

The Commercial Record

RECORDS SECTION

TOWNS MISSING DUE TO COLLECTION ISSUES

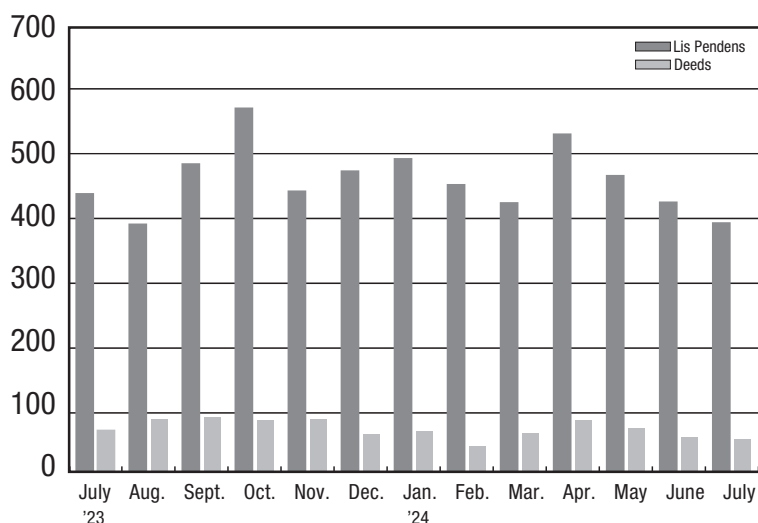
Records for the following municipalities were not collected this week. All records will be published as they become available. Counties are in bold.

NO MISSING TOWNS

CONNECTICUT WEEKLY MORTGAGE REPORT

CONNECTICUT MARKET STATISTICS

CT Statewide Monthly Lis Pendens and Foreclosure Deeds Filed



Year to Date through July

Year	Lis Pendens	Deeds
2020	3,095	799
2021	1,772	297
2022	3,807	439
2023	3,967	685
2024	3,183	479

☐ Includes all property types ☐ Source: The Warren Group

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REAL ESTATE RECORDS

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TOWN & CITY INDEX

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

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

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

PG.	TRANSACTION THRU				
Fairfield County					
5	Bethel (B)	08/23/2024	27	Rocky Hill (W)	08/21/2024
5	Bridgeport (W)	08/19/2024	27	Simsbury (W)	08/23/2024
6	Brookfield (W)	08/23/2024	28	South Windsor (W)	08/23/2024
6	Danbury (W)	08/22/2024	28	Southington (W)	08/23/2024
7	Darien (W)	08/22/2024	29	Suffield (B)	08/23/2024
7	Easton (B)	08/20/2024	29	West Hartford (W)	08/23/2024
7	Fairfield (W)	08/23/2024	30	Wethersfield (W)	08/23/2024
8	Greenwich (W)	08/23/2024	31	Windsor (W)	08/23/2024
9	Monroe (W)	08/23/2024	31	Windsor Locks (B)	08/23/2024
10	New Canaan (W)	08/09/2024	Litchfield County		
10	New Fairfield (B)	08/21/2024	32	Barkhamsted (M)	08/22/2024
10	Newtown (W)	08/23/2024	32	Bethlehem (M)	08/23/2024
11	Norwalk (W)	08/20/2024	32	Bridgewater (M)	08/20/2024
11	Redding (B)	08/22/2024		Canaan (M)	08/12/2024
11	Ridgefield (W)	08/23/2024	32	Colebrook (M)	08/19/2024
12	Shelton (W)	08/23/2024	32	Cornwall (M)	08/19/2024
	Sherman (M)	08/15/2024	32	Goshen (M)	08/23/2024
12	Stamford (W)	08/23/2024	32	Harwinton (M)	08/22/2024
14	Stratford (W)	08/23/2024	32	Kent (M)	08/23/2024
14	Trumbull (W)	08/23/2024	32	Litchfield (B)	08/22/2024
15	Weston (B)	08/23/2024	33	Morris (M)	08/23/2024
15	Westport (W)	08/23/2024	33	New Hartford (B)	08/23/2024
16	Wilton (W)	08/23/2024	33	New Milford (W)	08/23/2024
Hartford County					
17	Avon (W)	08/22/2024	34	Norfolk (M)	08/22/2024
17	Berlin (W)	08/23/2024	34	North Canaan (M)	08/22/2024
17	Bloomfield (W)	08/23/2024	34	Plymouth (B)	08/22/2024
18	Bristol (W)	08/23/2024	34	Roxbury (M)	08/23/2024
19	Burlington (B)	08/23/2024	34	Salisbury (M)	08/23/2024
19	Canton (B)	08/23/2024	34	Sharon (M)	08/20/2024
19	East Granby (W)	08/23/2024	35	Thomaston (M)	08/23/2024
19	East Hartford (W)	08/22/2024	35	Torrington (W)	08/23/2024
20	East Windsor (B)	08/23/2024		Warren (M)	08/22/2024
20	Enfield (W)	08/23/2024	35	Washington (M)	08/23/2024
21	Farmington (W)	08/23/2024	36	Watertown (B)	08/23/2024
21	Glastonbury (W)	08/23/2024	36	Winchester (B)	08/22/2024
23	Granby (B)	08/23/2024	36	Woodbury (B)	08/23/2024
23	Hartford (W)	08/23/2024	Middlesex County		
24	Hartland (M)	08/21/2024	37	Chester (M)	08/21/2024
24	Manchester (W)	08/23/2024	37	Clinton (B)	08/22/2024
25	Marlborough (B)	08/23/2024	37	Cromwell (B)	08/23/2024
25	New Britain (W)	08/23/2024	37	Deep River (M)	08/22/2024
26	Newington (W)	08/23/2024	38	Durham (B)	08/22/2024
27	Plainville (B)	08/22/2024	38	East Haddam (B)	08/21/2024
			38	East Hampton (B)	08/22/2024
New Haven County					
41	Ansonia (B)	08/22/2024	39	Essex (B)	08/23/2024
41	Beacon Falls (M)	08/23/2024	39	Haddam (B)	08/22/2024
41	Bethany (M)	08/22/2024	39	Killingworth (M)	08/23/2024
41	Branford (W)	08/23/2024	39	Middlefield (M)	08/22/2024
42	Cheshire (W)	08/23/2024	39	Middletown (W)	08/23/2024
42	Derby (B)	08/23/2024	40	Old Saybrook (B)	08/23/2024
42	East Haven (W)	08/23/2024	40	Portland (B)	08/21/2024
43	Guilford (W)	08/23/2024	40	Westbrook (B)	08/22/2024
43	Hamden (W)	08/20/2024	New London County		
44	Madison (W)	08/23/2024	54	Bozrah (M)	08/22/2024
45	Meriden (W)	08/23/2024	54	Colchester (W)	08/23/2024
46	Middlebury (B)	08/23/2024	54	East Lyme (B)	08/22/2024
46	Milford (W)	08/23/2024		Franklin (M)	07/30/2024
47	Naugatuck (W)	08/22/2024	55	Griswold (B)	08/22/2024
47	New Haven (W)	08/23/2024	55	Groton (W)	08/23/2024
49	North Branford (B)	08/23/2024	55	Lebanon (B)	08/22/2024
49	North Haven (W)	08/23/2024	Tolland County		
50	Orange (B)	08/23/2024		Andover (M)	07/18/2024
50	Oxford (B)	08/22/2024	60	Bolton (M)	08/22/2024
50	Prospect (M)	08/23/2024	60	Columbia (M)	08/22/2024
50	Seymour (B)	08/23/2024	60	Coventry (B)	08/22/2024
50	Southbury (W)	08/22/2024	60	Ellington (B)	08/22/2024
51	Wallingford (W)	08/23/2024	61	Hebron (B)	08/23/2024
52	Waterbury (W)	08/23/2024	61	Mansfield (B)	08/22/2024
53	West Haven (W)	08/23/2024	61	Somers (B)	08/22/2024
53	Wolcott (B)	08/22/2024	62	Stafford (B)	08/22/2024
53	Woodbridge (B)	08/21/2024	62	Tolland (B)	08/21/2024
Windham County					
63	Ashford (M)	08/23/2024		Union (M)	08/14/2024
63	Brooklyn (B)	08/22/2024		Vernon (W)	07/31/2024
63	Canterbury (M)	08/20/2024	62	Willington (M)	08/21/2024
63	Chaplin (M)	08/21/2024	Windham County		
63	Eastford (M)	08/21/2024	63	Ashford (M)	08/23/2024
63	Hampton (M)	08/22/2024	63	Brooklyn (B)	08/22/2024
64	Killingly (B)	08/23/2024	63	Canterbury (M)	08/20/2024
64	Plainfield (B)	08/22/2024	63	Chaplin (M)	08/21/2024
	Pomfret (M)	08/19/2024	63	Eastford (M)	08/21/2024
64	Putnam (B)	08/23/2024	63	Hampton (M)	08/22/2024
64	Scotland (M)	08/20/2024	64	Killingly (B)	08/23/2024
65	Sterling (M)	08/22/2024	64	Plainfield (B)	08/22/2024
65	Thompson (B)	08/23/2024		Pomfret (M)	08/19/2024
65	Windham (B)	08/22/2024	64	Putnam (B)	08/23/2024
65	Woodstock (B)	08/22/2024	64	Scotland (M)	08/20/2024

HOW TO READ THE REAL ESTATE RECORDS

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

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street

address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

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

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

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

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

MARKET STATISTICS THROUGH APRIL

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

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

► REAL ESTATE SALES

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

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

- *The first two buyer (B) names and seller (S) names listed on the deed are shown.*
- *Prior sale data (back to 1987) appears only when the address of the new sale matches exactly with the address of the older sale in our database.*

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

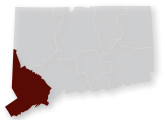
102 MAIN ST\$132,000

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

FAIRFIELD

BETHEL

TOWN CLERK:LISA BERGH

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	69
Median Price	\$480,000	\$500,000

► REAL ESTATE SALES

10 APPLE TREE RD \$570,000

B: Gregory Russo
S: Sandra F Weinberg
Vol/Page: 1181/1083, Date: 08/20/24, Warranty
Mtg: Newtown Savings Bank \$456,000
Use: 3 Bdrm Colonial, Lot: 30056sf

4 CARRIAGE DR..... \$606,500

B: Justine Silva & Nicholas Silva
S: Michael C Silva & Clair C Silva
Vol/Page: 1182/38, Date: 08/21/24, Warranty
Mtg: Total Mtg Svcs \$485,200
Use: 4 Bdrm Raised Ranch, Lot: 66211sf
Prior Sale: \$229,125 (01/96)

83 CHESTNUT ST U:C..... \$242,500

B: Carolyn Keenan
S: Karthryn M Greene, Tr for Greene Lt
Vol/Page: 1181/1100, Date: 08/20/24, Trustee
Mtg: Savings Bk of Danbury \$142,500
Use: 1 Bdrm Condo
Prior Sale: \$65,000 (04/98)

87 CHESTNUT ST U:E..... \$325,000

B: Lynn Andrighetti & Robert Andrighetti
S: Pamela E Ghirardi
Vol/Page: 1182/75, Date: 08/22/24, Warranty
Mtg: Rocket Mortgage LLC \$130,000
Use: 2 Bdrm Condo
Prior Sale: \$219,900 (04/04)

97 CHESTNUT ST U:A..... \$350,500

B: John T Anderson
S: Jenny Tesar
Vol/Page: 1181/1064, Date: 08/20/24, Warranty
Mtg: Newtown Savings Bank \$160,000
Use: 2 Bdrm Condo

26 HIDDEN BROOK TRL U:26..... \$610,000

B: Mendia Ramon & Gladys E Reyes
S: Anthony S Sealey & Ava M Sealey
Vol/Page: 1181/1004, Date: 08/19/24, Warranty
Mtg: Quontic Bank \$210,000
Use: 3 Bdrm Condo
Prior Sale: \$519,135 (06/10)

35 SOUTH ST \$452,000

B: Infinity Holdings LLC
S: Smith Sr Flint Est & Tara Sinkler
Vol/Page: 1182/136, Date: 08/23/24, Executor
Mtg: Cross Country Mtg Inc \$334,000
Use: 2-Family Old Style, Lot: 9583sf

54 WEED RD \$465,000

B: Cameron Cowan & Yesenia Bernabe
S: Bsm Hsh LLC
Vol/Page: 1182/56, Date: 08/21/24, Warranty
Mtg: American Fin Network \$441,595
Use: 2 Bdrm Ranch, Lot: 29185sf
Prior Sale: \$304,000 (02/24)

5 WINTHROP RD..... \$615,000

B: Lisa Tassone
S: Michael J Kenney & Jill Kenney
Vol/Page: 1182/108, Date: 08/22/24, Warranty
Use: 4 Bdrm Colonial, Lot: 41382sf
Prior Sale: \$490,000 (08/14)

► MORTGAGES

97 CHESTNUT ST U:A..... \$160,000

John T Anderson+ from Newtown Savings Bank

4 JENNIFERS WAY \$600,000

Amy Crumb+ from Union Savings Bank

95 NASHVILLE RD \$102,000

Lillian Rosario+ from Equity Based Loan LLC

35 SOUTH ST \$334,000

Infinity Hld LLC+ from Cross Country Mortgage Inc

105 WALNUT HILL RD..... \$220,000

Marlene R Tendler RET+ from Union Savings Bank

5 WESTVIEW DR..... \$105,140

Craig Demo+ from Figure Lending LCC

12 WINE SAP RUN..... \$100,000

Jeanette Martinez+ from American Airlines Federal

BRIDGEPORT

TOWN CLERK:CHARLIE L. STALLWORTH

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	301	270
Median Price	\$311,000	\$356,000

► REAL ESTATE SALES

51 CARVER ST \$250,000

B: Samantha A Ricketts
S: Patricia H Kerr
Vol/Page: 11245/154, Date: 08/19/24, Warranty
Use: 3 Bdrm Duplex, Lot: 2820sf

369 CLEVELAND AVE..... \$350,000

B: Abel P Guerrero
S: Linda R Smith, Tr for Sorrentino T
Vol/Page: 11245/247, Date: 08/19/24, Trustee
Use: 2 Bdrm Cape Cod, Lot: 4978sf
Prior Sale: \$152,750 (02/02)

266 COURT D..... \$50,000

B: Vineta Bryan & Lascelle Bryan
S: Sandra A Arnold
Vol/Page: 11245/268, Date: 08/19/24, Warranty

357 PEARL ST \$700,000

B: Esz Realty LLC
S: Ctrealty 10 LLC
Vol/Page: 11245/121, Date: 08/19/24, Warranty
Use: Apartment Building, Lot: 3432sf
Prior Sale: \$240,000 (09/04)

178 SUMMERFIELD AVE..... \$588,000

B: Thomas Barksdale & Yanira H Quezada
S: James Housey
Vol/Page: 11245/185, Date: 08/19/24, Warranty

180 SUMMERFIELD AVE..... \$588,000

B: Thomas Barksdale & Yanira H Quezada
S: James Housey
Vol/Page: 11245/185, Date: 08/19/24, Warranty

► MORTGAGES

149 ASHTON ST..... \$357,500

Jijr Re Holdings LLC+ from Loan Funder LLC

171 ASHTON ST..... \$357,500

Jijr Re Holdings LLC+ from Loan Funder LLC

272-274 CARROLL AVE \$400,000

Woodridge Group LLC+ from Broadview Capital LLC

276-278 CARROLL AVE \$400,000

Woodridge Group LLC+ from Broadview Capital LLC

428-430 CARROLL AVE \$150,000

David Batista+ from LoanDepot.Com LLC

106 EVERGREEN ST \$330,000

New Wave Holdings LLC+ from RCN Capital LLC

74 FLEET ST \$292,000

Clever L Sanchez+ from First National Bank

77 HILLCREST RD \$325,600

Kevin Mulgrave+ from LoanDepot.Com LLC

530 JANE ST..... \$138,750

Efosa Group LLC+ from CI Fund3 Llc

JEWETT AVE..... \$25,000

Harun Bangi+ from Connecticut Housing Finance Auth

662 JEWETT AVE..... \$391,737

Harun Bangi+ from CMG Mortgage Inc

26 LEWIS PL \$9,815

Katina Green+ from USA Housing and Urban Developme

249 LYNNE PL \$367,482

Pauline O Rafalko+ from Total Mortgage Services

249 LYNNE PL \$25,000

Pauline O Rafalko+ from Connecticut Housing Financ

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

680 N RIDGEFIELD AVE \$206,500

Carlos Delaguila-Aragusuk+ from CMG Mortgage Inc

1745 NORMAN ST EXT \$14,174

Anita N Gillette+ from USA Housing and Urban Devel

49-51 ORANGE ST..... \$352,500

New Wave Holdings LLC+ from RCN Capital LLC

3774 PARK AVE.....	\$357,500
Jijr Re Holdings LLC+ from Loan Funder LLC	
3784 PARK AVE.....	\$357,500
Jijr Re Holdings LLC+ from Loan Funder LLC	
276 QUEEN ST.....	\$40,000
Francis A Dasilva+ from Sikorsky Financial Credit	
349 QUEEN ST.....	\$382,936
Andrea Williams-McClarty+ from Rocket Mortgage	
ROBIN ST.....	\$25,000
Yafreisi Olivo-Arredondo+ from Connecticut Housing	
77 ROBIN ST.....	\$382,500
Yafreisi Olivo-Arredondo+ from First World Mortgag	
25 TULLY CIR.....	\$5,606
Luis Mercado+ from USA Housing and Urban Developme	
635 WATERVIEW AVE U:635.....	\$3,539,009
Crecent Crossings 1c LLC+ from Hsng Auth Of The Ci	
79-81 WEBER AVE.....	\$315,000
New Wave Holdings LLC+ from RCN Capital LLC	
222-226 WELLS ST.....	\$412,500
Catalina A Zuniga-Pacheco+ from A&c Mortgage Lic	
109-111 WORDIN AVE.....	\$301,000
Robert J Pinckney+ from Freedom Mortgage Corp	
7-9 YARRINGTON CT.....	\$388,500
Samar Associates Inc+ from Hometown Equity Mtg	

