11/22)

5 JUSTIN DR..... \$684,132
 B: Alistair Bell
 S: Barbara Wright
 Vol/Page: 550/1032, Date: 08/05/24, Warranty
 Mtg: Better Mortgage Corp \$649,932
 Use: 3 Bdrm Cape Cod, Lot: 40946sf
 Prior Sale: \$410,500 (05/02)

221 MOUNTAIN RD..... \$105,000
 B: Michael J Moser
 S: Suchecki Richard J Est & Jason R Suchecki
 Vol/Page: 550/1118, Date: 08/07/24, Executor
 Use: Mixed Use-Agricult & Resid, Lot: 233046sf

148 WEBSTER RD..... \$117,900
 B: Alan S Lobaugh & Marie J Lobaugh
 S: Jamie L Sydorik & Robert M Suprenant
 Vol/Page: 550/1092, Date: 08/05/24, Warranty
 Use: Residential Developable Land, Lot: 219978sf
 Prior Sale: \$77,000 (07/21)

► MORTGAGES

40 BUFF CAP RD..... \$60,000
 Scenturion Const LLC+ from Hasanain R Al-salman

23 CHERRYWOOD DR..... \$125,000
 David J Weiner+ from Stafford Savings Bank

10 HOLMES RD..... \$250,000
 Monique Burns+ from Stafford Savings Bank

62 KIBBE RD..... \$100,000
 Gregory Hisel+ from LoanDepot.Com LLC

5 MANHATTAN RD..... \$50,000
 Jeanna M Giansanti+ from Nutmeg State Financial Cr

28 TOLLAND TPKE..... \$464,500
 Charles H Pickett+ from American Eagle Financial C

HEBRON

TOWN CLERK:FRANCESCA VILLANI, ACTING

15 Gilead St, Hebron, CT, 06248
 Phone:860-228-5971

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	42
Median Price	\$380,000	\$436,250

► REAL ESTATE SALES

458 MARTIN RD..... \$438,000
 B: Dana M Carpenter
 S: Lex S Johnson Sr & Terry E Johnson
 Vol/Page: 618/1089, Date: 08/07/24, Warranty
 Mtg: William Raveis Mtg Co \$350,400
 Use: 3 Bdrm Colonial, Lot: 39640sf
 Prior Sale: \$180,000 (11/94)

297 WALL ST..... \$200,000
 B: David Hewitt
 S: Suzanne J Dinnella
 Vol/Page: 618/1114, Date: 08/08/24, Warranty
 Use: 3 Bdrm Salt Box, Lot: 82764sf

WOOD ACRES RD..... \$3,750
 B: David T Lenkiewicz
 S: Glenn F Ostrager
 Vol/Page: 618/1116, Date: 08/08/24, Quit Claim
NO STREET GIVEN..... \$62,500
 B: Lenkiewicz Const Co LLC
 S: Amston Lake Co
 Vol/Page: 618/1118, Date: 08/08/24, Warranty

► MORTGAGES

65 BURNT HILL RD..... \$15,000
 Connie M Gilbert+ from American Eagle Financial Cr

88 JENNIFER DR..... \$70,000
 Matthew Cox+ from Navy Federal Credit Union

110 MAIN ST..... \$2,000,000
 Simaan Properties LLC+ from PeoplesBank (Holyoke M

233 W MAIN ST..... \$60,000
 James Sowders 3rd+ from American Eagle Financial C

MANSFIELD

TOWN CLERK:SARA-ANN CHAINE

4 S Eagleville Rd, Mansfield, CT, 06268
 Phone:860-429-3302

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	34
Median Price	\$329,900	\$328,500

► REAL ESTATE SALES

11 ANTON RD U:B..... \$200,000
 B: Djibring Galadima
 S: Laudelina Morales
 Vol/Page: 846/5, Date: 08/05/24, Warranty
 Mtg: United Wholesale Mtg \$200,000
 Use: 2 Bdrm Condo
 Prior Sale: \$84,000 (06/03)

138 BIRCH RD..... \$309,000
 B: Dale M Thompson & Burnham W Thompson Jr
 S: Burnham W Thompson Sr & April A Holinko
 Vol/Page: 845/908, Date: 08/01/24,
 Mtg: United Wholesale Mtg \$234,000
 Use: 3 Bdrm Ranch, Lot: 39204sf

76 DAVIS RD..... \$292,500
 B: Bryce Murad
 S: Michael D Manson
 Vol/Page: 845/826, Date: 07/30/24, Warranty
 Mtg: Zillow Home Loans \$262,500
 Use: 2 Bdrm Contemporary, Lot: 250470sf
 Prior Sale: \$264,500 (11/23)