BROOKFIELD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	66	90
Median Price	\$501,200	\$633,750

► REAL ESTATE SALES

1 ARAMON CIR.....	\$616,000
B: Daniel Santora & Stephanie Santora	
S: John D Muller & Kathleen J Harlin	
Vol/Page: 833/1, Date: 08/22/24, Warranty	
Mtg: Cross Country Mtg Inc \$462,000	
Use: 3 Bdrm Ranch, Lot: 47917sf	
Prior Sale: \$272,000 (10/98)	
19 BLACKWOOD RD.....	\$522,450
B: Jessica Valverde & Luis R Lopez	
S: Judith S Warner	
Vol/Page: 832/939, Date: 08/20/24, Warranty	
Mtg: Savings Bk of Danbury \$392,450	
Use: 3 Bdrm Split Level, Lot: 41818sf	
Prior Sale: \$164,500 (12/93)	
4 BROADVIEW RD.....	\$80,000
B: Nicholas Rienzi	
S: Gama Dev Inc	
Vol/Page: 833/20, Date: 08/23/24, Warranty	
Use: Residential Open Land, Lot: 41382sf	
1 EDWARDS DR.....	\$525,000
B: Linda Schlesiona	
S: 1edwards LLC	
Vol/Page: 833/46, Date: 08/23/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 20473sf	
Prior Sale: \$170,000 (04/24)	
304 FEDERAL RD U:115.....	\$40,000
B: Innerglow Acupunct & Well	
S: Atr Mgmt LLC	
Vol/Page: 832/930, Date: 08/20/24, Warranty	
Use: Office Condo Unit	

24 MERWIN BROOK RD.....	\$615,000
B: Suniel N Vaswani & Karal Kharawla	
S: Catherine Castro & John M Rico Florez	
Vol/Page: 832/883, Date: 08/19/24, Warranty	
Mtg: United Wholesale Mtg \$584,250	
Use: 3 Bdrm Cape Cod, Lot: 149672sf	
Prior Sale: \$545,000 (07/23)	
9 OAK CREST DR.....	\$545,000
B: Willy Grullon Gomez & Michelle Grullon	
S: Maria Mosa	
Vol/Page: 833/24, Date: 08/23/24, Warranty	
Mtg: Union Savings Bank \$365,000	
Use: 2-Family Colonial, Lot: 40511sf	
Prior Sale: \$400,000 (07/20)	
126 STONY HILL RD.....	\$35,501
B: Equity T Co	
S: Wells Fargo Bk Na	
Vol/Page: 832/966, Date: 08/21/24, Warranty	
Use: Residential Open Land, Lot: 52708sf	

► MORTGAGES

32 ACORN LN U:32.....	\$60,000
Anita G Carulli+ from Amerisave Mortgage Corporati	
3 JEFFREY LN.....	\$175,000
Kevin R Freitag+ from Union Savings Bank	
7 MOUNTAIN VIEW DR.....	\$296,743
Andrea L Mccurry+ from United Wholesale Mortgage	

DANBURY

TOWN CLERK:LAURIE ESPOSITO
155 Deer Hill Ave, Danbury, CT, 06811
Phone:203-797-4531

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	185	179
Median Price	\$428,000	\$460,000

► REAL ESTATE SALES

20 APPLE BLOSSOM LN.....	\$400,000
B: Juan C Berrezueta	
S: Anthony F Vitti & Joanne Vitti	
Vol/Page: 2698/754, Date: 08/19/24, Warranty	
Mtg: Quontic Bank \$320,000	
Use: 3 Bdrm Ranch, Lot: 7841sf	
1505 BRADFORD DR U:1505.....	\$520,000
B: Janice L Newman	
S: Patricia Wolyniec, Tr for Mohr Lt	
Vol/Page: 2698/1116, Date: 08/21/24, Trustee	
Use: 3 Bdrm Condo	
Prior Sale: \$359,900 (04/03)	
11 CEDAR ST.....	\$350,000
B: Edwin Caban	
S: George B Repko	
Vol/Page: 2698/1027, Date: 08/21/24, Warranty	
Mtg: M&T Bank NA \$249,000	
Use: 3 Bdrm Ranch, Lot: 32670sf	
11 CORNER POND CT.....	\$850,000
B: Frederick Baumer & Shelby Baumer	
S: Pondview Development LLC	
Vol/Page: 2698/824, Date: 08/19/24, Warranty	
Mtg: Union Savings Bank \$550,000	
Use: 4 Bdrm Colonial, Lot: 95396sf	

7 DEAN ST U:3-301.....	\$295,000
B: David Amaya & Thais Flores	
S: Todd J Tabacco	
Vol/Page: 2698/991, Date: 08/21/24, Warranty	
Mtg: Citibank Na \$236,000	
Use: 2 Bdrm Condo	
Prior Sale: \$185,000 (07/03)	
22 DEPALMA LN.....	\$679,000
B: Theodore Washington	
S: Good Fish LLC	
Vol/Page: 2698/799, Date: 08/19/24, Warranty	
Mtg: Cross Country Mtg Inc \$543,200	
39 DRIFTWAY RD.....	\$620,000
B: Jade Ferreira & Taylor Bell	
S: John P Murphy, Tr for Mary E Murphy RET	
Vol/Page: 2698/712, Date: 08/19/24, Trustee	
Use: 5 Bdrm Colonial, Lot: 44431sf	
22 MAIN ST U:3-21.....	\$350,000
B: Ramon A Perez & Arleny Paulino	
S: Murthy V Mamidanna & Aruna Mamidanna	
Vol/Page: 2698/774, Date: 08/19/24, Warranty	
Mtg: Union Savings Bank \$314,000	
Use: 2 Bdrm Condo	
Prior Sale: \$272,000 (08/04)	
43 OLYMPIC DR.....	\$575,000
B: Michael Tocci & Xiao Y Ma	
S: David Teich	
Vol/Page: 2698/1130, Date: 08/21/24, Warranty	
Use: 4 Bdrm Contemporary, Lot: 47480sf	
Prior Sale: \$575,000 (08/22)	
7 PADANARAM RD U:190.....	\$190,000
B: Griha Ventures LLC	
S: Manoj Maddipatla	
Vol/Page: 2698/1092, Date: 08/21/24, Warranty	
Mtg: Citadel Servicing \$133,000	
Use: 1 Bdrm Condo	
Prior Sale: \$112,000 (12/21)	
81 PARK AVE U:1708.....	\$355,000
B: Lourdes Genao & Gavino Ciriaco	
S: Eileen Sapan	
Vol/Page: 2698/966, Date: 08/20/24, Warranty	
Use: Condo	
95 PARK AVE U:1708.....	\$355,000
B: Lourdes Genao & Gavino Ciriaco	
S: Eileen Sapan	
Vol/Page: 2698/966, Date: 08/20/24, Warranty	
Use: Condo	
6 SAGE RD.....	\$300,000
B: Marlene R Tendler	
S: Samuel Vintimilla & Maria M Nieves	
Vol/Page: 2698/819, Date: 08/19/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 11761sf	
Prior Sale: \$220,000 (05/24)	
151 SHELTER ROCK RD U:32.....	\$318,000
B: Jack Grace & Rebecca Grace	
S: William C Rajotte	
Vol/Page: 2699/3, Date: 08/22/24, Warranty	
Mtg: Total Mtg Svcs \$315,643	
Use: 2 Bdrm Condo	
Prior Sale: \$285,000 (06/23)	
1708 VILLAGE SQ U:24.....	\$355,000
B: Lourdes Genao & Gavino Ciriaco	
S: Eileen Sapan	
Vol/Page: 2698/966, Date: 08/20/24, Warranty	
Use: Condo	

26 WARRINGTON ROUND U:26	\$515,000
B: Rajat Sarup	
S: Liza Zarifi	
Vol/Page: 2698/720, Date: 08/19/24, Warranty	
Mtg: Union Savings Bank \$489,250	
Use: 2 Bdrm Condo	
Prior Sale: \$480,000 (08/22)	
178 WARRINGTON ROUND U:178	\$525,000
B: Filomena Desimini	
S: Carmine Rositano & Josephine Rositano	
Vol/Page: 2698/946, Date: 08/20/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$385,000 (09/20)	

► MORTGAGES

21 40 ACRE MOUNTAIN RD	\$175,000
Carolyn Thibodeau+ from Filo Mortgage LLC	
5 ABBOTT ST U:2	\$300,000
Dsb Building Dev LLC+ from Kiavi Funding Incorpora	
7 CANDLEWOOD DR	\$70,000
Daniel S Hammer+ from Discover Bank	
11 CEDAR ST	\$83,000
Edwin Caban+ from Housing Development Fund Inc	
7 DEAN ST U:3-301	\$70,000
David Amaya+ from Housing Development Fund Inc	
64 FRANKLIN ST	\$103,140
Franklin Alvarez+ from Loan Store Inc	
HAYESTOWN RD	\$25,000
Edwin Caban+ from Connecticut Housing Finance Auth	
25 HIGHLAND AVE	\$49,546
Kevin K Randall+ from Amerisave Mortgage Corporati	
3 MARBIL RD	\$75,000
Jean Oneill+ from Webster Bank	
81-95 PARK AVE U:109	\$319,500
Gavino Ciriaco+ from United Wholesale Mortgage	
307 SIENNA DR U:307	\$150,000
Lauren Dandrea+ from Waterbury Teachers Federal Cr	
41 TAMARACK AVE U:111	\$48,200
Traci D Barry+ from Newtown Savings Bank	

DARIEN

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	85
Median Price	\$1,767,500	\$1,906,000

► REAL ESTATE SALES

33 CHRISTIE HILL RD	\$1,608,147
B: Bradford Forkner & Emily Weichert	
S: Gordon Baird	
Vol/Page: 1766/458, Date: 08/19/24, Warranty	
Mtg: US Bank NA \$1,286,517	
Use: 4 Bdrm Colonial, Lot: 18731sf	
Prior Sale: \$935,000 (01/03)	
49 HECKER AVE	\$655,000
B: Meghan Vitti & Philip Lippard	
S: Andrea Piselli & Jessica R Gonzalez	
Vol/Page: 1766/582, Date: 08/21/24, Warranty	
Mtg: Norwich Commercial Grp \$589,500	
Use: 4 Bdrm Old Style, Lot: 10019sf	

6 OAK CRST	\$2,050,000
B: Colby C Howard & Marisa F Howard	
S: Bryn Mawr, Tr for Clb T	
Vol/Page: 1766/491, Date: 08/19/24, Trustee	
Mtg: Citizens Bank \$1,640,000	
Use: 3 Bdrm Cape Cod, Lot: 7841sf	
Prior Sale: \$1,350,000 (06/20)	

11 W ELM ST	\$1,350,000
B: Alister P Neville & Mary K Martin	
S: Brady Arlene H Est & John J Brady 3rd	
Vol/Page: 1766/442, Date: 08/19/24, Executor	
Mtg: Homestead Fund Corp \$1,000,000	
Use: 4 Bdrm Cape Cod, Lot: 17424sf	

NO STREET GIVEN	\$2,675,000
B: Kathleen Y Shurr	
S: Craig W Burns & Susanna T Burns	
Vol/Page: 1766/537, Date: 08/20/24, Warranty	

► MORTGAGES

60 BLUEBERRY LN	\$2,566,537
Stephen Grambling+ from TD Bank NA	
1740 BOSTON POST RD	\$100,000
Felipe Serpa+ from Spring EQ LLC	
23 FAIRMEAD RD	\$1,240,000
Dylan Falvey+ from Wells Fargo Bank NA	
46 FITCH AVE	\$100,000
John F Hough+ from M&T Bank NA	
322 NOROTON AVE	\$200,000
Christina M Casagrande+ from M&T Bank NA	

EASTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	46
Median Price	\$840,000	\$950,000

► REAL ESTATE SALES

97 BURROUGHS RD	\$940,000
B: Shahina Jain & Zachariah D Root	
S: Julie Gurney	
Vol/Page: 709/270, Date: 08/20/24, Warranty	
Mtg: AFC Mortgage Grp LLC \$752,000	
Use: 3 Bdrm Dutch Colonial, Lot: 131116sf	
Prior Sale: \$585,000 (12/13)	
20 KNOLLCREST RD	\$910,000
B: Barrett Fisher & Laura Fisher	
S: Mark Bass	
Vol/Page: 709/283, Date: 08/20/24, Warranty	
Mtg: M&T Bank NA \$450,000	
Use: 5 Bdrm Colonial, Lot: 172933sf	
Prior Sale: \$825,000 (12/14)	

► MORTGAGES

20 KNOLLCREST RD	\$200,000
Barrett Fisher+ from M&T Bank NA	

FAIRFIELD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	303	315
Median Price	\$800,000	\$899,000

► REAL ESTATE SALES

79 ADELAIDE ST	\$424,950
B: Oscar Assie & Ina Assie	
S: Equity Vent Grp LLC	
Vol/Page: 6534/231, Date: 08/22/24, Warranty	
Mtg: Cross Country Mtg Inc \$339,960	
Use: 3 Bdrm Bngl/Cottage, Lot: 5000sf	
Prior Sale: \$270,000 (12/23)	
92 ANN ST	\$1,200,000
B: Glenn Zorpette	
S: Daryn D Moffa & Carmine V Moffa	
Vol/Page: 6533/288, Date: 08/21/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 5000sf	
Prior Sale: \$737,500 (07/16)	
257 BENNETT ST	\$559,000
B: Nancy Hymovitz & Joseph Hymovitz	
S: George Kastanaras	
Vol/Page: 6533/221, Date: 08/20/24, Warranty	
Mtg: US Bank NA \$503,100	
Use: 3 Bdrm Ranch, Lot: 5000sf	
Prior Sale: \$342,000 (11/13)	
258 BENNETT ST	\$207,500
B: Jlc's Hldg LLC	
S: Michelle Gurner	
Vol/Page: 6534/49, Date: 08/21/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 5500sf	
Prior Sale: \$193,500 (09/87)	
258 BENNETT ST	\$207,500
B: Jlc's Hldg LLC	
S: Andrew E White, Tr for Allen E White Testamentar	
Vol/Page: 6534/52, Date: 08/21/24, Trustee	
Mtg: Secure Capital Group \$400,000	
Use: 3 Bdrm Cape Cod, Lot: 5500sf	
Prior Sale: \$207,500 (08/24)	
71 BENSON PL	\$2,275,000
B: Marjorie Klasko & H R Klasko	
S: Beachside Estates LLC	
Vol/Page: 6534/274, Date: 08/23/24, Warranty	
Use: 5 Bdrm, Lot: 9450sf	
718 BURR ST	\$2,374,000
B: Douglas Olcott, Tr for Douglas Molcott RET	
S: Michael F Mitri & Karen D Mitri	
Vol/Page: 6534/307, Date: 08/23/24, Warranty	
Use: 5 Bdrm Cape Cod, Lot: 91912sf	
Prior Sale: \$1,400,000 (09/14)	
55 EDGE HILL CT U:55	\$408,000
B: Kristin L Royce	
S: Joseph Milici	
Vol/Page: 6533/63, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$367,200	
Use: 2 Bdrm Condo	
Prior Sale: \$337,000 (10/21)	

998 FAIRFIELD BEACH RD.....	\$1,627,000
B: Michael Simmon-Pappadakos & Jennifer Budner S: John J Mulligan Vol/Page: 6533/83, Date: 08/19/24, Warranty Mtg: Movement Mtg LLC \$1,464,300 Use: 4 Bdrm Colonial, Lot: 15019sf Prior Sale: \$1,400,000 (06/11)	
159 FOREST AVE.....	\$989,000
B: Robert Horvath S: Tri-State Bus Vent Iii LL Vol/Page: 6533/139, Date: 08/19/24, Warranty Mtg: M&T Bank NA \$741,750 Use: Apartment Bldg - 4-8 Units, Lot: 8640sf Prior Sale: \$795,000 (10/21)	
390 HALF MILE RD.....	\$1,305,000
B: Mary E Macdonald & Riley J Macdonald S: F D Ratcliffe Vol/Page: 6533/217, Date: 08/20/24, Warranty Use: 5 Bdrm Colonial, Lot: 53579sf Prior Sale: \$490,000 (07/95)	
51 HENDERSON RD.....	\$450,000
B: 51 Henderson Rd LLC S: John B Curran & David E Curran Vol/Page: 6534/202, Date: 08/22/24, Warranty Use: 3 Bdrm Colonial, Lot: 7500sf Prior Sale: \$93,000 (12/88)	
1977 KINGS HWY.....	\$725,000
B: Richard A Barnett S: Michael E Smith & Andrea N Smith Vol/Page: 6533/335, Date: 08/21/24, Warranty Mtg: Guaranteed Rate Inc \$652,500 Use: 2-Family Family Flat, Lot: 10025sf Prior Sale: \$190,000 (03/99)	
197 MAILANDS RD.....	\$1,599,000
B: Tarang Desai & Swaroopa S Vaidya S: Nicole K Zeller, Tr for Nicole Karen Zeller RET Vol/Page: 6533/250, Date: 08/20/24, Trustee Mtg: Total Mtg Svcs \$1,279,200 Use: 4 Bdrm Colonial, Lot: 9534sf Prior Sale: \$1,130,000 (01/06)	
612 OLD STRATFIELD RD.....	\$532,000
B: Juan Mata & Jhonatan Alfaro S: Bruce R Barker & Cynthia C Barker Vol/Page: 6534/206, Date: 08/22/24, Warranty Mtg: Guaranteed Rate Inc \$425,600 Use: 2-Family Family Flat, Lot: 6120sf Prior Sale: \$140,000 (06/92)	
141 SOUTHPORT TER.....	\$2,750,000
B: Robert Donofrio & Megan Donofrio S: Martha Zuckman Vol/Page: 6534/250, Date: 08/23/24, Warranty Mtg: Webster Bank \$750,000 Use: 5 Bdrm Colonial, Lot: 43948sf	
SOUTHWOOD RD.....	\$1,200,000
B: Kevin Brady S: David Macintyre & Claire Macintyre Vol/Page: 6534/108, Date: 08/21/24, Warranty	
54 STERLING ST.....	\$375,000
B: J&b Sons Home Improve LLC S: Csaba Csati Vol/Page: 6533/305, Date: 08/21/24, Warranty Mtg: ABL Res Credit Ac \$460,000 Use: 2 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$333,000 (05/05)	