77 HOMESTEAD DR..... \$300,000
 B: Prayush Singh
 S: Prabhakar Singh & Veena Singh
 Vol/Page: 846/39, Date: 08/05/24, Warranty
 Mtg: Guaranteed Rate Inc \$240,000
 Use: 4 Bdrm Colonial, Lot: 41382sf
 Prior Sale: \$363,000 (07/12)

3 MOHEGAN SQ U:3 \$310,000
 B: Diane Meade
 S: Xiao Zhou & Bingjie Zhang
 Vol/Page: 845/998, Date: 08/05/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$216,000 (09/12)

9 OLD SCHOOLHOUSE RD..... \$505,000
 B: Christopher Merisotis & Wendy Merisotis
 S: Eric H Bailey 2nd & Jody S Bailey
 Vol/Page: 845/971, Date: 08/01/24, Warranty
 Mtg: Paramount Res Mtg Gp \$479,750
 Use: 3 Bdrm Colonial, Lot: 44431sf
 Prior Sale: \$138,765 (08/95)

► MORTGAGES

33 GREENFIELD LN \$200,000
 James E Waller+ from Liberty Bank

1440-A&B STAFFORD RD..... \$360,000
 Stonehouse Manor LLC+ from Berkshire Bank

1444-A&B STAFFORD RD..... \$315,000
 Stonehouse Manor LLC+ from Berkshire Bank

SOMERS

TOWN CLERK:DAVID MARTI

600 Main St, Somers, CT, 06071
 Phone:860-763-8207

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	32	41
Median Price	\$363,500	\$410,000

► REAL ESTATE SALES

166 DURKEE RD \$355,000
 B: Jack C Kennedy
 S: Jeanne R Henry
 Vol/Page: 389/155, Date: 08/06/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 268765sf

440 TURNPIKE RD \$300,000
 B: Hannah Rohrborn & Kevin Claucherty
 S: James Davies
 Vol/Page: 389/182, Date: 08/08/24, Warranty
 Mtg: Homestead Fund Corp \$240,000
 Use: 2 Bdrm Ranch, Lot: 73181sf
 Prior Sale: \$273,500 (06/23)

► MORTGAGES

39 COUNTRY FAIR DR..... \$533,000
 Tyrone Irwin+ from Rocket Mortgage

455 SPRINGFIELD RD \$90,000
 Megan R Emrick-Laskow+ from American Eagle Financi

30 SUNSET DR..... \$180,000
 Kenneth D Schanke+ from BankESB

STAFFORD

TOWN CLERK:KAREN G. TROIANO

PO Box 11, Stafford, CT, 06076
 Phone:860-684-1765

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	52
Median Price	\$272,500	\$290,000

► REAL ESTATE SALES

18 CENTER ST \$200,000
 B: David Orie & Samantha Orie
 S: Jessica Teslof

Vol/Page: 733/741, Date: 07/31/24, Warranty
 Mtg: Movement Mtg LLC \$120,000
 Use: 3 Bdrm Bngl/Cottage, Lot: 11326sf
 Prior Sale: \$65,000 (02/19)

238 EAST ST \$225,000
 B: Adrian Scarpa

S: Jason T Howland & Cheryl A Howland
 Vol/Page: 733/720, Date: 07/31/24, Warranty
 Mtg: All Credit Considered \$168,750
 Use: 3 Bdrm Conventional, Lot: 16988sf
 Prior Sale: \$109,900 (06/00)

25 GOLD ST \$235,000
 B: Apostolis Skabardonis

S: Reginas Hm Solutions LLC
 Vol/Page: 734/63, Date: 08/06/24, Warranty
 Mtg: Plaza Home Mtg \$220,000
 Use: 3 Bdrm Cape Cod, Lot: 6534sf
 Prior Sale: \$35,000 (05/23)

83 WILLINGTON AVE..... \$342,000
 B: Daniel J Durand

S: Eric G Jamieson Jr
 Vol/Page: 734/99, Date: 08/07/24, Warranty
 Mtg: Westfield Bank \$175,000
 Use: 3 Bdrm Conventional, Lot: 222592sf

► MORTGAGES

18 CENTER ST \$120,000
 David Orie+ from Movement Mortgage LLC

144 EAST ST \$35,000
 Joseph M Angelucci+ from American Eagle Financial

238 EAST ST \$168,750
 Adrian Scarpa+ from All Credit Considered Mortgage

46 EDGEWOOD ST U:81 \$15,000

Lisa Hearn+ from Stafford Savings Bank

72 GILBERT RD \$500,535

Bryan P Linberk+ from Movement Mortgage LLC

189 LEONARD RD..... \$107,000

Michael A Burnell+ from Key Bank N.A.