30 YOUNGSTOWN RD.....	\$889,000
B: Charles Keinath & Christine Keinath S: Sean P Hall & Eileen Garvey Vol/Page: 6533/112, Date: 08/19/24, Warranty Mtg: LoanDepot.Com \$711,200 Use: 3 Bdrm Conventional, Lot: 10560sf Prior Sale: \$509,000 (09/17)	

► MORTGAGES

1780 BRONSON RD.....	\$840,000
Carly Sousa+ from Morgan Stanley Private Bank	
147 DAVIS RD.....	\$60,000
Nancy Farrell+ from Bank of America NA	
87 EDGEWOOD PL U:7.....	\$198,000
Susan Napolitano+ from Primelending	
87 EDGEWOOD PL U:9.....	\$198,000
Susan Napolitano+ from Primelending	
65 FERN ST.....	\$570,000
Christopher Rogers+ from Prosperity Home Mortgage	
909 KINGS HWY W.....	\$52,645
Richard Pinto+ from Figure Lending LCC	
159 LALLEY BLVD.....	\$100,000
Jeffrey Agne+ from Bank of America NA	
165 LARKSPUR RD.....	\$100,000
Jason Parrish+ from Bank of America NA	
51 MARGEMERE DR.....	\$250,000
Peter F Roper Jr+ from Sikorsky Financial Credit U	
111 MIDDLEBROOK DR.....	\$280,000
James S Lindwall+ from Union Savings Bank	
25 MOODY AVE.....	\$130,000
Vladimir Kuzmenok+ from Discover Bank	
111 OLD POST RD.....	\$90,000
Giulia N Tetreau+ from Sikorsky Financial Credit U	
145 RIDGEVIEW AVE.....	\$375,000
Richard B Kearney+ from Key Bank N.A.	
135 SOUTHWOOD RD.....	\$1,080,000
Kevin P Brady+ from US Bank NA	
157 TOILSOME HILL RD.....	\$249,999
James Hendershot+ from Spring EQ LLC	

GREENWICH

TOWN CLERK: JACQUELINE A BUDKINS
101 Field Point Rd, Greenwich, CT, 06831
Phone: 203-622-7897

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	178	245
Median Price	\$2,351,000	\$2,395,000

► REAL ESTATE SALES

65 CAMBRIDGE DR.....	\$1,100,000
B: Susil K Subudhi & Dipali J Gujarathi S: Vito P Dicario & Peter G Dicario Vol/Page: 8355/17, Date: 08/21/24, Warranty Mtg: Prosperity Home Mtg \$766,500 Use: 4 Bdrm Raised Ranch, Lot: 8712sf	
9 CAPALBO PL.....	\$525,000
B: Wys Trading Corp S: Richard R Capalbo Vol/Page: 8354/138, Date: 08/19/24, Warranty Use: Residential Developable Land, Lot: 8276sf	

14 DUNWOODIE PL.....	\$4,250,000
B: Brian Schiro & Natalie S Schiro S: Steven Decicco, Tr for Steven Decicco T Vol/Page: 8354/78, Date: 08/19/24, Trustee Mtg: Bank of America NA \$1,600,000 Use: 5 Bdrm Colonial, Lot: 91476sf Prior Sale: \$2,700,000 (04/08)	
EDGEWOOD DR.....	\$9,000,000
B: Ldd Properties LLC S: Joseph Jacobs & Patrice Jacobs Vol/Page: 8354/217, Date: 08/20/24, Warranty	
46 FRANCIS LN.....	\$1,000,000
B: Daniel Rosenzweig & Rachel Rosenzweig S: Jane M Wetmore & John K Wetmore Vol/Page: 8354/256, Date: 08/20/24, Warranty Mtg: JPMorgan Chase Bank \$800,000 Use: 4 Bdrm Colonial, Lot: 6534sf Prior Sale: \$246,000 (10/92)	
48 GLENVILLE RD.....	\$2,800,000
B: Allison C Spivak & Domonkos Koltai S: Alejandro Bernal Vol/Page: 8354/108, Date: 08/19/24, Warranty Mtg: Newrez LLC \$765,000 Use: 4 Bdrm Cape Cod, Lot: 38768sf Prior Sale: \$1,824,500 (06/15)	
2 HOMESTEAD LN U:109.....	\$375,000
B: Alexandru Gheorghe S: Jonathan C Caviola Vol/Page: 8353/244, Date: 08/19/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$435,900 (05/06)	
7 HOOVER RD.....	\$1,175,000
B: Trupti Awati S: Yu Wang & Yanling Zhao Vol/Page: 8354/55, Date: 08/19/24, Warranty Mtg: TD Bank NA \$881,250 Use: 2 Bdrm Cape Cod, Lot: 7841sf Prior Sale: \$838,000 (05/21)	
27 KIRBY ST.....	\$851,000
B: Seamus Galvin & Kathleen Galvin S: Joanne C Hatch Vol/Page: 8354/291, Date: 08/20/24, Warranty Mtg: Tomo Mortgage Llc \$210,000 Use: 3 Bdrm Conventional, Lot: 5227sf	
LAKE AVE.....	\$4,125,000
B: Wilkat LLC S: Jordan Saper Vol/Page: 8355/1, Date: 08/21/24, Warranty	
2 LINDEN PL.....	\$1,510,000
B: Michael P Tewksbury & Margaret K Tewksbury S: Flanagan Maureen Est & Matthew Acocella Vol/Page: 8353/338, Date: 08/19/24, Executor Mtg: Guaranteed Rate Affin \$1,208,000 Use: 5 Bdrm Cape Cod, Lot: 11761sf Prior Sale: \$415,000 (04/98)	
9 MORGAN AVE.....	\$1,100,000
B: Leigh W Smith & Stela R Martello S: Robert J Augustine Vol/Page: 8354/226, Date: 08/20/24, Warranty Mtg: Union Savings Bank \$880,000 Use: 2-Family Two Family, Lot: 10019sf	

29 OLD KINGS HWY	\$1,020,000
B: Ryan Rembaum	
S: Catherine Illescas	
Vol/Page: 8355/38, Date: 08/21/24, Warranty	
Mtg: Liberty Bk \$766,560	
Use: 4 Bdrm Split Level, Lot: 11326sf	
Prior Sale: \$495,000 (06/01)	
45 ORCHARD PL U:E	\$2,010,000
B: Ammar F Murad & Nehla A Murad	
S: Theresa Olguin	
Vol/Page: 8355/160, Date: 08/22/24, Warranty	
Mtg: Guaranteed Rate Affin \$1,383,750	
Use: 3 Bdrm Condo	
Prior Sale: \$1,300,000 (06/14)	
5 PILGRIM DR	\$1,100,000
B: Victor Colin-Colin & Minerva Dominguez	
S: Rodolfo B Abanto & Debra P Abanto	
Vol/Page: 8354/180, Date: 08/19/24, Warranty	
Mtg: First Natl Bk \$865,000	
Use: 3 Bdrm Cape Cod, Lot: 19602sf	
Prior Sale: \$375,000 (04/00)	
5 RAINBOW DR	\$1,730,000
B: Jamie Darnow & Theresa Darnow	
S: Thomas J Mcloughlin, Tr for Mcloughlin Ft	
Vol/Page: 8354/176, Date: 08/19/24, Trustee	
Use: 4 Bdrm Colonial, Lot: 13504sf	
1 SACHEM LN	\$1,500,000
B: Mark Fonseca & Amy Roland	
S: William J Decooman Jr & Julie N Decooman	
Vol/Page: 8353/311, Date: 08/19/24, Warranty	
Mtg: Citibank Na \$1,050,000	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$1,117,500 (12/04)	
189 SOUND BEACH AVE	\$1,700,000
B: Ap Realty Associates LLC	
S: 89 Sound Beach Ave LLC	
Vol/Page: 8354/285, Date: 08/20/24, Warranty	
Use: Mixed Use-Prim Comm & Resd, Lot: 6098sf	
Prior Sale: \$157,000 (10/93)	
410 SOUND BEACH AVE	\$4,200,000
B: Stacy R Levine	
S: Jamie Darnow & Theresa Darnow	
Vol/Page: 8354/178, Date: 08/19/24, Warranty	
Use: 5 Bdrm Colonial, Lot: 12197sf	
Prior Sale: \$2,300,000 (06/04)	
477 STANWICH RD	\$1,400,000
B: 477 Stanwich Rd LLC	
S: RETained Realty Inc	
Vol/Page: 8354/143, Date: 08/19/24, Quit Claim	
Mtg: Loan Funder LLC \$1,367,500	
Use: 4 Bdrm Colonial, Lot: 186437sf	
630 STEAMBOAT RD U:3C	\$1,700,000
B: Marvin Berenblum	
S: Elizabeth G Condon & John I Condon Jr	
Vol/Page: 8355/11, Date: 08/21/24, Quit Claim	
Use: Condo	
50 SUMNER RD	\$5,070,000
B: Samuel Blaney & Louise Blaney	
S: Mayank Chamadia & Aarti Sanan	
Vol/Page: 8355/77, Date: 08/21/24, Warranty	
Use: Residential-Multiple Bldgs, Lot: 244372sf	
Prior Sale: \$4,600,000 (11/21)	

NO STREET GIVEN	\$4,050,000
B: Steven Decicco, Tr for Steven Decicco Of T	
S: Ccs Operations LLC	
Vol/Page: 8355/4, Date: 08/21/24, Warranty	

► MORTGAGES

4 CLARK ST	\$175,000
Phyllis S Rembaum+ from Webster Bank	
49 CUTLER RD	\$3,990,000
Jason Rizzo Rei-Greenwic+ from Chelsea Groton Ban	
8 DANDY DR	\$346,000
Allan B Ruchman+ from Webster Bank	
15 DEEPWOODS LN	\$249,999
Miyuki S Mcdonagh+ from Spring EQ LLC	
81 INDIAN FIELD RD	\$250,000
Alla Markova+ from Citizens Bank	
57 LOCUST ST	\$3,999,003
Dream Hm Custom Bldrs LLC+ from Tvc Funding Vi Llc	
59 LOCUST ST	\$3,998,750
Dream Hm Custom Bldrs LLC+ from Tvc Funding Vi Llc	
154 NORTH ST	\$350,000
Emily Glatzer+ from Citizens Bank	
150 PORCHUCK RD	\$350,000
Christine Zibilligh+ from Bank of America NA	
95 RICHMOND HILL RD	\$4,320,000
Verdon Realty LLC+ from Morgan Stanley Private Ban	
291 ROUND HILL RD	\$395,000
Sangioon Lim+ from Better Mortgage Corp	

MONROE

TOWN CLERK:VIDA V. STONE

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	77
Median Price	\$535,000	\$589,000

► REAL ESTATE SALES

30 BOOT SHOP LN	\$705,000
B: Jesse M Granado 3rd & Katie A Granado	
S: Frank Ferrigno Jr & Loretta Ferrigno	
Vol/Page: 2227/419, Date: 08/20/24, Warranty	
Mtg: Sirva Mortgage \$505,000	
Use: 3 Bdrm Raised Ranch, Lot: 45302sf	
Prior Sale: \$204,000 (11/94)	
18 CASCADE CIR U:18	\$425,000
B: Doina Gity	
S: Karin Wynkoop	
Vol/Page: 2227/483, Date: 08/20/24, Warranty	
Mtg: T2 Financial LLC \$120,000	
Use: 2 Bdrm Condo	
Prior Sale: \$185,250 (09/13)	
24 CASCADE CIR U:24	\$300,000
B: Liliia Goshovska	
S: Mark Riccio	
Vol/Page: 2227/635, Date: 08/23/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$175,500 (02/11)	
638 ELM ST	\$414,754
B: Adelio Z Junior & Daniella P Correa	
S: Rcf 2 Acquisition T & Us Bank TNa Tr	
Vol/Page: 2227/392, Date: 08/19/24, Warranty	
Use: 2-Family Ranch, Lot: 43560sf	

33 HIDDEN KNOLLS CIR U:33	\$230,000
B: Michael Lattarulo & Jennifer Fasolino	
S: James D Obryan & Lisa Obryan	
Vol/Page: 2227/414, Date: 08/20/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$168,001 (11/21)	
32 LORRAINE DR	\$560,000
B: Anthony M Caamano & Emely Valdez	
S: Joseph T Garofalo & Antoinette M Garofalo	
Vol/Page: 2227/458, Date: 08/20/24, Warranty	
Mtg: Cardinal Fncl Co LP \$532,000	
Use: 3 Bdrm Colonial, Lot: 41818sf	
23 LOVERS LN	\$570,000
B: Nelson Vargas & Nadine Vargas	
S: Adrian Regueiro	
Vol/Page: 2227/504, Date: 08/20/24, Warranty	
Mtg: Evolve B&T \$471,457	
Use: 2 Bdrm Cape Cod, Lot: 44431sf	
Prior Sale: \$545,000 (12/23)	
101 MAIN ST	\$190,000
B: Luis Carrena	
S: Joseph N Giacobbe Jr & Julie M Giacobbe	
Vol/Page: 2227/527, Date: 08/21/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 10019sf	
Prior Sale: \$165,000 (09/04)	
142 TURKEY ROOST RD	\$450,000
B: Sky Circle LLC	
S: Harold D Horell	
Vol/Page: 2227/536, Date: 08/21/24, Warranty	
Mtg: Commercial Lender LLC \$495,000	
Use: 5 Bdrm Colonial, Lot: 45302sf	
Prior Sale: \$432,500 (09/03)	
47 VERNIA RD	\$495,000
B: Andrew H Mccauley & Michelle L Mccauley	
S: Jodi Lee	
Vol/Page: 2227/442, Date: 08/20/24, Warranty	
Mtg: Union Home Mortgage \$396,000	
Use: 3 Bdrm Colonial, Lot: 27007sf	
Prior Sale: \$90,000 (08/93)	
NO STREET GIVEN	\$100,000
B: John Paul Dev LLC	
S: Gregory R Citrano & Mary Citrano	
Vol/Page: 2227/530, Date: 08/21/24, Warranty	
► MORTGAGES	
18 CASCADE CIR U:18	\$120,000
Doina Gity+ from T2 Financial LLC	
23 CASCADE CIR U:401A2	\$175,000
Liliia Goshovska+ from Self Reliance Federal Credi	
58 CHRISTIANNA DR	\$150,000
Phillip Torre+ from Connex Credit Union	
106 LONGVIEW RD	\$320,400
Torres Inverstment Firm L+ from Kiavi Funding Inco	
198 MEADOWS END RD	\$193,000
Phillip G Wren+ from Citizens Bank	
222 WHEELER RD	\$8,875
Keith C Jackson+ from USA Housing and Urban Develo	
120 WILD HORSE CT	\$228,139
Jorge Solano+ from Figure Lending LCC	

NEW CANAAN

TOWN CLERK:CLAUDIA A WEBER

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	90
Median Price	\$1,797,700	\$2,125,000

► REAL ESTATE SALES

351 CEDAR LN..... \$1,400,000

B: John H Cooper & Lindsay Cooper
S: Nancy S Helle RET & Herbert C Helle RET 4 419
Vol/Page: 1090/971, Date: 08/09/24, Trustee
Mtg: Union Savings Bank \$500,000
Use: 3 Bdrm Ranch, Lot: 81457sf

31 EAST AVE..... \$2,560,000

B: 31 East Ave Nc LLC
S: 31 East Avenue LLC
Vol/Page: 1090/432, Date: 08/01/24, Warranty
Use: Mixed Use-Prim Comm & Resd, Lot: 10890sf
Prior Sale: \$2,050,000 (03/06)

85 HERITAGE HILL RD U:85..... \$693,000

B: Faria Mahmood
S: Carole Buffett
Vol/Page: 1090/690, Date: 08/06/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$220,000 (08/93)

71 HICKOK RD..... \$3,150,000

B: Wea 2021 Holdings LLC & Lauren Lundy
S: Guy W Ross & Christine Ross
Vol/Page: 1090/705, Date: 08/07/24, Warranty
Mtg: JPMorgan Chase Bank \$2,520,000
Use: 5 Bdrm Colonial, Lot: 131551sf
Prior Sale: \$2,300,000 (06/14)

31 MARVIN RIDGE RD..... \$1,200,000

B: Marvin Ridge Colonial LLC
S: Richard A Martimucci
Vol/Page: 1090/439, Date: 08/01/24, Warranty
Use: 4 Bdrm Colonial, Lot: 49658sf

103 MILLPORT AVE..... \$650,000

B: Caitlin E Morley & Harry J Russell
S: Lawrence Molloy
Vol/Page: 1090/906, Date: 08/09/24, Warranty
Mtg: JPMorgan Chase Bank \$585,000
Use: 2 Bdrm Bngl/Cottage, Lot: 6534sf
Prior Sale: \$228,400 (07/93)

110 MILLPORT AVE..... \$720,000

B: Anne E Orr
S: Sarah Hanses
Vol/Page: 1090/768, Date: 08/07/24, Warranty
Mtg: Bank of America NA \$400,000
Use: 2 Bdrm Cape Cod, Lot: 10019sf
Prior Sale: \$600,000 (02/22)

101 PARADE HILL RD..... \$750,000

B: 101 Parade Hill LLC
S: 101 Parade Hill Road LLC
Vol/Page: 1090/658, Date: 08/06/24, Warranty
Mtg: Pinnacle Fnc'l Svc LLC \$675,000
Use: 3 Bdrm Ranch, Lot: 8276sf

24 SAINT JOHNS PL U:6..... \$350,000

B: Timothy Michael Finnican & Marnie Elizabeth Finnigan
S: Sheila B Finnigan
Vol/Page: 1090/823, Date: 08/07/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$238,500 (04/01)

272 W HILLS RD..... \$2,270,000

B: Paul W Suk & Correy Suk
S: Kenneth J Eldred & Paula J Eldred
Vol/Page: 1090/633, Date: 08/06/24, Warranty
Mtg: Guaranteed Rate Affin \$1,570,000
Use: 4 Bdrm Colonial, Lot: 94090sf

► MORTGAGES

9 CECIL PL..... \$1,077,822

Michael D Donnelly+ from JP Morgan Chase Bank

729 LAUREL RD..... \$1,870,000

William E Pierce 3rd+ from M&T Bank NA

492 MAIN ST..... \$750,000

William F Candee+ from Citizens & Farmers Bank

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

Brooke Coby+ from Citizens & Farmers Bank

100 MARSHALL RIDGE RD U:8..... \$1,670,000

Marnie Zaffino+ from JP Morgan Chase Bank

36 MEAD ST U:8..... \$150,000

John F Disturco+ from Union Savings Bank

994 OENOKE RDG..... \$500,000

Ian Dorrington+ from Citibank Na

144 RICHMOND HILL RD..... \$1,280,000

Mark Rizzo+ from US Bank NA

1122 SMITH RIDGE RD..... \$500,000

Christopher W Tamm+ from Hudson Valley Credit Unio

31 THURTON DR..... \$1,455,000

Thomas C Johnson+ from Wells Fargo Bank NA

82 WOODLAND RD..... \$925,000

Dianna Quill+ from M&T Bank NA

NEW FAIRFIELD

TOWN CLERK:HOLLY Z. SMITH

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	85
Median Price	\$500,894	\$530,000

► REAL ESTATE SALES

6 ANSONIA RD..... \$330,000

B: Rony S Barrentos & Mariana J Guzman
S: Ella C Von Helms
Vol/Page: 582/839, Date: 08/20/24, Warranty
Mtg: Key Bank NA \$313,500
Use: 2 Bdrm Ranch, Lot: 8712sf

13 CANDLEWOOD KNOLLS RD..... \$725,000

B: Owen B Christensen & Katherine A Mcshane
S: Louis R Hirshfield & Leila F Larjani
Vol/Page: 582/741, Date: 08/19/24, Warranty
Mtg: JPMorgan Chase Bank \$688,750
Use: 3 Bdrm Colonial, Lot: 5227sf
Prior Sale: \$440,000 (08/08)

25 POSSUM DR..... \$470,000

B: Francis Roman & Clarissa Roman
S: Erin Zangaglia
Vol/Page: 582/868, Date: 08/21/24, Warranty
Use: 3 Bdrm Split Level, Lot: 21780sf
Prior Sale: \$315,000 (12/18)

STATE HWY..... \$337,000

B: Monica Ayala
S: Bucko Theresa Est & Wayne Mccarthy
Vol/Page: 582/884, Date: 08/21/24, Warranty
252 STATE ROUTE 37..... \$219,000
B: Melda Springael
S: Kevin T Morgan
Vol/Page: 582/812, Date: 08/20/24, Warranty
Use: Residential Open Land, Lot: 104544sf

► MORTGAGES

14 BROOK DR..... \$79,000

Elizabeth Neumann+ from Hudson Valley Credit Union

252 CT HIGHWAY 37..... \$766,500

Melda Springael+ from United Wholesale Mortgage

5 FIELDSTONE DR..... \$76,200

Viviana Davila+ from Rocket Mortgage

14 PARADISE CT..... \$354,090

Henry M Avila-Hernandez+ from Absolute Home Mortga

15 YALE DR..... \$40,000

Thomas Krauss+ from Hudson Valley Credit Union

NEWTOWN

TOWN CLERK:DEBBIE AURELIA HALSTEAD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	155	152
Median Price	\$555,000	\$612,450

► REAL ESTATE SALES

8 BLUE SPRUCE DR..... \$449,900

B: Liliana Palma
S: Theodore J Sivertsen Jr & Cheryl Sivertsen
Vol/Page: 1223/1114, Date: 08/21/24, Warranty
Mtg: Fairway Ind Mtg \$404,910
Use: 4 Bdrm Colonial, Lot: 44431sf

833 BROOKSIDE CT U:833..... \$487,000

B: Pamela Ghirardi
S: Rosalie L Rudolf
Vol/Page: 1224/4, Date: 08/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$378,000 (06/18)

3 GREEN KNOLLS LN..... \$515,000

B: Joshua S Post & Margaret S Post
S: Diane Dias
Vol/Page: 1223/1096, Date: 08/21/24, Warranty
Mtg: Savings Bk of Danbury \$412,000
Use: 2 Bdrm Split Level, Lot: 74923sf

108 HALEY LN U:108..... \$528,500

B: John F Klopfenstein
S: George L Trudell 2nd, Tr for Trudell Rosemary A Est
Vol/Page: 1223/1090, Date: 08/20/24, Executor
Use: 2 Bdrm Condo
Prior Sale: \$528,500 (07/24)

129 HUNTINGTOWN RD..... \$2,250,000

B: Jcal Realty LLC
S: Stone Creek Ventures LLC
Vol/Page: 1223/1081, Date: 08/20/24, Warranty
Mtg: Deanne P Calcagnini \$2,500,000
Use: Mixed Use-Prim Res & Agricul, Lot: 1291990sf
Prior Sale: \$1,640,000 (08/21)

53 TAUNTON LAKE RD..... \$675,000
 B: Lisa Gaytan
 S: Leavitt Lawrence E Est & Kim L Slater
 Vol/Page: 1223/1045, Date: 08/19/24, Executor
 Use: 2 Bdrm Ranch, Lot: 31799sf

► MORTGAGES

173 ALPINE DR..... \$413,250
 Michael K Heering+ from Total Mortgage Services
65 AUNT PARK LN..... \$150,000
 Mark J Cummings+ from M&T Bank NA
143 HATTERTOWN RD \$150,000
 Heather M Lemere-Goudy+ from Rocket Mortgage
42 HIGH ROCK RD \$18,009
 Andrew T Madejczyk+ from USA Housing and Urban Dev
25 S MAIN ST \$462,000
 Marilyn T Martinez+ from Rocket Mortgage
10 SWEET MEADOW RD \$263,000
 Michael King+ from PNC Bank

NORWALK

TOWN CLERK: RICHARD A MCQUAID
 125 East Ave Rm102, Norwalk, CT, 06855
 Phone: 203-854-7747

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	266	246
Median Price	\$590,000	\$700,000

► REAL ESTATE SALES

12 COVE AVE..... \$745,000
 B: Dare Housing LLC
 S: 12 Cove Avenue LLC
 Vol/Page: 9770/1, Date: 08/16/24, Warranty
 Mtg: RCN Capital LLC \$736,000
 Use: 3-Family Colonial, Lot: 6098sf
 Prior Sale: \$450,000 (09/04)
41 DEERWOOD MNR..... \$1,175,000
 B: Cheri F Reeve
 S: Decio Da Silva & Jennifer Nascimento
 Vol/Page: 9770/152, Date: 08/16/24, Warranty
 Mtg: Ridgewood Savings Bk \$640,000
 Use: 5 Bdrm Colonial, Lot: 16988sf
 Prior Sale: \$790,000 (11/20)
1 FORDHAM DR..... \$625,000
 B: Jennifer Sigua & Melissa M Sigua
 S: Ya Y Yang
 Vol/Page: 9770/112, Date: 08/16/24, Warranty
 Mtg: Rocket Mortgage LLC \$531,250
 Use: 2-Family Colonial, Lot: 5227sf
 Prior Sale: \$410,000 (04/18)
6 GARNER ST..... \$725,000
 B: 3 L Productions LLC
 S: Robin Ramnath
 Vol/Page: 9769/322, Date: 08/16/24, Warranty
62 GEORGE AVE \$605,000
 B: Madison Savage & Javier Ruano
 S: Carolyn J Mcevoy
 Vol/Page: 9770/75, Date: 08/16/24, Warranty
 Mtg: Sikorsky Fnci CU Inc \$570,000
 Use: 2 Bdrm Cape Cod, Lot: 8276sf
 Prior Sale: \$440,000 (06/09)

44 LEDGEWOOD DR..... \$845,000
 B: Samer Alzubaldi & Ramaz Chamoun
 S: Ryan P Gilbert
 Vol/Page: 9769/222, Date: 08/15/24, Warranty
 Mtg: William Raveis Mtg Co \$676,000
 Use: 3 Bdrm Colonial, Lot: 15682sf
 Prior Sale: \$575,000 (10/20)

18 LEONARD ST \$1,900,000
 B: Tabernacle De Louange Inc
 S: Charles Schemera
 Vol/Page: 9770/201, Date: 08/16/24, Warranty
 Mtg: Charles Schemera \$1,540,000
 Use: Office Bldg-General, Lot: 10019sf
 Prior Sale: \$1,275,000 (11/23)

25 POINT RD \$4,500,000
 B: Jeffrey M Buda & Jessica L Holcott
 S: Trending Up LLC
 Vol/Page: 9770/46, Date: 08/16/24, Warranty
 Mtg: Citizens Bank \$3,000,000
 Use: 5 Bdrm Colonial, Lot: 54886sf
 Prior Sale: \$1,800,000 (10/19)

8 TOWER DR..... \$480,000
 B: Bi D You & Wen S Li
 S: Frank P Ciancio
 Vol/Page: 9769/311, Date: 08/15/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 6970sf
NO STREET GIVEN..... \$435,000
 B: Christine Mangone
 S: Donna I King
 Vol/Page: 9770/20, Date: 08/16/24, Warranty

► MORTGAGES

3 BARNFIELD RD..... \$500,000
 Blythe A Graham-Jones+ from Suffolk Federal Credit
13 CLARMORE DR U:1A..... \$150,000
 Rabih El-Fakhoury+ from Cross Country Mortgage Inc
12 COVE AVE..... \$736,000
 Dare Housing LLC+ from RCN Capital LLC
41 DEERWOOD MNR..... \$640,000
 Cheri F Reeve+ from Ridgewood Savings Bank
18 EDITH LN \$516,400
 Matthew Feldstein+ from Tomo Mortgage Llc
1 FORDHAM DR..... \$531,250
 Melissa M Sigua+ from Rocket Mortgage
62 GEORGE AVE \$570,000
 Javier Ruano+ from Sikorsky Financial Credit Union
7 HAMILTON AVE U:2-2..... \$206,250
 Kristin Grabicki+ from Cross Country Mortgage Inc
34 HIGH ST \$1,155,000
 Kity Group LLC+ from Nqm Funding Llc
17 ISAACS ST..... \$72,102,000
 Wall St Recap Assoc LLC+ from Bank of America NA
17 ISAACS ST..... \$13,600,000
 Wall St Recap Assoc LLC+ from Connecticut State Of
44 LEDGEWOOD DR..... \$676,000
 Samer Alzubaldi+ from William Raveis Mortgage Co
18 LEONARD ST \$1,540,000
25 POINT RD \$3,000,000
 Jeffrey M Buda+ from Citizens Bank
24 SOUNDVIEW AVE \$1,082,700
 Soundview And Cliff LLC+ from Loan Funder LLC
26 TAYLOR AVE..... \$600,000
 26 Taylor LLC+ from Loan Funder LLC
30 VISCONTI ST..... \$484,500
 Dilman A Recinos+ from Union Home Mortgage

61 WALL ST..... \$13,600,000
 Wall St Recap Assoc LLC+ from Connecticut State Of
61 WALL ST..... \$72,102,000
 Wall St Recap Assoc LLC+ from Bank of America NA

REDDING

TOWN CLERK: MICHELE R. GRANDE
 100 Hill Rd, Redding, CT, 06896
 Phone: 203-938-2377

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	47
Median Price	\$780,000	\$857,000

► REAL ESTATE SALES

17 LONG WALL RD..... \$1,100,000
 B: Piotr Kostyk Jr & Amanda Lamattina
 S: Paul A Webel & Eileen S Webel
 Vol/Page: 448/1041, Date: 08/20/24, Warranty
 Mtg: US Bank NA \$990,000
 Use: 4 Bdrm Colonial, Lot: 120226sf
 Prior Sale: \$290,000 (03/01)
663 REDDING RD..... \$895,000
 B: Rawad Koteiche & Rachel Jordan
 S: Anne C McGuire & Ryan E McGuire
 Vol/Page: 448/1071, Date: 08/20/24, Warranty
 Mtg: Newtown Savings Bank \$716,000
 Use: 5 Bdrm Antique, Lot: 120226sf
 Prior Sale: \$390,000 (03/17)
164 UMPAUAUG RD..... \$1,780,000
 B: Michael Kondoleon & Kimberly Kondoleon
 S: Mary A Carman, Tr for Mary Ann Carman RET
 Vol/Page: 448/1012, Date: 08/20/24, Warranty
 Mtg: Citibank Na \$1,335,000
 Use: 4 Bdrm Colonial, Lot: 88862sf
 Prior Sale: \$875,000 (08/03)
► MORTGAGES
30 PEACEABLE ST..... \$111,000
 Ryan S Alcott+ from Sikorsky Financial Credit Union
326 REDDING RD..... \$60,000
 Jennifer H Ellis+ from US Bank NA
586 REDDING RD..... \$382,000
 Christopher Bushey+ from Rocket Mortgage

RIDGEFIELD

TOWN CLERK: WENDY GANNON LIONETTI
 400 Main St, Ridgefield, CT, 06877
 Phone: 203-431-2783

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	111
Median Price	\$902,500	\$975,000

► REAL ESTATE SALES

15 9TH LN..... \$540,000
 B: Jay Levinson & Mara Levinson
 S: Jane J Bradley
 Vol/Page: 1169/1141, Date: 08/20/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 23958sf
 Prior Sale: \$355,000 (10/20)

92 BARRY AVE	\$1,645,000
B: Steven Piacente & Ganeane Piacente S: Robert R Rapp & Constance S Rapp Vol/Page: 1169/1044, Date: 08/19/24, Warranty Mtg: Originpoint Llc \$1,176,360 Use: Residential-Multiple Bldgs, Lot: 69260sf Prior Sale: \$1,650,000 (12/23)	
195 HAVILAND RD	\$1,625,000
B: Castalia Alexander & Gregory Alexander S: Meredith Morgans & Reed Thomas Vol/Page: 1169/1110, Date: 08/19/24, Warranty Use: 4 Bdrm Colonial, Lot: 51836sf Prior Sale: \$1,175,000 (08/13)	
167 HIGH RIDGE AVE	\$799,000
B: Anthony Armstrong & Stacy Gorman S: Richard D Brodsky & Sherri K Brodsky Vol/Page: 1169/1125, Date: 08/20/24, Warranty Mtg: Prosperity Home Mtg \$299,000 Use: 4 Bdrm Cape Cod, Lot: 9148sf Prior Sale: \$475,000 (05/19)	
15 HULL PL	\$1,250,000
B: Tomas Ferrer & Julia M Ferrer S: Frank J Iannotti, Tr for Amelia B Iannotti RET Vol/Page: 1169/1024, Date: 08/19/24, Trustee Mtg: Union Savings Bank \$850,000 Use: 4 Bdrm Colonial, Lot: 112820sf	
4 QUINCE CT U:4	\$355,000
B: Sherri K Brodsky S: Linda F Grant Vol/Page: 1169/1090, Date: 08/19/24, Warranty Mtg: Province Mtg Assoc \$255,000 Use: 1 Bdrm Condo, Lot: 43560sf Prior Sale: \$159,900 (09/02)	
20 SILVER BROOK RD	\$1,475,000
B: Paloka Nicovic S: Cyrille F Kuhn & Carole C Kuhn Vol/Page: 1169/1146, Date: 08/20/24, Warranty Use: 5 Bdrm Colonial, Lot: 43996sf Prior Sale: \$1,085,000 (08/13)	
128 SLEEPY HOLLOW RD	\$725,000
B: Christopher Murray & Nicole Murray S: John A Kaferle Jr & Marcia G Kaferle Vol/Page: 1169/1185, Date: 08/21/24, Warranty Mtg: Wells Fargo Bank \$675,000 Use: 3 Bdrm Contemporary, Lot: 97574sf Prior Sale: \$395,000 (10/90)	
17 TITICUS CT	\$1,710,000
B: Margo Heller & Jed Heller S: John P New & Gina New Vol/Page: 1170/24, Date: 08/22/24, Warranty Mtg: US Bank NA \$1,368,000 Use: 4 Bdrm Gambrel, Lot: 86684sf Prior Sale: \$530,000 (12/89)	