TOLLAND

TOWN CLERK:KATHLEEN PAGAN

21 Tolland Green, 5th Level, Tolland, CT, 06084
 Phone:860-871-3630

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	58
Median Price	\$381,000	\$420,000

► REAL ESTATE SALES

97 DEREK DR..... \$626,000
 B: Pedram Rezamand

S: Devin Kearns
 Vol/Page: 1649/127, Date: 08/05/24, Warranty
 Mtg: Union Home Mortgage \$144,500
 Use: 4 Bdrm Colonial, Lot: 61855sf
 Prior Sale: \$550,000 (05/23)

37 FARBROOK DR \$785,000
 B: Andrew S Elish & Mackenzie P Manning

S: Suzanne M Schoch & Kenneth S Kittredge
 Vol/Page: 1649/159, Date: 08/06/24, Warranty
 Mtg: Total Mtg Svcs \$588,750
 Use: 5 Bdrm Colonial, Lot: 104980sf
 Prior Sale: \$425,000 (07/00)

33 JOE SABBATH DR \$1,103,775
 B: Arslan M Khan & Iram A Khan

S: Nordic Bldrs Of Tolland L
 Vol/Page: 1649/97, Date: 08/05/24, Warranty
 Mtg: Liberty Bk \$880,000
 Use: Residential Open Land, Lot: 130680sf

65 NEFF HILL RD \$138,000
 B: Andrew Vliet & Danielle Vliet

S: Owl Ridge LLC
 Vol/Page: 1649/179, Date: 08/07/24, Warranty
 Mtg: Westfield Bank \$846,000
 Use: Residential Open Land, Lot: 81893sf

► MORTGAGES

133 ANTHONY RD \$150,000
 Thomas P Ostergren+ from American Eagle Financial

34 BIRCH HILL DR..... \$50,000
 Kelly B Herd+ from Third Federal Saving & Loan Ass

156 BUFF CAP RD \$380,000
 Andrew B Tomaszewsky+ from Stonewater Mortgage Cor

58 CENTER RD..... \$40,000
 Matthew A Spinelli+ from Nutmeg State Financial Cr

27 HILLCREST DR	\$5,569
Jessica C Ruggiero+ from USA Housing and Urban Dev	
11 KATE LN	\$45,000
Matthew S Sousa+ from Rocket Mortgage	
59 NEFF HILL RD	\$846,000
Andrew Vliet+ from Westfield Bank	
117 NEFF HILL RD	\$700,000
Roland L Violette 3rd+ from Roland L Violette Jr	
3 OLD ORCHARD WAY	\$75,000
Patricia Johnson+ from Liberty Bank	
34 ROBIN CIR	\$100,000
Laura G Dyer+ from Nutmeg State Financial Credit U	

UNION

TOWN CLERK:HEIDI BRADRICK

1043 Buckley Hwy, Union, CT, 06076
Phone:860-684-3770

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	3
Median Price	\$200,000	\$450,000

► MORTGAGES

44-44 CRAWFORD CENTER DR	\$150,000
Andra B Mazur+ from Bank of America NA	

VERNON

TOWN CLERK:KAREN C. DAIGLE

14 Park Pl, Vernon, CT, 06066
Phone:860-870-3662

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	66
Median Price	\$289,000	\$310,000

► REAL ESTATE SALES

98 BOULDERCREST LN	\$395,000
B: Bartosz Kotlewski	
S: Charles W Stone & Jodi Stone	
Vol/Page: 2854/418, Date: 07/29/24, Warranty	
Mtg: Movement Mtg LLC \$305,750	
Use: 3 Bdrm Raised Ranch, Lot: 19602sf	
Prior Sale: \$270,000 (10/07)	
14 CLAVET PL	\$469,900
B: Thomas Camensky & Erin Camensky	
S: Roderick C Wilson Sr & Cherie Wilson	
Vol/Page: 2854/469, Date: 07/29/24, Warranty	
Mtg: Total Mtg Svcs \$370,000	
Use: 3 Bdrm Colonial, Lot: 107158sf	
Prior Sale: \$385,000 (08/21)	