► MORTGAGES

467 NORTH ST	\$500,000
Rebecca L Palmer+ from Webster Bank	
8 OLD MUSKET LN	\$912,000
Mathew Harris+ from Cross Country Mortgage Inc	
381 W MOUNTAIN RD	\$250,000
Henry B Sargent 3rd+ from Union Savings Bank	

SHELTON

TOWN CLERK:MARGARET R. DOMOROD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	168
Median Price	\$445,000	\$514,000

► REAL ESTATE SALES

183 HOWE AVE	\$775,000
B: Holy Brancoveanu Martyrs S: Hope Counseling & Behavior Vol/Page: 4238/1017, Date: 08/23/24, Warranty Use: Religious Property, Lot: 40511sf	
53 MARTINKA DR	\$705,000
B: Stephanie L Sorak S: Frank B Marini Vol/Page: 4238/866, Date: 08/21/24, Warranty Mtg: Mtg Markets CUSO LLC \$505,000 Use: 3 Bdrm Raised Ranch, Lot: 41818sf Prior Sale: \$307,500 (04/19)	
434 NAVAJO LOOP U:434	\$580,000
B: John Ziniak & Christine Ziniak S: Joseph L Zuklie, Tr for Joseph L Zuklie RET Vol/Page: 4238/740, Date: 08/19/24, Trustee Use: 2 Bdrm Condo Prior Sale: \$495,000 (10/04)	
428 OWLS ROOST U:428	\$485,000
B: Robert C Deal & Therese-Ann Deal S: Eric A Wilcoxson & Kaitlyn R Partington Vol/Page: 4238/748, Date: 08/20/24, Warranty Mtg: Prosperity Home Mtg \$242,500 Use: 2 Bdrm Condo Prior Sale: \$262,000 (10/19)	
26 ROLLING BROOK LN	\$700,000
B: James Kakaletis & Lisa A Kakaletis S: Christopher J Lacher & Michelle M Lacher Vol/Page: 4238/787, Date: 08/21/24, Warranty Mtg: Union Home Mortgage \$240,000 Use: 3 Bdrm Colonial, Lot: 50530sf Prior Sale: \$587,500 (06/06)	
335 SHELTON AVE	\$515,000
B: Jeffery Mandeville & Katie Bria S: Zeljka Trivunovic Vol/Page: 4238/849, Date: 08/21/24, Warranty Mtg: Fairway Ind Mtg \$436,000 Use: 3 Bdrm Cape Cod, Lot: 16117sf Prior Sale: \$275,000 (12/12)	
27 SPINDRIFT LN	\$612,500
B: Sanyasi N Pyla & Vineeta Peddinti S: Daybreak Ridge LLC Vol/Page: 4238/820, Date: 08/21/24, Warranty Mtg: US Bank NA \$550,905 Use: Accessory Land Improved	
► MORTGAGES	
27 APPLEWOOD DR	\$60,274
Matthew Burris+ from Figure Lending LCC	
BRIDGEPORT AVE	\$6,520,000
Crown Point Assoc+ from Shc Tbk I Llc	
26 CLOVERDALE AVE	\$60,000
Gerard Murat+ from Webster Bank	

133 HILL ST	\$175,000
Lorenzo N Santagata+ from LoanDepot.Com LLC	
14 LAUREL GLEN DR	\$13,276
Ashley Martin+ from USA Housing and Urban Developm	
48 LONG HILL CROSS RD	\$6,520,000
Crown Point Assoc+ from Shc Tbk I Llc	
45 NEW ST	\$308,000
Paul K Vilca+ from Newtown Savings Bank	
17 RIVENDELL DR U:17	\$275,000
Ellen M Sheehy+ from Total Mortgage Services	
268 WALNUT TREE HILL RD	\$200,000
Eileen M Crutchlow+ from Bank of America NA	
46 WAVERLY TER	\$7,783
Gabriel Hernandez+ from USA Housing and Urban Deve	
69 WIGWAM DR	\$50,000
Jean Petrucelli+ from Manufacturers and Traders Tr	

STAMFORD

TOWN CLERK:LYDA RUIJTER

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	283	317
Median Price	\$760,000	\$856,500

► REAL ESTATE SALES

BRANDYWINE RD	\$850,000
B: Douglas P Cahill & Samantha Schmid-Cahill S: Martin S Clarke Vol/Page: 13378/184, Date: 08/20/24, Warranty	
16 BRIAR BRAE RD	\$1,100,000
B: Joanna Lauture & Jean E Lauture S: Executive Equity Group Inc Vol/Page: 13379/134, Date: 08/21/24, Warranty Mtg: Total Mtg Svcs \$850,000 Use: 5 Bdrm Colonial, Lot: 45738sf Prior Sale: \$766,000 (10/21)	
1 BROAD ST U:15E	\$830,000
B: Angela Bergamini S: Amela Alickovic Vol/Page: 13380/277, Date: 08/23/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$587,500 (12/20)	
21 BUENA VISTA ST	\$925,000
B: Meighan Grady & Aidan Orourke S: Patrick Ryan & Eleanor Ryan Vol/Page: 13380/81, Date: 08/22/24, Warranty Mtg: Mutual Of Omaha Mtg \$693,750 Use: 4 Bdrm Colonial, Lot: 11761sf Prior Sale: \$300,000 (06/87)	
85 CAMP AVE U:12D	\$595,000
B: Alison P Snyder & Ryan D Wittmann S: Pavel Ihnatovich & Yulia Selezneva Vol/Page: 13380/58, Date: 08/22/24, Warranty Mtg: Savings Bk of Danbury \$535,500 Use: 2 Bdrm Condo Prior Sale: \$410,000 (08/14)	
32 COURTLAND AVE U:32-4	\$225,000
B: Linda Vogl S: Matthew Nadel Vol/Page: 13380/98, Date: 08/22/24, Warranty Use: Condo	

85 COURTLAND AVE U:129 **\$405,000**
 B: Cromax L Fermin & Rafael D Jaquez
 S: Catherine G Milke
 Vol/Page: 13377/220, Date: 08/19/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$367,000 (01/05)

160 EDWARD PL **\$1,950,000**
 B: Augusta L Niles
 S: Lukasz Krupa & Heather Krupa
 Vol/Page: 13379/60, Date: 08/21/24, Warranty
 Mtg: Charter Oak Fed Cr Un \$1,300,000
 Use: 4 Bdrm Colonial, Lot: 26136sf
 Prior Sale: \$950,000 (05/20)

46 FERNWOOD DR **\$1,049,000**
 B: Lynsey Surrell & Michael Surrell Jr
 S: Kimberley A Coleman & Derik F Woodbury
 Vol/Page: 13377/327, Date: 08/19/24, Warranty
 Mtg: Primelending \$766,550
 Use: 4 Bdrm Cape Cod, Lot: 97574sf
 Prior Sale: \$1,062,500 (08/23)

99 FROST POND RD **\$1,100,000**
 B: Samit Shah
 S: Soribel Almanzar
 Vol/Page: 13380/16, Date: 08/22/24, Warranty
 Mtg: US Bank NA \$766,550
 Use: 4 Bdrm Colonial, Lot: 49223sf
 Prior Sale: \$770,000 (09/18)

49 GLENBROOK RD U:201 **\$325,000**
 B: Jake Eidelkind
 S: Marilyn A Schlosser
 Vol/Page: 13378/277, Date: 08/20/24, Warranty
 Mtg: Cross Country Mtg Inc \$304,000
 Use: 1 Bdrm Condo
 Prior Sale: \$205,000 (08/03)

50 GREENFIELD RD **\$600,000**
 B: Ana Hubbard
 S: Elias Hubbard
 Vol/Page: 13379/257, Date: 08/21/24, Warranty
 Mtg: Elias Hubbard \$200,000
 Use: 2-Family Mlti-Unt Bldg, Lot: 26136sf
 Prior Sale: \$360,000 (05/20)

10 HAZELWOOD LN **\$910,000**
 B: John Magoun & Lisa Magoun
 S: Louis M Molgano & Rita J Molgano
 Vol/Page: 13379/209, Date: 08/21/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 10454sf
 Prior Sale: \$227,500 (04/98)

291 HOPE ST U:B3 **\$335,000**
 B: Sabrina Petrafesa
 S: Sarah A Andreescu & Gabriel C Andreescu
 Vol/Page: 13380/151, Date: 08/22/24, Warranty
 Mtg: US Bank NA \$205,000
 Use: 1 Bdrm Condo
 Prior Sale: \$268,000 (08/08)

LENOX AVE **\$695,000**
 B: George Skelly 3rd
 S: Thomas Mullarkey Sr & Thomas Mullarkey
 Vol/Page: 13380/262, Date: 08/23/24, Warranty

80 MAPLE TREE AVE U:12 **\$390,000**
 B: Christy Brown
 S: Angelina Sangermano
 Vol/Page: 13378/88, Date: 08/19/24, Warranty
 Mtg: Total Mtg Svcs \$195,000
 Use: 2 Bdrm Condo
 Prior Sale: \$290,000 (11/14)

59 MATHEWS ST **\$891,000**
 B: How-Ru Lawn & Takashi Osawa
 S: Joseph M Saglimbeni & Christian R Saglimbeni
 Vol/Page: 13377/254, Date: 08/19/24, Warranty
 Mtg: US Bank NA \$611,000
 Use: 4 Bdrm Colonial, Lot: 8712sf
 Prior Sale: \$540,000 (07/16)

85 RIVERSIDE AVE U:F8 **\$380,000**
 B: Jose Franco & Adriana Franco
 S: Anthony R Martino & Stephanie J Martino
 Vol/Page: 13377/250, Date: 08/19/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$160,000 (04/99)

905 ROCK RIMMON RD **\$1,075,000**
 B: Dorothy B Zani & Alexander Zani
 S: Resi Credit Opportunites & Wilmington Svgs Fund Soc
 Vol/Page: 13380/231, Date: 08/23/24, Warranty
 Mtg: Bank of America NA \$860,000
 Use: 4 Bdrm Cape Cod, Lot: 151589sf
 Prior Sale: \$685,000 (08/92)

1285 SHIPPAN AVE U:A1 **\$500,000**
 B: Nipun Chopra & Amy Morin
 S: 1295 Shippan Ave LLC
 Vol/Page: 13378/35, Date: 08/19/24, Warranty
 Mtg: US Bank NA \$300,000
 Use: Condo

202 SOUNDVIEW AVE U:14 **\$565,000**
 B: Zef Shtufaj & Robert J Shtufaj
 S: Louis P Loanilli Jr
 Vol/Page: 13378/115, Date: 08/20/24, Warranty
 Mtg: Rocket Mortgage LLC \$150,000
 Use: 2 Bdrm Condo
 Prior Sale: \$365,000 (09/11)

40 STANDISH RD U:1 **\$175,000**
 B: Standish Property LLC
 S: Yt Properties LLC
 Vol/Page: 13378/169, Date: 08/20/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$150,000 (12/16)

938 STILLWATER RD **\$585,000**
 B: Mykola Ladyka
 S: Dieda Jr Edward W Est & Mary Voza
 Vol/Page: 13379/187, Date: 08/21/24, Executor
 Use: 3 Bdrm Ranch, Lot: 23252sf
 Prior Sale: \$307,500 (10/87)

44 STRAWBERRY HILL AVE U:4F **\$430,000**
 B: Lindsay T Reed
 S: Christos Mirianthopoulos & Odisseas Mirianthopoulos
 Vol/Page: 13379/292, Date: 08/21/24, Warranty
 Mtg: Rocket Mortgage LLC \$365,500
 Use: 2 Bdrm Condo
 Prior Sale: \$127,000 (05/98)

2475 SUMMER ST U:1K **\$320,000**
 B: Miriam T Torrico
 S: Shoegirl LLC
 Vol/Page: 13378/143, Date: 08/20/24, Warranty
 Mtg: Citadel Servicing \$256,000
 Use: 2 Bdrm Condo
 Prior Sale: \$154,000 (05/02)

54 W NORTH ST U:422 **\$209,000**
 B: Gincarlo Raimondi
 S: Barbara Bensaid & Ilana Steiner
 Vol/Page: 13380/306, Date: 08/23/24, Quit Claim
 Use: Condo

10 WILSON RIDGE RD E **\$1,270,000**
 B: Olympia K Pierson & Andrea Pierson
 S: Steven K Mueller, Tr for Victoria T Mueller RET
 Vol/Page: 13377/292, Date: 08/19/24, Trustee

NO STREET GIVEN **\$940,000**
 B: Jacob Zeldin & Alyssa Cerchiai
 S: Donna E Slifkin, Tr for Judith N Slifkin RET
 Vol/Page: 13379/330, Date: 08/22/24,

► MORTGAGES

58 APPLE TREE LN **\$105,000**
 Scott A Addison+ from Rocket Mortgage

42 ARDMORE RD **\$875,000**
 Harxter Realty LLC+ from Union Savings Bank

198 BAXTER AVE **\$875,000**
 Harxter Realty LLC+ from Union Savings Bank

58 BETTS AVE **\$449,500**
 Natanael M Tavarez+ from Union Savings Bank

169 BLACKWOOD LN **\$250,000**
 Louis Denapoles+ from Webster Bank

32 BRANDYWINE RD **\$595,000**
 Samantha Cahill+ from US Bank NA

57 BRIAR BRAE RD **\$200,000**
 Kevin Dorfsman+ from Bank of America NA

150 BROOK RUN LN **\$676,000**
 Tarun Saluja+ from Affinity Federal Credit Union

19 COURT ST U:19 **\$232,500**
 Edith Charles+ from United Wholesale Mortgage

85 COURTLAND AVE U:10 **\$324,000**
 Cromax L Fermin+ from Pennymac Loan Services LLC

25 ELAINE DR **\$581,640**
 Justin Darr+ from US Bank NA

46 FERNWOOD DR **\$177,400**
 Michael Surrall Jr+ from Alliant Credit Union

2 FLORA PL **\$647,000**
 Prakash Wadhwani+ from Citibank Na

75 HALLIWELL DR **\$1,016,000**
 Olympia K Pierson+ from Bank of America NA

111 HIGH RIDGE RD **\$6,100,000**
 A&f High Ridge LLC+ from First Bank of Greenwich

123 HIGH RIDGE RD **\$6,100,000**
 A&f High Ridge LLC+ from First Bank of Greenwich

77 HOBSON ST **\$300,000**
 Lisa A Salmons+ from Point Titling Trust

455 HOPE ST U:4B **\$85,000**
 Keith Todd+ from HSBC Bank USA

18 LEDGE TER **\$88,900**
 Rashawn Jackson+ from Bethpage Federal Credit Unio

88 MAPLE TREE AVE U:A **\$628,000**
 Scott Mayo+ from Merrimack Valley Credit Union

35 MAYAPPLE RD **\$100,000**
 Amanda N Dcruz+ from Discover Bank

10 MEAD ST U:6 **\$128,062**
 Nicholas Hynd+ from US Bank NA

20 NORMAN RD **\$55,100**
 Alexandra I Salvatore+ from Rocket Mortgage

12 NURNEY ST **\$502,500**
 176 Fairfield Ave LLC+ from Meadowbrook Financial

18 OENOKE PL U:5 **\$79,400**
 Hugo Vilca+ from Pentagon Federal Credit Union

21 REYNOLDS AVE **\$250,000**
 Moises Deleon+ from Navy Federal Credit Union

66 SHADY LN **\$462,000**
 Michael M Chong+ from PHH United States Mortgage C

1622 SHIPPAN AVE.....	\$1,417,999
Alex Jensen+ from Rosegate Mortgage Llc	
60 STRAWBERRY HILL AVE U:1204.....	\$250,600
Strawberry Hill Rlty LLC+ from Union Savings Bank	
60 STRAWBERRY HILL AVE U:905.....	\$250,600
Strawberry Hill Rlty LLC+ from Union Savings Bank	
1900 SUMMER ST U:6	\$200,000
Kathryn Z Alimena+ from Citizens Bank	
326 WEBBS HILL RD.....	\$240,000
Alexander Zhiltsov+ from Pentagon Federal Credit U	

STRATFORD

TOWN CLERK:SUSAN M PAWLUK

2725 Main St, RM106, Stratford, CT, 06615
Phone:203-385-4020

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	254	236
Median Price	\$375,000	\$427,500

► REAL ESTATE SALES

131 5TH AVE.....	\$550,000
B: Mitchell L Wein & Jan Wein	
S: Charles Baldour & Cynthia Baldour	
Vol/Page: 4879/178, Date: 08/20/24, Warranty	
Mtg: Guaranteed Rate Affin \$495,000	
Use: 4 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$320,000 (10/18)	
112 FERRY CT U:112.....	\$370,000
B: Lillie Stuart	
S: Smolen Sandra E Est & Shoshana Smolen	
Vol/Page: 4879/277, Date: 08/21/24, Executor	
Mtg: American Eagle FCU \$170,000	
Use: 2 Bdrm Condo	
Prior Sale: \$159,000 (10/01)	
34 HIGHLAND TER.....	\$450,000
B: Jacob C Lamore & Cameron G Lamore	
S: Steven Allison & Sharon Allison	
Vol/Page: 4879/114, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$360,000	
Use: 2 Bdrm Cape Cod, Lot: 10890sf	
Prior Sale: \$168,000 (11/13)	
190 MOREHOUSE AVE	\$540,500
B: Dina Mattsson & Markus Mattsson	
S: James F Kennelly	
Vol/Page: 4879/214, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$513,000	
Use: 3 Bdrm Ranch, Lot: 7841sf	
Prior Sale: \$125,000 (03/96)	
52 SWANSON AVE.....	\$335,000
B: Gamaliel Samayoa	
S: Lauren S Tucker	
Vol/Page: 4879/158, Date: 08/20/24, Warranty	
Mtg: Champions Funding Llc \$268,000	
Use: 2 Bdrm Colonial, Lot: 4792sf	
Prior Sale: \$202,000 (02/19)	
151 WEST AVE	\$76,000
B: Francine Carson	
S: Philip F Barbetta	
Vol/Page: 4879/67, Date: 08/19/24, Warranty	
Use: 2 Bdrm Bngl/Cottage, Lot: 5227sf	