47 DEERFIELD DR	\$180,000
B: Kenneth Houle	
S: Pingree Robert P Est & Rosalyne D Pingree	
Vol/Page: 2854/531, Date: 07/30/24, Executor	
Use: 3 Bdrm Raised Ranch, Lot: 39204sf	
47 DEERFIELD DR	\$180,000
B: Kenneth Houle	
S: Rosalyne D Pingree	
Vol/Page: 2854/534, Date: 07/30/24, Warranty	
Mtg: Paramount Res Mtg Gp \$360,000	
Use: 3 Bdrm Raised Ranch, Lot: 39204sf	
Prior Sale: \$180,000 (07/24)	
83 DUNCASTER LN	\$400,000
B: Jianhui Zhang	
S: Isla E Graf	
Vol/Page: 2854/579, Date: 07/30/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 25265sf	
216 HARTFORD TPKE	\$850,000
B: Adam Property LLC	
S: John C Davia	
Vol/Page: 2854/504, Date: 07/30/24, Warranty	
Mtg: Bruce A Maneeley \$1,000,666	
Use: Retail-Any, Lot: 20909sf	
30 LANTERN LN U:30	\$431,000
B: Timothy D Wynne	
S: Terri J Beck & John A Beck Jr	
Vol/Page: 2854/489, Date: 07/29/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$290,000 (08/13)	
24 LOVELAND HILL RD	\$422,000
B: Brian Goff	
S: Paul D Eilerman & Erin S Eilerman	
Vol/Page: 2854/395, Date: 07/29/24, Warranty	
Mtg: New American Funding \$147,000	
Use: 3 Bdrm Raised Ranch, Lot: 81457sf	
Prior Sale: \$285,000 (06/07)	
85 OLD TOWN RD U:30	\$130,000
B: Shaikh Investments LLC	
S: Hungary LLC	
Vol/Page: 2854/497, Date: 07/29/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$44,000 (11/13)	
23 PINWOOD DR	\$465,000
B: Nickolas Stanczyk & Taylor Burger	
S: Alanna Irazabal & Dan Toce	
Vol/Page: 2854/339, Date: 07/25/24, Warranty	
Mtg: New American Funding \$430,000	
Use: 3 Bdrm Ranch, Lot: 28314sf	
Prior Sale: \$246,000 (09/01)	
30 VALLEY FALLS RD	\$90,000
B: Cory M Ratzburg	
S: Sage Naumowicz & Kyle Kaelberger	
Vol/Page: 2854/495, Date: 07/29/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 106286sf	
Prior Sale: \$210,000 (07/20)	

20 WHITNEY FERGUSON RD U:17	\$386,000
B: Gina J Shea	
S: Banas Gene T Est & Jeremy A Banas	
Vol/Page: 2854/600, Date: 07/31/24, Executor	
Use: 2 Bdrm Condo	
Prior Sale: \$270,000 (09/13)	
47 WILSON LN	\$380,000
B: Patrick Oconnor & Terese Oconnor	
S: Michael J Crivello & Paula A Crivello	
Vol/Page: 2854/577, Date: 07/30/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$228,900 (04/10)	

► MORTGAGES

98 BOULDERCREST LN	\$25,000
Bartosz Kotlewski+ from Connecticut Housing Financ	
32 ELIZABETH LN U:32	\$30,000
Kristen M Smith+ from Connecticut State Employees	
43 HIGH ST	\$212,100
Jacob R Mcgeough+ from NBKC Bank	
85 HUNTINGTON DR	\$51,000
Danielle M Laporte+ from Newrez LLC	
61 SOUTH ST	\$54,994
Steven Didato+ from Homebridge Financial Services	
6 TOLLAND AVE	\$100,000
Michael P Liebe+ from M&T Bank NA	
30 VALLEY FALLS RD	\$85,000
Cory M Ratzburg+ from Navy Federal Credit Union	
20 WHITE ST	\$215,303
Justin Smith+ from Rocket Mortgage	

WILLINGTON

TOWN CLERK:ROBIN CAMPBELL

40 Old Farms Rd, Willington, CT, 06279
Phone:860-487-3121

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	9
Median Price	\$304,500	\$355,000

► MORTGAGES

38 BRIAR RD	\$16,349
Fredys Benavides+ from USA Housing and Urban Devel	
39 HALL HILL RD	\$305,250
Mary A Rola+ from Freedom Mortgage Corp	
27 LSIA LN	\$300,000
Robert M Madrid+ from Windsor Federal Bank	
88 RUBY RD	\$30,000
John Trosell+ from Nutmeg State Financial Credit U	



WINDHAM COUNTY

BROOKLYN

TOWN CLERK: KATHERINE BISSON

4 Wolf Den Rd, Brooklyn, CT, 06234
Phone: 860-779-3411

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	31	24
Median Price	\$332,000	\$387,450

► REAL ESTATE SALES

341 DAY ST \$22,000

B: Jason A Michalowski
S: Jeffrey A Weaver
Vol/Page: 730/264, Date: 08/07/24, Warranty
Mtg: Jeffrey A Weaver \$17,000
Use: 3 Bdrm Raised Ranch, Lot: 30928sf
Prior Sale: \$410,000 (05/22)

► MORTGAGES

715 ALLEN HILL RD \$55,000

Ray S Leclerc+ from Charter Oak Federal Credit Uni

49 COSTELLO RD \$450,000

Brian K Rostron+ from Federal Savings Bank

393 SOUTH ST \$284,050

Daniel Miller+ from Priority 1 Lending LI

198 STETSON RD \$396,825

Kristen Wood+ from Prosperity Home Mortgage LLC

72 WOLF DEN RD \$315,980

Marjorie Kroeger+ from Hmlight Hm Loans Inc

640 WOLF DEN RD \$30,000

Brandon R Hindle+ from Navy Federal Credit Union

CANTERBURY

TOWN CLERK: NATALIE ELLSTON

1 Municipal Dr, Canterbury, CT, 06331
Phone: 860-546-9377

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	15
Median Price	\$360,000	\$366,000

► REAL ESTATE SALES

N CANTERBURY RD L:1A \$100,000

B: Kenneth Laframboise
S: Wayne Laframboise
Vol/Page: 274/1017, Date: 08/01/24, Warranty

N CANTERBURY RD L:1B \$35,000

B: Kenneth Larrow
S: Wayne Laframboise
Vol/Page: 274/1014, Date: 08/01/24, Warranty

► MORTGAGES

109 DEPOT RD \$304,000

Alyssa Ducharme+ from Plains Commerce Bank

28 JOHN BROOK RD \$30,000

Kevin Bennett+ from Eastern CT Savings Bank

16 N CANTERBURY RD \$150,000

Judd Fertman+ from OneTrust Home Loans

182 PACKER RD \$320,000

Mandy Orlando+ from Swift Home Loans Inc

182 PACKER RD \$320,000

Mandy Orlando+ from Swift Home Loans Inc

1 WATER ST \$272,000

Victoria Batayte+ from OneTrust Home Loans

EASTFORD

TOWN CLERK: JOHANNA WOLFE

16 Westford Rd, Eastford, CT, 06242
Phone: 860-974-0133

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	4
Median Price	\$330,000	\$382,500

► MORTGAGES

175 EASTFORD RD \$130,000

Lisa-Marie D Clement+ from Citizens Bank

HAMPTON

TOWN CLERK: KAYE H JOHNSON

164 Main St, Hampton, CT, 06247
Phone: 860-455-9132

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	7
Median Price	\$250,000	\$300,000

► MORTGAGES

125 PARKER RD \$25,000

Anthony C Dugas+ from Berkshire Bank

43 WINDY HILL RD \$100,000

Charles W Carney 3rd+ from Centreville Bank

KILLINGLY

TOWN CLERK: ELIZABETH M. WILSON

172 Main St, Killingly, CT, 06239
Phone: 860-779-5308

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	58
Median Price	\$285,500	\$306,500

► REAL ESTATE SALES

476 BAILEY HILL RD \$380,000

B: William D Coffey & Elizabeth P Coffey
S: Kathleen Menghi
Vol/Page: 1424/778, Date: 08/01/24, Warranty
Mtg: Guaranteed Rate Inc \$200,000
Use: 2 Bdrm Ranch, Lot: 110207sf

93 FURNACE ST \$225,000

B: Amber S Benitez
S: Donald Oldroyd
Vol/Page: 1424/816, Date: 08/02/24, Warranty
Mtg: Guaranteed Rate Inc \$220,924
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$105,000 (02/12)

9 LENS AVE \$308,000

B: Kathleen E Maresca & Mark Maresca
S: Debora J McAuliffe & James McAuliffe
Vol/Page: 1424/731, Date: 08/01/24, Warranty
Mtg: Steel Path Lending \$308,000
Use: 4 Bdrm Gambrel, Lot: 23958sf
Prior Sale: \$220,000 (07/03)

29 MAPLE ST \$322,000

B: Rachel V Gervasio & Jason M Torrey
S: Gail R Parver
Vol/Page: 1424/756, Date: 08/01/24, Warranty
Mtg: Navigant Credit Union \$305,900
Use: 3 Bdrm Old Style, Lot: 11761sf
Prior Sale: \$207,000 (12/05)

54 MECHANIC ST \$289,900

B: Simon Morente-Uz & Janete Morente-Uz
S: Jon A Dufault
Vol/Page: 1424/835, Date: 08/02/24, Warranty
Mtg: CMG Home Loans \$189,900
Use: 2-Family Two Family, Lot: 5227sf
Prior Sale: \$106,000 (06/16)

36 PROVOST LN \$140,840

B: Brittany P Stanley
S: Neil T Stanley & Cathleen A Stanley
Vol/Page: 1424/806, Date: 08/01/24, Warranty
Use: 1 Bdrm Old Style, Lot: 74052sf
Prior Sale: \$90,000 (12/89)