► MORTGAGES

46 ALVORD ST	\$60,000
Benjamin B Clark+ from LoanDepot.Com LLC	
1878 BARNUM AVE.....	\$230,000
M Brand Properties LLC+ from Marino Group Llc	
2045 BARNUM AVE.....	\$354,090
Pablo Rodrigues+ from Amerisave Mortgage Corporati	
42 BAXTER ST	\$106,500
Jose A Jimenez 2nd+ from Bank of America NA	
87 BLAKEMAN PL	\$665,150
Eai LI LLC+ from Lima One Capital LLC	
1895 CUTSPRING RD	\$200,000
Marc A Rich+ from M&T Bank NA	
510 E MAIN ST U:215	\$137,300
Jo A Verespej+ from Rocket Mortgage	
491 HUNTINGTON RD.....	\$665,150
Eai LI LLC+ from Lima One Capital LLC	
56 IVY ST	\$144,700
James F Wiltsie+ from Sikorsky Financial Credit Un	
17 MEADOWVIEW AVE	\$219,780
Lori Day+ from Lending Force Llc	
922 STRATFORD AVE.....	\$52,656
Precious E Taylor+ from USA Housing and Urban Deve	
1015 WHIPPOORWILL LN	\$52,000
Gabor Meszaros+ from Connex Credit Union	
130 WIEBE AVE	\$394,250
Lizabeth Escamilla+ from United Wholesale Mortgage	
139 WILBROOK RD.....	\$100,000
William I & Barbara H Kel+ from Bank of America NA	
120 ZOAR ST	\$100,000
Richard Lanza+ from Rocket Mortgage	

TRUMBULL

TOWN CLERK:MARY MARKHAM

5866 Main St, Trumbull, CT, 06611
Phone:203-452-5037

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	179	179
Median Price	\$528,000	\$620,000

► REAL ESTATE SALES

47 BEACH HILL RD	\$707,000
B: Michael Cardillo & Mirsada Cardillo	
S: Paul J Kelly & Lorraine Kelly	
Vol/Page: 1932/334, Date: 08/19/24, Warranty	
Mtg: Provident Fund Assoc \$500,000	
Use: 3 Bdrm Colonial, Lot: 43996sf	
33 BEVERLY RD.....	\$642,000
B: Erin Peachey & James Peachey	
S: Catherine Puccio & Richard Puccio	
Vol/Page: 1932/674, Date: 08/20/24, Warranty	
Mtg: William Raveis Mtg Co \$513,600	
Use: 3 Bdrm Colonial, Lot: 9583sf	
Prior Sale: \$560,000 (01/24)	
196 BROADWAY	\$630,000
B: Denis F Mandu	
S: Kathy A Santoro & Rocco B Santoro	
Vol/Page: 1932/815, Date: 08/22/24, Warranty	
Mtg: Plaza Home Mtg \$598,500	
Use: 3 Bdrm Ranch, Lot: 34848sf	
Prior Sale: \$350,000 (04/14)	

14 CANDLEWOOD RD.....	\$450,000
B: Blue Spark Re li LLC	
S: Barbara E Wadell	
Vol/Page: 1932/565, Date: 08/20/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 21344sf	
501 CHURCH HILL RD	\$505,000
B: Laurie J Cardone	
S: James Kakalettris & Lisa Kakalettris	
Vol/Page: 1932/477, Date: 08/19/24, Warranty	
Use: 2 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$194,000 (09/01)	
350 DANIELS FARM RD	\$850,000
B: Balasubramaniam Sekhar & Umadevi Thirumurthi	
S: Ronald F Grosso & Margherita Grosso	
Vol/Page: 1932/291, Date: 08/16/24, Warranty	
Mtg: NBKC Bank \$730,000	
Use: 3 Bdrm Ranch, Lot: 72745sf	
Prior Sale: \$120,000 (07/99)	
10 ELAINE ST.....	\$625,000
B: David Stein & Elizabeth Murphy	
S: Marlene M Trauner	
Vol/Page: 1932/658, Date: 08/20/24, Warranty	
Mtg: Cross Country Mtg Inc \$568,750	
Use: 3 Bdrm Cape Cod, Lot: 12632sf	
Prior Sale: \$239,000 (11/95)	
16 GREEN ACRES LN	\$583,500
B: Joseph G Nuara & Bridget E Nuara	
S: Elaine F Konoski & Thomas Konoski	
Vol/Page: 1932/592, Date: 08/20/24, Warranty	
Mtg: Cross Country Mtg Inc \$466,800	
Use: 3 Bdrm Raised Ranch, Lot: 38768sf	
1525 HUNTINGTON TPKE.....	\$835,000
B: Kristo Nako & Etjen Nako	
S: Erbala LLC	
Vol/Page: 1932/450, Date: 08/19/24, Warranty	
Use: 2-Family Cape Cod, Lot: 57499sf	
Prior Sale: \$610,000 (11/23)	
15 LAKE AVE	\$645,000
B: Kurtis Thompson & Anna Thompson	
S: Allison B Spitzer	
Vol/Page: 1932/480, Date: 08/19/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 27007sf	
8 LOCUST ST	\$480,000
B: Ramatoulaye Fall & Cheikhou T Diagne	
S: Catherine L Creager	
Vol/Page: 1932/610, Date: 08/20/24, Warranty	
Mtg: CMG Mortgage Inc \$430,000	
Use: 2 Bdrm Ranch, Lot: 12197sf	
Prior Sale: \$262,000 (06/15)	
56 MAGNOLIA RD.....	\$710,000
B: Slava Kulakov & Valentina Kulakov	
S: Patricia A Kunkel & Jeffrey J Kunkel	
Vol/Page: 1932/729, Date: 08/21/24, Warranty	
Mtg: Citizens Bank \$568,000	
Use: 3 Bdrm Raised Ranch, Lot: 21780sf	
Prior Sale: \$220,000 (07/94)	
25 MCGUIRE RD	\$677,000
B: Matthew Easley & Jennifer Easley	
S: Pascal Rahardjo & Cecilia C Post	
Vol/Page: 1932/946, Date: 08/23/24, Warranty	
Mtg: Alliant Credit Union \$482,962	
Use: 3 Bdrm Ranch, Lot: 55321sf	
Prior Sale: \$415,000 (07/19)	

24 PRIMROSE DR.....	\$554,000
B: Piotr Tarczynski & Katarzyna Bokota S: David Garcia & Natascha Rodriguez Vol/Page: 1932/691, Date: 08/20/24, Warranty Mtg: Provident Fund Assoc \$443,200 Use: 3 Bdrm Ranch, Lot: 16553sf Prior Sale: \$500,000 (07/22)	
63 PURITAN RD.....	\$940,000
B: Anthony Mariapain & Carolyn J Mariapain S: Richard A Rosselli & Helen K Rosselli Vol/Page: 1932/401, Date: 08/19/24, Warranty Mtg: NBKC Bank \$590,000 Use: 4 Bdrm Colonial, Lot: 44867sf	
45 ROCKY HILL RD.....	\$606,000
B: Bimal C Kulasekara & Christina Avino S: Rodrigo Xavier & Tiago Damasceno Vol/Page: 1932/765, Date: 08/21/24, Warranty Mtg: Newtown Savings Bank \$575,700 Use: 3 Bdrm Cape Cod, Lot: 23958sf Prior Sale: \$345,000 (10/23)	
8 SHERMAN AVE.....	\$700,000
B: Chohee Kim & Andy Yoon S: Luis G Canas Vol/Page: 1932/863, Date: 08/22/24, Warranty Mtg: Rocket Mortgage LLC \$520,000 Use: 3 Bdrm Cape Cod, Lot: 13068sf Prior Sale: \$430,000 (11/23)	
30 SUNNYRIDGE PKWY.....	\$490,000
B: Juan A Gonzalez & Yaniell Hernandez S: Nicholas Savopoulos Vol/Page: 1932/229, Date: 08/16/24, Warranty Mtg: Cross Country Mtg Inc \$481,124 Use: 3 Bdrm Cape Cod, Lot: 11761sf Prior Sale: \$362,500 (12/06)	
12 WAUNETA RD.....	\$975,000
B: Ramprasad B Ellur & Sindhura S Kumar S: Peter Karayiannis & Maria Karayiannis Vol/Page: 1932/789, Date: 08/21/24, Warranty Mtg: Newtown Savings Bank \$766,550 Use: 4 Bdrm Colonial, Lot: 23087sf Prior Sale: \$630,000 (11/10)	
105 WOODLAND HILLS DR U:105.....	\$480,000
B: Kamini Kapadia & Jayesh Chad S: Woodland Hills Condos LLC Vol/Page: 1932/633, Date: 08/20/24, Warranty Mtg: Sikorsky Fnci CU Inc \$384,000 Use: 2 Bdrm Condo Prior Sale: \$314,900 (05/10)	
15 ZEPHYR RD.....	\$580,000
B: Luis J Suarez & Jenny A Lema S: Altieri Clelia Est & Mark Altieri Vol/Page: 1932/716, Date: 08/21/24, Executor Use: 2-Family Ranch, Lot: 21780sf	
► MORTGAGES	
11 BULL FROG LN.....	\$700,000
Peter J Ward+ from Sikorsky Financial Credit Union	
20 CHAPEL HILL DR.....	\$250,000
Ann C Dyke+ from M&T Bank NA	
50 CHATHAM DR.....	\$66,000
Demetrios Pappas+ from M&T Bank NA	
353 CHURCH HILL RD.....	\$150,000
Leonel D Zuniga+ from Bank of America NA	
12 COTTAGE PL.....	\$237,000
Rafal Bassendowski+ from Angel Oak Mortgage Soluti	

5 COUNTRY LN.....	\$220,000
Patricia M Paulo+ from M&T Bank NA	
350 DANIELS FARM RD.....	\$730,000
Umadevi Thirumurthi+ from NBKC Bank	
1526 HUNTINGTON TPKE.....	\$819,876
Kristo Nako+ from Movement Mortgage LLC	
27 LEIGHTON RD.....	\$9,922
Arbey V Rengifo+ from USA Housing and Urban Develo	
33 PINE ST.....	\$100,000
Shanon T Jordan+ from M&T Bank NA	
22 REGINA ST.....	\$176,000
Trevor Delmore 2nd+ from Third Federal Saving & Lo	
9 ROCKY RIDGE DR.....	\$50,000
Xiomara Brea+ from M&T Bank NA	
18 SOUTHGATE RD.....	\$485,510
Molly Ludwig+ from E Mortgage Management LLC	
27 STEMWAY RD.....	\$1,615,000
Lauren Shugrue+ from Liberty Bank	
SUNNYRIDGE PKWY.....	\$15,000
Yaniell Hernandez+ from Connecticut Housing Financ	
30 SUNNYRIDGE PKWY.....	\$481,124
Yaniell Hernandez+ from Cross Country Mortgage Inc	
25 WHITEFIELD DR.....	\$168,329
Peter Zajackowski+ from USA Alliance Federal Cred	

WESTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	70
Median Price	\$1,050,000	\$1,305,000

► REAL ESTATE SALES

5 ASPETUCK HILL LN.....	\$1,400,000
B: Asher I Rosenfeld & Michele A Rosenfeld S: Jay Friedman & Marie F Scott Vol/Page: 674/681, Date: 08/22/24, Warranty Mtg: Guaranteed Rate Affin \$950,000 Use: 5 Bdrm Ranch, Lot: 87120sf	
40 BIRCH HILL RD.....	\$1,600,000
B: James Jenkins & Danielle Jenkins S: Kleber E Siguenza & Sandra Siguenza Vol/Page: 674/663, Date: 08/20/24, Warranty Use: 4 Bdrm Colonial, Lot: 87120sf Prior Sale: \$564,900 (02/16)	
28 CATBRIER RD.....	\$1,250,000
B: Richard Melrod & Mary Melrod S: Marcellin N Mbwa Mcoma & Nadine M Akamentuku Vol/Page: 674/749, Date: 08/23/24, Warranty Mtg: Rocket Mortgage LLC \$937,500 Use: 4 Bdrm Colonial, Lot: 87120sf Prior Sale: \$1,160,000 (05/06)	
7 FRESH MEADOW RD.....	\$1,640,000
B: Maria G Economos, Tr for Maria G Economos T S: Lyle A Garvey & Ann E Garvey Vol/Page: 674/742, Date: 08/23/24, Warranty Use: 6 Bdrm Colonial, Lot: 87120sf Prior Sale: \$855,000 (05/04)	

15 FRESH MEADOW RD.....	\$95,000
B: Wei C Chen & Stephanie Yang S: Michele A Burke Vol/Page: 674/708, Date: 08/22/24, Warranty Mtg: Homestead Fund Corp \$760,000 Use: 4 Bdrm Colonial, Lot: 87120sf Prior Sale: \$590,000 (04/02)	
25 LORDS HWY.....	\$1,575,000
B: Lawrence R Frey & Tracy D Christenson S: Robert M Levi & Wendy M Maki Vol/Page: 674/666, Date: 08/20/24, Warranty Use: 3 Bdrm Contemporary, Lot: 87120sf Prior Sale: \$1,290,000 (01/02)	
12 OAK LN.....	\$1,000,000
B: Bradford Ganz S: Austin J Ganz & Cheryl J Ganz Vol/Page: 674/613, Date: 08/19/24, Warranty Mtg: Prosperity Home Mtg \$700,000 Use: 4 Bdrm Colonial, Lot: 87120sf Prior Sale: \$350,000 (08/91)	
OLD FARM RD.....	\$380,000
B: Nova Dev LLC S: Ilmie Dovoljani Vol/Page: 674/746, Date: 08/23/24, Warranty	
18 WALNUT LN.....	\$940,000
B: Susan E Mayland & Donald K Mayland S: Bryan D Borgia & Vibeke K Borgia Vol/Page: 674/630, Date: 08/19/24, Warranty Mtg: US Bank NA \$405,000 Use: 4 Bdrm Contemporary, Lot: 155945sf Prior Sale: \$1,175,000 (04/07)	
21 WHITE BIRCH RDG.....	\$1,100,000
B: Eva Minskoff & David Needleman S: Kevin Mchugh & Dianna Mchugh Vol/Page: 674/779, Date: 08/23/24, Warranty Mtg: TD Bank NA \$732,000 Use: 3 Bdrm Ranch, Lot: 43560sf Prior Sale: \$540,000 (08/14)	

WESTPORT

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	150
Median Price	\$1,837,500	\$1,912,500

► REAL ESTATE SALES

1 BOLTON LN.....	\$356,500
B: Hp Property Mgmt LLC S: Holly A Khorsandi Vol/Page: 4342/551, Date: 08/19/24, Warranty Use: 3 Bdrm Ranch, Lot: 43996sf Prior Sale: \$343,000 (06/92)	

15 DARBROOK RD..... \$3,100,000

B: Aline Field & Jason E Steigler
 S: Richard J Huntley
 Vol/Page: 4342/695, Date: 08/23/24, Warranty
 Mtg: Morgan Stanley Privat \$900,000
 Use: 4 Bdrm Colonial, Lot: 63162sf
 Prior Sale: \$2,260,000 (08/17)

33 GRASSY PLAINS RD U:33..... \$2,100,000

B: Paula Marcus
 S: Satyajeet Chawla & Anshu Chawla
 Vol/Page: 4342/607, Date: 08/22/24, Warranty
 Mtg: JPMorgan Chase Bank \$1,200,000
 Use: 4 Bdrm Condo, Lot: 43560sf
 Prior Sale: \$1,494,370 (04/15)

64 LONG LOTS RD..... \$2,600,000

B: Cian Reddan & Aoife Reddan
 S: Richard Anderson & Carol Anderson
 Vol/Page: 4342/500, Date: 08/19/24, Warranty
 Mtg: US Bank NA \$2,080,000
 Use: 5 Bdrm Cape Cod, Lot: 49658sf
 Prior Sale: \$780,000 (09/16)

14 PEQUOT TRL..... \$3,501,000

B: Sue Blaivas
 S: Patricia Freeman, Tr for Patricia Freeman T
 Vol/Page: 4342/563, Date: 08/20/24, Trustee
 Use: 3 Bdrm Ranch, Lot: 43560sf
 Prior Sale: \$1,750,000 (10/15)

78 SYLVAN RD N..... \$4,080,000

B: Stephen J Day & Shqipe Day
 S: Andrzej Babinski & Katarzyna Babinski
 Vol/Page: 4342/578, Date: 08/22/24, Warranty
 Mtg: Bank of America NA \$3,000,000
 Use: 5 Bdrm CustomDesign, Lot: 43560sf
 Prior Sale: \$200,000 (05/17)

43 W PARISH RD..... \$1,050,000

B: Austin Campbell & Elizabeth Oneil
 S: Jonathan P Atwood
 Vol/Page: 4342/532, Date: 08/19/24, Warranty
 Mtg: Lower LLC \$735,000
 Use: 3 Bdrm Colonial, Lot: 9148sf
 Prior Sale: \$640,000 (07/19)

56 WASHINGTON AVE..... \$2,410,000

B: Paul Schweitzer & Kimberly Schweitzer
 S: Brian Gold
 Vol/Page: 4342/728, Date: 08/23/24, Warranty
 Mtg: US Bank NA \$1,928,000
 Use: 5 Bdrm Colonial, Lot: 13504sf
 Prior Sale: \$1,650,000 (03/19)