► MORTGAGES

7 CHURCH ST \$240,000

Wta Prop LLC+ from For The Four Invest

515 HUBBARD RD \$74,000

Darrell Holm+ from Washington Trust Mortgage Co

28 JOHN ST \$150,059

Scott D Depatsy Jr+ from Freedom Mortgage Corp

29 MECHANIC ST \$240,000

Wta Prop LLC+ from For The Four Invest

6 ORLEANS AVE	\$55,665
Thomas F Golrick+ from USA Housing and Urban Devel	
98 PROSPECT AVE	\$7,965
Vivian A Nieves+ from USA Housing and Urban Develo	
482 WAUREGAN RD	\$16,751
Christopher Langlois+ from USA Housing and Urban D	

PLAINFIELD

TOWN CLERK:DIANNE TALBOT

8 Community Ave, Plainfield, CT, 06374
Phone:860-230-3009

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	25
Median Price	\$272,000	\$295,000

► REAL ESTATE SALES

34 EATON LN.....	\$430,000
B: Hillary Schiff	
S: Glenn Slonski	
Vol/Page: 623/558, Date: 07/30/24, Warranty	
Mtg: LoanDepot.Com \$408,500	
Use: 2 Bdrm Ranch, Lot: 197327sf	
Prior Sale: \$285,000 (10/20)	
17 HUNTINGTON DR.....	\$440,000
B: Mark Carter & Gabrielle Carter	
S: Marsha J Pearce & Stephanie Flynn	
Vol/Page: 623/603, Date: 08/01/24, Warranty	
Mtg: Total Mtg Svcs \$250,000	
Use: 3 Bdrm Colonial, Lot: 120226sf	
Prior Sale: \$22,000 (01/04)	
MOOSUP POND RD.....	\$625,000
B: Ernest J Collelo Jr	
S: Joseph J Tetreault Sr & Joyce E Tetreault	
Vol/Page: 623/590, Date: 07/31/24, Warranty	
193 PICKETT RD.....	\$426,000
B: Terry Royce & Leigh A Royce	
S: Ames Mona Est & Shannon Mckeen	
Vol/Page: 623/690, Date: 08/01/24, Executor	
Mtg: Resicentral LLC \$404,700	
Use: 3 Bdrm Colonial, Lot: 60984sf	
Prior Sale: \$149,900 (01/99)	
24 SCHOOL ST.....	\$240,000
B: Alberto Aguilar & Karla Guardado	
S: James D Stahr & Victoria L Stahr	
Vol/Page: 623/600, Date: 08/01/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 14810sf	
20 SOUTH ST.....	\$310,000
B: Shannon Gurnee	
S: Eugene Arteta & Lindsey Arteta	
Vol/Page: 623/673, Date: 08/01/24, Warranty	
Mtg: Revolution Mtg \$304,385	
Use: 3 Bdrm Ranch, Lot: 20038sf	
Prior Sale: \$220,000 (06/22)	

WALAS RD.....	\$58,000
B: Ernest Collelo Jr	
S: Cathy Coursey	
Vol/Page: 623/623, Date: 08/01/24, Warranty	
Mtg: Northeastern Prprties \$300,000	

► MORTGAGES

42 CHARLOTTE DR.....	\$274,500
Keith C Sheeley+ from Rocket Mortgage	
49 DAGGETT ST.....	\$20,000
Eric Anderson+ from Jewett City Savings Bank	
306 KATE DOWNING RD.....	\$30,000
Heather A Smith+ from Chelsea Groton Bank	
356 LATHROP RD.....	\$150,000
Stacia Kirkconnell+ from Guaranteed Rate Inc	
2 MYRTLE ST.....	\$8,317
Eric S Lapierre+ from USA Housing and Urban Develo	
182 PACKER RD.....	\$320,000
Mandy Orlando+ from Swift Home Loans Inc	
193 PICKETT RD.....	\$404,700
Terry D Royce+ from Resicentral LLC	
24 POND VIEW RD.....	\$75,000
David N Lane+ from Rocket Mortgage	
274 PRATT RD.....	\$40,000
David S Ross+ from Charter Oak Federal Credit Unio	
26 SYLVIA DR.....	\$110,000
Dennis H Barstow Jr+ from Citizens Bank	

POMFRET

TOWN CLERK:CHERYL A. GRIST

5 Haven Rd, Pomfret, CT, 06259
Phone:860-315-5730

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	10
Median Price	\$265,000	\$397,500

► MORTGAGES

39 FREEDLEY FRK.....	\$352,445
Ronald D Pariseau+ from LoanDepot.Com LLC	
354 POMFRET ST.....	\$66,200
Rory L Bloom+ from Bank of America NA	

PUTNAM

TOWN CLERK:CHRISTINE BRIGHT

200 School St, Putnam, CT, 06260
Phone:860-963-6800

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	37
Median Price	\$306,000	\$310,000

► REAL ESTATE SALES

17 CHARLES ST.....	\$75,000
B: Alan E Fischer Jr	
S: Eileen A Miskivitch	
Vol/Page: 864/952, Date: 08/08/24, Warranty	
Use: 4 Bdrm Conventional, Lot: 7405sf	
95 LATICI ST.....	\$306,000
B: Cara A Shaw	
S: Lemay Dennis Est & Daniel M Roy	
Vol/Page: 865/16, Date: 08/09/24, Executor	
Mtg: Total Mtg Svcs \$300,457	
Use: 3 Bdrm Ranch, Lot: 26572sf	
Prior Sale: \$135,000 (12/09)	
52-54 SCHOOL ST.....	\$425,000
B: Jb Rentals LLC	
S: 52-54 School Street LLC	
Vol/Page: 864/1001, Date: 08/08/24, Warranty	
Mtg: Track Realty LLC \$430,000	
Use: Apartment Building, Lot: 2614sf	
Prior Sale: \$177,500 (04/12)	
133 SCHOOL ST.....	\$318,000
B: Virginia Despres & Karen Gemboski	
S: Awiine Affordable Hm 2 LL	
Vol/Page: 864/937, Date: 08/08/24, Warranty	
Mtg: Plains Commerce Bank \$312,240	
Use: 3 Bdrm Conventional, Lot: 10454sf	
Prior Sale: \$100,000 (01/24)	

► MORTGAGES

88 PROVIDENCE PIKE.....	\$11,418,281
Sean & Michael Putnam LLC+ from Toyota Motor Credi	
202 PROVIDENCE ST.....	\$315,000
Matthew A Sujdak+ from Legions Capital Inc	
105 RIVER RD.....	\$220,797
Desire Anthony+ from Swift Home Loans Inc	
265 S MAIN ST.....	\$435,000
Rita M Bernard+ from Mutual of Omaha Mortgage	
265 S MAIN ST.....	\$435,000
Rita M Bernard+ from USA Housing and Urban Develop	

SCOTLAND

TOWN CLERK:SHARON GEORGE

9 Devotion Rd, Scotland, CT, 06280
Phone:860-423-9634

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	7
Median Price	\$278,250	\$359,000

► MORTGAGES

169 BROOKLYN TPKE.....	\$30,000
Felicia Meikle+ from American Eagle Financial Cred	
119 HUNTINGTON RD.....	\$120,000
Jason G Habeeb+ from Eastern CT Savings Bank	

STERLING

TOWN CLERK: HEATHER R. GEORGE

1183 Plainfield Pike, Sterling, CT, 06377
Phone: 860-564-2904

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	12
Median Price	\$285,500	\$362,500

► REAL ESTATE SALES

3 JULIAN CIR U:3 \$375,000

B: Tyler B Violette & Madison Virasak
S: Tyler Manker
Vol/Page: 177/377, Date: 08/07/24, Warranty
Mtg: Navigant Credit Union \$351,250
Use: 3 Bdrm Condo

► MORTGAGES

19 LEDGE HILL RD \$65,275

Charles C Pendleton+ from Carrington Mortgage Serv

THOMPSON

TOWN CLERK: RENEE WALDRON

815 Riverside Dr, Thompson, CT, 06255
Phone: 860-923-9900

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	39
Median Price	\$370,125	\$351,500

► MORTGAGES

384 FABYAN RD \$221,000

Gary D Durand+ from United Wholesale Mortgage

343 LOWELL DAVIS RD \$579,000

Diane Hassin+ from Finance America LLC

343 LOWELL DAVIS RD \$579,000

Diane Hassin+ from USA Housing and Urban Developme

62 WATSON RD \$30,000

Mia Wedda+ from Webster Five Cents Savings Bank

WINDHAM

TOWN CLERK: PATRICIA P. SPRUANCE

979 Main St, Windham, CT, 06226
Phone: 860-465-3013

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	64
Median Price	\$237,000	\$245,000

► REAL ESTATE SALES

109 BOLIVIA ST \$235,000

B: Nathan Khan & Margaret Khan
S: Mizan R Khan & Therese A Hart
Vol/Page: 1392/1134, Date: 08/06/24, Warranty
Mtg: Mtg Markets CUSO LLC \$165,000
Use: 4 Bdrm Old Style, Lot: 28750sf
Prior Sale: \$120,000 (07/93)

18 GEORGE PL \$180,000

B: Gudy D Koch
S: Dennis D Koch & Gudy D Koch
Vol/Page: 1393/50, Date: 08/08/24, Executor
Use: 3 Bdrm Ranch, Lot: 112385sf