► MORTGAGES**7 CARLISLE CT..... \$50,000**

John Ferrara+ from State Department Federal Credit

2 CLINTON AVE..... \$330,000

Susan M Holzner+ from USA Alliance Federal Credit

10 GREENWOOD LN..... \$3,392,000

Brett Zuckman+ from Citizens Bank

WILTON**TOWN CLERK: LORI A. KABACK**

238 Danbury Rd, Wilton, CT, 06897
 Phone: 203-563-0106

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	98	117
Median Price	\$1,046,000	\$1,150,000

► REAL ESTATE SALES**170 BELDEN HILL RD..... \$2,560,000**

B: Douglas I Bayer
 S: Belden Hill LLC
 Vol/Page: 2573/113, Date: 08/20/24,
 Use: Residential Open Land, Lot: 97574sf

176 BELDEN HILL RD..... \$2,560,000

B: Douglas I Bayer
 S: Belden Hill LLC
 Vol/Page: 2573/111, Date: 08/20/24,
 Use: Residential Open Land, Lot: 97574sf

24 BUCKINGHAM RIDGE RD..... \$1,900,000

B: John J Limb & Judy E Hong
 S: John R Shain & Leslie P Shain
 Vol/Page: 2573/80, Date: 08/19/24, Warranty
 Mtg: US Bank NA \$1,500,000
 Use: 5 Bdrm Colonial, Lot: 124146sf
 Prior Sale: \$987,500 (09/05)

23 CALVIN RD..... \$1,015,000

B: Christophehr J Downing & Kristina Downing
 S: Steven N Shoals & Darlene V Shoals
 Vol/Page: 2573/468, Date: 08/23/24, Warranty
 Mtg: Bank of America NA \$812,000
 Use: 4 Bdrm Colonial, Lot: 105851sf
 Prior Sale: \$376,500 (06/87)

116 CHICKEN ST..... \$750,000

B: Daniel Gimmel & Nicole Gimmel
 S: Karen Pingarron
 Vol/Page: 2573/115, Date: 08/20/24, Warranty
 Mtg: JPMorgan Chase Bank \$500,000
 Use: 2 Bdrm Ranch, Lot: 43560sf

2 CLOVER DR..... \$775,000

B: Liviu Oncioiu & Adina Dinca
 S: Gail D Smith
 Vol/Page: 2573/391, Date: 08/22/24, Warranty
 Mtg: FM Home Loans LLC \$620,000
 Use: 4 Bdrm Cape Cod, Lot: 28134sf
 Prior Sale: \$547,000 (05/04)

34 DRUM HILL RD..... \$1,800,000

B: Shauna Vineberg-Pariso & Stephen Pariso
 S: Timothy Walker
 Vol/Page: 2573/492, Date: 08/23/24, Warranty
 Use: 2-Family Cape Cod, Lot: 87556sf
 Prior Sale: \$1,435,000 (08/03)

24 GLEN RDG U:24..... \$599,000

B: Richard Sell & Carol Sell
 S: Sean Lentner
 Vol/Page: 2573/52, Date: 08/19/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$430,000 (04/21)

123 RUSCOE RD..... \$1,600,000

B: Thomas J Thornton 4th
 S: Brian D Fanelli & Kerianne Fanelli
 Vol/Page: 2573/440, Date: 08/23/24, Warranty
 Mtg: Bank of America NA \$1,100,000
 Use: 4 Bdrm Colonial, Lot: 101059sf
 Prior Sale: \$1,210,000 (02/14)

183 SKUNK LN..... \$2,000,000

B: Timsy Gandhi & Vinay Gandhi
 S: Jeffrey Gladstein & Evelyn Gladstein
 Vol/Page: 2573/163, Date: 08/20/24, Warranty
 Mtg: Municipal CU \$1,600,000
 Use: 5 Bdrm Colonial, Lot: 87120sf
 Prior Sale: \$785,000 (02/97)

250 THUNDER LAKE RD..... \$999,000

B: Klaira Simon & Silvio Galea
 S: Robert W Quaranta & Susan M Quaranta
 Vol/Page: 2573/220, Date: 08/20/24, Warranty
 Mtg: Savings Bk of Danbury \$539,000
 Use: 4 Bdrm Colonial, Lot: 106722sf
 Prior Sale: \$298,000 (02/93)

7 TITO LN..... \$1,340,000

B: Giovanna C King & Christopher King
 S: Peter Koziolkowsky
 Vol/Page: 2573/240, Date: 08/21/24, Warranty
 Mtg: Union Savings Bank \$656,000
 Use: Residential-Multiple Bldgs, Lot: 120226sf
 Prior Sale: \$620,000 (01/15)

13 WILTON CRST U:13..... \$489,000

B: Heather Sabino
 S: Danielle M Conn
 Vol/Page: 2573/414, Date: 08/22/24, Warranty
 Mtg: James M Sabino \$300,000
 Use: 2 Bdrm Condo
 Prior Sale: \$320,000 (01/14)

14 WILTON HLS U:14..... \$1,310,000

B: Maris S Cuneo & F P Cuneo
 S: Timsy Gandhi & Vinay Gandhi
 Vol/Page: 2573/290, Date: 08/21/24, Warranty
 Use: 4 Bdrm Condo
 Prior Sale: \$870,000 (07/21)

► MORTGAGES**31 CHESTNUT HILL RD..... \$280,000**

Joseph Graef+ from USA Alliance Federal Credit Uni

11 FRESHWATER LN..... \$200,000

Christopher A Alexis+ from Citibank Na

12 GODFREY PL..... \$17,000,000

Wilton Center Lofts LLC+ from Berkshire Bank

12 GODFREY PL..... \$1,750,000

Wilton Center Lofts LLC+ from Connecticut Housing

85 MCFADDEN DR..... \$44,900

Somer D Lynn+ from Spring EQ LLC

21 OLD BELDEN HILL RD U:2..... \$900,000

Jeffrey C Riecker+ from Acra Lending

21 OLD BELDEN HILL RD U:3..... \$900,000

Jeffrey C Riecker+ from Acra Lending

65 OLD KINGS HWY..... \$464,000

Sammy Carrasquillo+ from United Natl Fcu

269 STURGES RIDGE RD..... \$1,000,000

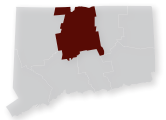
Douglas A Krupa+ from JP Morgan Chase Bank

25 SUNSET PASS..... \$42,146

David Carofano+ from Cross Country Mortgage Inc

32 W MEADOW RD..... \$692,982

Elise M Dolan+ from Guaranteed Rate Inc



HARTFORD COUNTY

AVON

TOWN CLERK: NICK HOGAN

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	99
Median Price	\$540,000	\$669,000

► REAL ESTATE SALES

11 BERTA LN..... \$364,750

B: James Savoca & Gia B Sylcott
S: Felicia A Bailey, Tr for Felicia A Bailey Lt
Vol/Page: 796/561, Date: 08/21/24, Trustee
Mtg: Liberty Bk \$273,562
Use: 5 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$565,000 (11/22)

28 COTTONWOOD DR U:28..... \$420,000

B: Robert Lareau & Maxine Lareau
S: Peter Janus, Tr for Albina Janus T
Vol/Page: 796/386, Date: 08/19/24, Trustee
Mtg: Zillow Home Loans \$212,625
Use: 3 Bdrm Condo

129 HUCKLEBERRY HILL RD..... \$751,000

B: Saleha Khan & Usman Khan
S: Derrick Box & Ellen Box
Vol/Page: 796/432, Date: 08/19/24, Warranty
Mtg: Sanborn Mtg Corp \$600,800
Use: 4 Bdrm Colonial, Lot: 29621sf
Prior Sale: \$655,000 (08/22)

493 HUCKLEBERRY HILL RD..... \$330,000

B: Autumn C Boyette
S: Cynthia P Nissen
Vol/Page: 796/591, Date: 08/22/24, Warranty
Mtg: Guaranteed Rate Affin \$231,000
Use: 2 Bdrm Ranch, Lot: 72310sf
Prior Sale: \$170,000 (11/17)

89 MALLARD DR..... \$200,000

B: Brenda Torres
S: Michaela M Suarez & Manuel A Suarez
Vol/Page: 796/544, Date: 08/20/24, Warranty

89 MALLARD DR U:73A..... \$200,000

B: Brenda Torres
S: Michaela M Suarez & Manuel A Suarez
Vol/Page: 796/544, Date: 08/20/24, Warranty
Use: Condo

246 NEW RD..... \$560,000

B: Nancy G Penrod & Norman W Penrod 2nd
S: Robert E Hamilton & Beth A Hamilton
Vol/Page: 796/494, Date: 08/20/24, Warranty
Mtg: Bank of America NA \$320,000
Use: 4 Bdrm Split Level, Lot: 62726sf
Prior Sale: \$335,000 (04/03)

3 QUINNS CT..... \$935,000

B: Francis D Judice
S: David B Lane & Casey Lane
Vol/Page: 796/474, Date: 08/19/24, Warranty
Mtg: Northwest CommunityBk \$220,000
Use: 4 Bdrm Colonial, Lot: 13939sf
Prior Sale: \$180,000 (11/16)

26 RIVER MEAD U:26..... \$375,000

B: James J Crall & Judith M Kaye
S: Laurie Mandell
Vol/Page: 796/547, Date: 08/20/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$267,000 (10/08)

48 VERMILLION DR..... \$900,000

B: Arielle S Coopersmith & Spencer A Lambrecht
S: Alden O Timme, Tr for W Frederick Timme lli T
Vol/Page: 796/539, Date: 08/20/24, Trustee
Mtg: Henry Coopersmith \$350,000
Use: 4 Bdrm Contemporary, Lot: 87120sf
Prior Sale: \$275,000 (03/05)

5 VISTA TER U:5..... \$569,000

B: Maureen R Scheer
S: Elizabeth A Stoner
Vol/Page: 796/517, Date: 08/20/24, Warranty
Mtg: American Ngbd Mtg Acc \$275,000
Use: 2 Bdrm Condo
Prior Sale: \$368,000 (04/19)

► MORTGAGES

1 CHELSEA PL U:1..... \$100,000

Barbara Ziogas+ from Thomaston Savings Bank

19 DEVONSHIRE CT..... \$250,000

Almin Hodzic+ from Elements Financial FCU

12 GREYSTONE LN..... \$115,000

Shannon Wells+ from Finex CU

124 HOLLISTER DR..... \$129,400

Sunlight Construction Inc+ from Alfus Inigo Jagana

135 HOLLISTER DR..... \$129,400

Sunlight Construction Inc+ from Alfus Inigo Jagana

726 LOVELY ST..... \$20,974

Miguel A Cruz Jr+ from USA Housing and Urban Devel

337 NORTHINGTON DR..... \$212,700

Thomas A Fitzgerald+ from Bank of America NA

BERLIN

TOWN CLERK: KATE WALL

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	81
Median Price	\$350,000	\$385,000

► REAL ESTATE SALES

60 GALPIN LN..... \$425,000

B: David N Berube & Annette T Sobota
S: Lawrie A Colite
Vol/Page: 827/957, Date: 08/19/24, Warranty
Mtg: Norwich Commercial Grp \$387,500
Use: 3 Bdrm Raised Ranch, Lot: 14375sf

319 NEW BRITAIN RD U:125..... \$165,000

B: Kenneth Markwat & Margaret Markwat
S: Lawrence J Legenza & Dawn W Legenza
Vol/Page: 827/933, Date: 08/19/24, Warranty
Mtg: William Raveis Mtg Co \$148,500
Use: 1 Bdrm Condo
Prior Sale: \$58,000 (01/94)

37 RIVER GATE LN..... \$657,000

B: Kevin Witkowski & Kristiana Witkowski
S: Sandra Z Coman, Tr for Sara W Zubeckis T
Vol/Page: 827/1010, Date: 08/22/24, Trustee

► MORTGAGES

60 GALPIN LN..... \$37,500

David N Berube+ from Connecticut Housing Finance A

88 GRISWOLD DR..... \$80,000

Joanna Yaconiello+ from American Eagle Financial C

144 NORTON LN..... \$270,000

Sherry Boucher+ from Citizens Bank

36 RIVER GATE LN..... \$492,750

Kevin Witkowski+ from Emporium TPO LLC

737 WORTHINGTON RDG..... \$50,000

Adam Hummel+ from Liberty Bank

BLOOMFIELD

TOWN CLERK: MARGUERITE PHILLIPS

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	96
Median Price	\$310,000	\$332,000

► REAL ESTATE SALES

9 CAMELOT DR U:2..... \$175,000

B: Victoria Owusu
S: Michelle C Ruck
Vol/Page: 2229/216, Date: 08/19/24, Warranty
Mtg: Liberty Bk \$131,250
Use: 2 Bdrm Condo
Prior Sale: \$117,000 (10/08)

30 CARNOUSTIE CIR U:30..... \$430,000

B: Rabale Hasan
S: Edith P Gengras
Vol/Page: 2230/47, Date: 08/23/24, Warranty
Mtg: Leader Bank NA \$408,500
Use: 3 Bdrm Condo, Lot: 43560sf
Prior Sale: \$250,000 (02/15)

12 SILO WAY U:12..... \$230,000

B: Seonhee Park & Chenho Park
S: Brian T Kelly
Vol/Page: 2229/338, Date: 08/22/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$139,900 (03/03)

43 WALSH ST..... \$105,000

B: Quinton M Geter & Sarah Storey
S: Roger Tilley
Vol/Page: 2230/114, Date: 08/23/24, Warranty
Mtg: New American Funding \$99,750
Use: 2 Bdrm Ranch, Lot: 14375sf

6 WOODSIDE DR..... \$215,000

B: Gabriella M Carvalho
S: Michael A Chesanek
Vol/Page: 2229/287, Date: 08/20/24, Warranty
Mtg: Northpoint Mortgage \$208,550
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$149,900 (04/05)

5 WYETH DR U:5 **\$690,000**
 B: Steven Durst & Linda Durst
 S: Federman Jean S Est & Brian S Federman
 Vol/Page: 2230/22, Date: 08/22/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$499,000 (05/06)

► MORTGAGES

15 BEACH RD **\$100,000**
 Martin Manson+ from American Eagle Financial Credi

49 BROOKLINE AVE **\$45,000**
 Georgia S Sappleton+ from 360 Federal Credit Union

4 DALE AVE **\$195,868**
 Tamekia K Walton+ from LoanDepot.Com LLC

29 GRANT HILL RD **\$89,000**
 Molly Encarnacion+ from 360 Federal Credit Union

2 NUTMEG LN **\$74,000**
 Geneva N Beresford+ from Webster Bank

27 VALLEY VIEW DR **\$200,000**
 Dawn M Zaleta+ from American Eagle Financial Credi

6 WOODSIDE DR **\$8,600**
 Gabriella M Carvalho+ from Connecticut Housing Fin

BRISTOL

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	271	268
Median Price	\$272,000	\$310,000

► REAL ESTATE SALES

37 5TH ST **\$265,000**
 B: Megans Odoherly
 S: Thomas G Gaski
 Vol/Page: 2292/794, Date: 08/19/24, Warranty
 Mtg: Plaza Home Mtg \$238,500
 Use: 2 Bdrm Conventional, Lot: 7405sf
 Prior Sale: \$157,000 (12/15)

34 BEECH ST **\$270,000**
 B: Susan Provenzano & Charles Provenzano
 S: Torrian Lee
 Vol/Page: 2292/1045, Date: 08/21/24, Warranty
 Mtg: Prosperity Home Mtg \$135,000
 Use: 2-Family Family Flat, Lot: 3920sf
 Prior Sale: \$165,000 (07/19)

146 BOY ST **\$435,000**
 B: Amy Kaszycki & Jonathan D Israel
 S: Molly T Ludwig
 Vol/Page: 2293/56, Date: 08/22/24, Warranty
 Mtg: Movement Mtg LLC \$420,481
 Use: 4 Bdrm Colonial, Lot: 28750sf
 Prior Sale: \$399,000 (04/23)

462 BROAD ST **\$182,000**
 B: Khanh Chau
 S: Adam Wood
 Vol/Page: 2292/930, Date: 08/20/24, Warranty
 Use: 2 Bdrm Bngl/Cottage, Lot: 12197sf
 Prior Sale: \$80,000 (12/16)

166 BURTON ST **\$280,000**
 B: Jordan R Latko
 S: Matthew J Latko
 Vol/Page: 2292/693, Date: 08/19/24, Warranty
 Mtg: Prosperity Home Mtg \$246,000
 Use: 2 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$162,000 (07/17)

CHURCH AVE **\$205,000**
 B: Grzegorz Grochowski
 S: Michael P Macdougall
 Vol/Page: 2292/928, Date: 08/20/24, Warranty

171 CIRCLE ST **\$330,000**
 B: John C Welch Jr
 S: Richard P Hemming & Carol M Hemming
 Vol/Page: 2293/33, Date: 08/22/24, Warranty
 Mtg: Homestead Fund Corp \$320,100
 Use: 3 Bdrm Conventional, Lot: 10454sf

92 CROWN ST **\$355,000**
 B: Chelsea Gonzalez & Jose O Cuevas
 S: Kimberly A Gordon
 Vol/Page: 2292/1022, Date: 08/21/24, Warranty
 Mtg: Novus Home Mtg \$344,350
 Use: 4 Bdrm Cape Cod, Lot: 12632sf
 Prior Sale: \$167,000 (07/02)

84 FALLS BROOK RD **\$295,000**
 B: Corinne L Annunziata & Wendy R Chabre-Hoffman
 S: Danielle L Cole
 Vol/Page: 2292/1064, Date: 08/21/24, Warranty
 Mtg: United Wholesale Mtg \$289,656
 Use: 3 Bdrm Ranch, Lot: 31363sf
 Prior Sale: \$154,500 (07/16)