7 JAMES DR \$5,000

B: Donald Gross
S: Tonya Hall
Vol/Page: 1392/1129, Date: 08/05/24, Warranty
Use: Mobile Home

1405 MAIN ST \$275,000

B: 1405 Main St LLC
S: Orion Pro Friend SI LLC
Vol/Page: 1392/1108, Date: 08/05/24, Warranty
Mtg: Mortgage Line CT LLC \$300,000
Use: Commercial Building, Lot: 15682sf
Prior Sale: \$451,000 (05/12)

45 MANSFIELD AVE \$150,000

B: Mansfield Ave 45 LLC
S: Cheryl L Radzvilowicz, Tr for Lebeau Ft
Vol/Page: 1393/2, Date: 08/08/24, Trustee
Mtg: Jewett City Svgs Bk \$112,500
Use: Commercial Building, Lot: 6970sf

173 MANSFIELD AVE \$320,000

B: Bailey Stearns
S: Timothy R Bryant & Lisa Bryant
Vol/Page: 1393/33, Date: 08/08/24, Warranty
Mtg: Timothy R Bryan \$305,000
Use: Residential-Multiple Bldgs, Lot: 8276sf
Prior Sale: \$175,000 (10/04)

175 MANSFIELD AVE \$320,000

B: Bailey Stearns
S: Timothy R Bryant & Lisa Bryant
Vol/Page: 1393/33, Date: 08/08/24, Warranty
Mtg: Timothy R Bryan \$305,000

400 N WINDHAM RD \$245,000

B: Sean M Mcquilkinn
S: Karel H Strophe
Vol/Page: 1392/1176, Date: 08/07/24, Warranty
Mtg: Cross Country Mtg Inc \$250,267
Use: 3 Bdrm Ranch, Lot: 26136sf
Prior Sale: \$105,000 (03/18)

255 WINDHAM RD \$238,000

B: Chelsey Capasso & Haven A Walsh
S: Carolyn Mitchell
Vol/Page: 1392/1083, Date: 08/05/24, Warranty
Mtg: Primelending \$182,500
Use: 4 Bdrm Old Style, Lot: 15246sf
Prior Sale: \$190,000 (08/04)

414 WINDHAM RD \$150,000

B: B & S Bldg Partners LLC
S: Gell Ronald E Est & Tanya Stone
Vol/Page: 1392/1199, Date: 08/07/24, Conservator
Use: 2-Family Two Family, Lot: 4792sf

► MORTGAGES

46 BOULEVARD RD \$340,000

Luke Walker+ from RLB & PAB LLC

56 BOULEVARD RD \$200,000

Stephen Yaglowski+ from Liberty Bank

WOODSTOCK

TOWN CLERK: JUDY WALBERG

415 Route 169, Woodstock, CT, 06281
Phone: 860-928-6595

MARKET STATISTICS THROUGH JUNE

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	43
Median Price	\$430,000	\$435,000

► REAL ESTATE SALES

BIG HORN LN L:1-43 \$105,000

B: Edward W Straub 3rd & Madelyn R Straub
S: Linda M Cambareri & Alan R Hannaford
Vol/Page: 729/142, Date: 08/05/24, Warranty

62 CROOKED TRL \$400,000

B: Cody Lindell
S: Patricia A Flaherty & Peter Flaherty
Vol/Page: 729/106, Date: 08/05/24, Warranty
Mtg: Movement Mtg LLC \$400,000
Use: 2 Bdrm Colonial, Lot: 21780sf
Prior Sale: \$210,000 (11/04)

400 SENEXET RD \$610,000

B: Emmalee M Tarra & Michael P Lamere
S: Aaron Scott & Tanya Scott
Vol/Page: 729/53, Date: 08/05/24, Warranty
Mtg: LoanDepot.Com \$488,000
Use: 4 Bdrm Colonial, Lot: 88427sf
Prior Sale: \$580,000 (12/21)

10 WOODSTOCK HILLS DR U:10 \$240,000

B: Shirley Morrison & Scott Morrison
S: Kaitlin M Sullivan
Vol/Page: 729/93, Date: 08/05/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$99,500 (03/11)

► MORTGAGES

567 CENTER RD \$13,735

Taylor Duval+ from USA Housing and Urban Developme

311 DUGG HILL RD \$200,000

Jared G Morse+ from Centerville Bank

250 JOY RD \$250,000

Flynn Ft+ from BankESB

141 LAUREL HILL DR \$30,743

James D Jessop+ from Tobacco Valley Teachers Fed C

945 ROUTE 169 \$200,000

Chelsea L Bierkan+ from TD Bank NA