1325 FARMINGTON AVE U:8 **\$350,000**
 B: Sherry Mattesini
 S: Carlos E Pina Jr & Janice M Pina
 Vol/Page: 2292/768, Date: 08/19/24, Warranty
 Mtg: Rocket Mortgage LLC \$100,000
 Use: 3 Bdrm Condo
 Prior Sale: \$169,900 (11/88)

82 GROVE ST **\$230,000**
 B: Wesley F Pajak Jr
 S: David A Hausmann
 Vol/Page: 2293/190, Date: 08/23/24, Warranty
 Mtg: Thomaston Svgs Bk \$223,100
 Use: 3 Bdrm Conventional, Lot: 6098sf
 Prior Sale: \$148,000 (05/14)

87 JACOBS ST **\$440,000**
 B: Ramgopal Singh
 S: Vanessa Flores
 Vol/Page: 2293/207, Date: 08/23/24, Warranty
 Mtg: A & D Mortgage LLC \$330,000
 Use: 3-Family Family Flat, Lot: 5227sf
 Prior Sale: \$250,000 (05/20)

59 JUDD ST **\$325,500**
 B: Martha C Dominguez
 S: Brandon T Goldberg
 Vol/Page: 2292/1095, Date: 08/21/24, Warranty
 Mtg: Velocity Comm Cap LLC \$227,500
 Use: 2-Family Family Flat, Lot: 4792sf
 Prior Sale: \$235,000 (10/22)

24 KNOX PL **\$320,000**
 B: Bryce Newton & Kelly Newton
 S: Trillo Geraldine Est & Lori T Tabacco
 Vol/Page: 2293/137, Date: 08/23/24, Executor
 Mtg: Total Mtg Svcs \$256,000
 Use: 4 Bdrm Cape Cod, Lot: 12632sf

74 NANCY RD **\$340,000**
 B: Joseph Russolillo & Rachel Pearce
 S: Laurel Wood Ent LLC
 Vol/Page: 2293/77, Date: 08/22/24, Warranty
 Mtg: JPMorgan Chase Bank \$329,800
 Use: 3 Bdrm Bngl/Cottage, Lot: 10454sf

82 RAMBLER ST **\$345,000**
 B: William Thomas & Melinda Thomas
 S: Lisa Deltano
 Vol/Page: 2293/74, Date: 08/22/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$155,000 (08/93)

450 RIVERSIDE AVE **\$850,000**
 B: Athena Rity LLC
 S: Mc Enterprise Llp
 Vol/Page: 2292/859, Date: 08/20/24, Warranty
 Mtg: Berkshire Bank \$1,647,000
 Use: Manufacturing Building, Lot: 87556sf
 Prior Sale: \$600,000 (01/05)

236 SOUTH ST **\$380,000**
 B: Johnathan Perez & Lilliam Soto
 S: Daniel Jimenez & Letzy Quiles
 Vol/Page: 2292/983, Date: 08/21/24, Warranty
 Mtg: First World Mortgage \$361,000
 Use: 3 Bdrm Raised Ranch, Lot: 8712sf
 Prior Sale: \$160,000 (06/16)

65 SOUTH ST EXT **\$290,000**
 B: Miya L Laprise & Rafael J Dominguez
 S: Michael J Parenti
 Vol/Page: 2292/937, Date: 08/20/24, Warranty
 Mtg: Guaranteed Rate Inc \$284,747
 Use: 3 Bdrm Cape Cod, Lot: 10890sf
 Prior Sale: \$131,000 (11/09)

25 WASHINGTON ST U:11 **\$220,000**
 B: Matthew J Murphy
 S: Thu-Ha Nguyen & Tu V Nguyen
 Vol/Page: 2292/1182, Date: 08/22/24, Warranty
 Mtg: Guaranteed Rate Inc \$203,000
 Use: 2 Bdrm Condo
 Prior Sale: \$113,000 (02/13)

221 WASHINGTON ST **\$280,000**
 B: Christopher D Sherman
 S: Stephen O Allaire, Tr for Elizabeth A Sherman lrt
 Vol/Page: 2292/1119, Date: 08/21/24, Trustee
 Mtg: Torrington Svgs Bk \$200,000
 Use: 3 Bdrm Ranch, Lot: 16553sf

► MORTGAGES

166 BURTON ST **\$25,000**
 Jordan R Latko+ from Connecticut Housing Finance A

171 CIRCLE ST **\$18,750**
 John C Welch Jr+ from Connecticut Housing Finance

57 CLAIRE ST **\$33,000**
 John W Hawk 2nd+ from FD Community Federal Credit

79 COUTURE DR **\$50,000**
 Donte Esposito+ from Ct Firefighters Fcu

20 DANBURY LN **\$14,265**
 Michael Guzman+ from USA Housing and Urban Develop

89 DRIFTWOOD RD **\$100,000**
 Richard Centoni+ from Manufacturers and Traders Tr

41 HANNAH ST **\$12,154**
 Shawn M Rimcoski+ from USA Housing and Urban Devel

116 IROQUOIS RD **\$100,000**
 Christopher M Gullotta+ from Waterbury Teachers Fe

508 JEROME AVE **\$50,000**
 Timothy J Petit+ from Thomaston Savings Bank

80 N POND ST **\$11,185**
 Gary F Liseo Jr+ from USA Housing and Urban Develo

201 NEWELL AVE **\$60,000**
 William W Lee Jr+ from 360 Federal Credit Union

246 NEWELL AVE **\$200,000**
 Lori A Vigue+ from First Bristol FCU

164 OWENS WAY **\$457,875**
 Brian A Avery+ from Freedom Mortgage Corp

147 PARK ST	\$50,000
Jordon M Bell+ from Webster Bank	
9 PETERS CT	\$260,000
A&S Invest & Solutions LL+ from Abp Rpc Residentia	
73 ROBIN ST	\$11,299
Dennis Rangolam Jr+ from USA Housing and Urban Dev	
22 ROSE ST	\$321,874
Jorge L Alfonso+ from Rocket Mortgage	
65 SANDRA ST	\$100,000
Leanna Granger+ from LoanDepot.Com LLC	
152 SHRUB RD	\$30,000
Stephen Southward+ from Webster Bank	
34 TIFFANY LN	\$389,092
James Lorenzetti Jr+ from LoanDepot.Com LLC	
25 WASHINGTON ST U:11	\$203,000
Matthew J Murphy+ from Guaranteed Rate Inc	
13 WOODMERE RD	\$7,251
Sulma D Melendez+ from USA Housing and Urban Devel	
NO STREET GIVEN L:11	\$25,000
Matthew J Murphy+ from Connecticut Housing Finance	

BURLINGTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	41
Median Price	\$435,000	\$500,000

► REAL ESTATE SALES

48 SAVARESE LN	\$387,700
B: Dominic Zmarlicki & Jaye Bennett	
S: Jaimee B Johnson, Tr for Bauer Ft	
Vol/Page: 395/684, Date: 08/19/24, Trustee	
Mtg: Leader Bank NA \$262,700	
Use: 3 Bdrm Contemporary, Lot: 52272sf	
107 TAINE MOUNTAIN RD	\$630,000
B: Robert S Rivard & Mary A Rivard	
S: David J Mellert Jr & Julia S Oh	
Vol/Page: 395/722, Date: 08/20/24, Warranty	
Mtg: Thomaston Svgs Bk \$240,000	
Use: 4 Bdrm Colonial, Lot: 83200sf	
Prior Sale: \$430,000 (06/15)	

► MORTGAGES

4 BITTERSWEET LN	\$20,000
Jessica A Hogan+ from 360 Federal Credit Union	
55 BURLINGTON AVE	\$125,000
James S Whittingslow+ from Torrington Savings Bank	
29 DAVIS RD	\$200,000
Joyce Stergermaine+ from Webster Bank	
19 FAWN HILL RD	\$45,000
Adam J Purcell+ from Rocket Mortgage	
42 WEST LEDGE	\$251,000
Ryan T Ascenzo+ from Liberty Bank	

CANTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	39
Median Price	\$400,000	\$495,000

► REAL ESTATE SALES

265 BARBOURTOWN RD	\$560,000
B: Nazorine Ulysse	
S: Ephraim C Mower	
Vol/Page: 483/986, Date: 08/20/24, Warranty	
Mtg: Omni Fund \$163,000	
Use: 2 Bdrm Contemporary, Lot: 211702sf	
Prior Sale: \$400,000 (04/06)	
50 E HILL RD U:2K	\$245,000
B: Brian Poetzsch	
S: Tina L Rice	
Vol/Page: 484/27, Date: 08/23/24, Warranty	
Mtg: First Federal Bank \$222,300	
Use: 2 Bdrm Condo	
Prior Sale: \$114,000 (07/04)	
50 E HILL RD U:2N	\$173,000
B: Puneet Ramchandani & Sona Ramchandani	
S: Christopher M Davey	
Vol/Page: 483/1068, Date: 08/22/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$112,000 (08/13)	
61 ELLSWORTH LN	\$885,000
B: Lucien J Cance Jr & Alexa J Cance	
S: Michael T McNally & Aimee McNally	
Vol/Page: 483/1079, Date: 08/22/24, Warranty	
Mtg: Windsor Federal Bank \$708,000	
Use: 4 Bdrm Colonial, Lot: 32670sf	
Prior Sale: \$627,500 (06/10)	
10 GILDERSLEEVE AVE	\$225,000
B: Ridgewood Properties LLC	
S: Dziedzic Carolyn L Est & Amy Dziedzic	
Vol/Page: 483/1024, Date: 08/20/24, Executor	
Mtg: Pinnacle Fncl Svc LLC \$261,000	
Use: 3 Bdrm Colonial, Lot: 11761sf	
49 WICKHAMS FANCY U:49	\$310,000
B: Michael R Baldwin	
S: Susan E Baldwin	
Vol/Page: 483/920, Date: 08/19/24, Warranty	
Mtg: Torrington Svgs Bk \$279,000	
Use: 2 Bdrm Condo	
Prior Sale: \$202,500 (11/09)	

► MORTGAGES

74 CHERRY BROOK RD	\$18,000
Michael A Rembock+ from Northwest Community Bank	
152 MORGAN RD	\$120,000
Craig M Robbins+ from Torrington Municipal & Teach	
12 SPOONWOOD DR U:12	\$263,122
Thomas Johnson+ from Rocket Mortgage	

EAST GRANBY

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	36
Median Price	\$327,500	\$422,500

► REAL ESTATE SALES

21 HEATHER LN	\$460,000
B: Michael Howard	
S: Frank D Tomeo	
Vol/Page: 242/450, Date: 08/20/24, Warranty	
Mtg: Movement Mtg LLC \$368,000	
Use: 3 Bdrm Colonial, Lot: 40710sf	
Prior Sale: \$172,000 (10/91)	
31 MILLER RD	\$340,000
B: James S Bennett Sr	
S: John Zawadski & Judith Zawadski	
Vol/Page: 242/499, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$315,000	
Use: 3 Bdrm Ranch, Lot: 21600sf	
Prior Sale: \$180,000 (04/02)	
25 SCHOOL ST	\$650,000
B: Showcase Builders LLC	
S: Roy F Nolan & Christine E Burns	
Vol/Page: 242/522, Date: 08/23/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 147189sf	
Prior Sale: \$650,000 (08/24)	

► MORTGAGES

21 HEATHER LN	\$50,000
Michael Howard+ from Connecticut Housing Finance A	
31 MILLER RD	\$37,500
James S Bennett Sr+ from Connecticut Housing Finan	
94 PEAK MOUNTAIN DR	\$103,000
Corinna M Joseph+ from Bank of America NA	
20 SCHOOLHOUSE LNDG U:20	\$50,001
Gina M Durante+ from Newrez LLC	

EAST HARTFORD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	214	205
Median Price	\$247,000	\$275,000

► REAL ESTATE SALES

51 BRADLEY ST	\$270,000
B: Benjamin Sarfo & Mavis Sarfo	
S: Donna A Drummond	
Vol/Page: 4248/928, Date: 08/19/24, Warranty	
Mtg: Liberty Bk \$242,730	
Use: 4 Bdrm Ranch, Lot: 16117sf	
Prior Sale: \$145,000 (04/19)	
67 BRENTMOOR RD	\$355,000
B: Dennis W Knorr & Barbara L Knorr	
S: Marsha A Hudson	
Vol/Page: 4248/911, Date: 08/19/24, Warranty	
Mtg: Prosperity Home Mtg \$200,000	
Use: 3 Bdrm Split Level, Lot: 14810sf	
Prior Sale: \$198,000 (05/88)	
795 BREWER ST	\$400,000
B: Raul Cuevas & Blanca S Cuevas	
S: Gary L Fowler & Jane E Fowler	
Vol/Page: 4248/891, Date: 08/19/24, Warranty	
Mtg: First World Mortgage \$220,000	
Use: 3 Bdrm Raised Ranch, Lot: 27878sf	
Prior Sale: \$257,000 (08/20)	

9 DUNHAM LN	\$232,000
B: Devon M Alston	
S: Christopher J Valenti	
Vol/Page: 4248/1073, Date: 08/20/24, Warranty	
Mtg: Plaza Home Mtg \$232,000	
Use: 2 Bdrm Cape Cod, Lot: 8712sf	
Prior Sale: \$135,000 (12/09)	
235 E RIVER DR U:1501	\$400,000
B: Jerome V Dye & Gerald Dillenbeck	
S: Paul F Romanelli & Irene H Romanelli	
Vol/Page: 4248/908, Date: 08/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$215,000 (02/99)	
235 E RIVER DR U:703	\$285,000
B: Faith V Winkler	
S: Maralyn S Ment, Tr for Maralyn S Ment T	
Vol/Page: 4248/1051, Date: 08/20/24, Trustee	
Mtg: Mortgage Research Ctr \$285,000	
Use: 3 Bdrm Condo	
Prior Sale: \$189,900 (06/00)	
35 FERNCREST DR	\$290,000
B: Cardin I Rodriguez & Digna D Jordan	
S: David I Matos	
Vol/Page: 4249/23, Date: 08/21/24, Warranty	
Mtg: First Natl Bk \$232,000	
Use: 3 Bdrm Cape Cod, Lot: 11761sf	
Prior Sale: \$180,000 (02/21)	
571 GOODWIN ST	\$281,000
B: Miguel P Catorze	
S: Donofrio Patricia M Est & Suzanne Bronson	
Vol/Page: 4248/1100, Date: 08/20/24, Executor	
Mtg: Ideal Lending Llc \$224,800	
Use: 2-Family Two Family, Lot: 74052sf	
98-100 HIGBIE DR	\$370,000
B: Anitress Delgado	
S: Rj Balancier Invs LLC	
Vol/Page: 4248/980, Date: 08/19/24, Warranty	
Mtg: Mortgage Research Ctr \$382,210	
Use: 2-Family Duplex, Lot: 10890sf	
Prior Sale: \$150,500 (11/22)	
579 HILLS ST	\$260,000
B: Jessica Sherman	
S: Carlos Aranda	
Vol/Page: 4248/1158, Date: 08/21/24, Warranty	
Mtg: Primary Residentl Mtg \$140,000	
Use: 2 Bdrm Conventional, Lot: 11326sf	
Prior Sale: \$128,000 (02/23)	
52 MALLARD DR	\$370,000
B: Keith Womack & Kellie Womack	
S: Matthew L Austin & Shauna Austin	
Vol/Page: 4249/81, Date: 08/21/24, Warranty	
72 MAPLE ST	\$165,000
B: Max Padro & Omar Ortiz	
S: Mercado Evelyn C Est & Natalie Dacunha	
Vol/Page: 4248/1176, Date: 08/21/24, Executor	
Mtg: American Fin Network \$132,000	
Use: 2 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$125,000 (09/09)	
555 OAK ST	\$305,000
B: Kyle E Ortiz	
S: Chelsea V Griffen	
Vol/Page: 4248/865, Date: 08/19/24, Warranty	
Mtg: CMG Mortgage Inc \$195,000	
Use: 2 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$170,000 (09/18)	

► MORTGAGES

12 BRADLEY ST	\$30,000
Stacy Krechko+ from American Eagle Financial Credi	
51 BRADLEY ST	\$21,270
Benjamin Sarfo+ from Liberty Bank	
18 BREWER ST	\$565,000
44 Connecticut Blvd LLC+ from TD Bank NA	
217-221 BURNSIDE AVE	\$565,000
44 Connecticut Blvd LLC+ from TD Bank NA	
25-27 GLENN RD	\$278,540
Fortunato Jimenez+ from Plaza Home Mortgage Inc	
19 GORMAN PL	\$19,000
Mark A Lynch+ from American Eagle Financial Credit	
31 HERITAGE LN	\$337,810
Carol P Paldino+ from Rocket Mortgage	
116 LANGFORD LN	\$160,000
Robert J Kiely Jr+ from Finex CU	
53 MALLARD DR	\$336,000
Kellie Womack+ from Mortgage Markets CUSO LLC	
48 MILWOOD RD	\$60,000
Steven Oatway+ from Citizens Bank	
64 MONROE ST	\$18,276
Sor A Santaella+ from USA Housing and Urban Develo	
27 OLIVA CT	\$223,850
Belgica A Ravalese+ from Reliance First Capital LL	
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	
5 PRICE CT	\$7,174
Andre S Jacobs+ from USA Housing and Urban Develop	
102 SAWKA DR	\$11,454
Kara L Smith+ from USA Housing and Urban Developme	
153 SHADYCREST DR	\$50,000
Judy-Ann J Staple-Stewart+ from American Eagle Fin	
1135 SILVER LN	\$35,800
Isombobo Khanbabaev+ from M&T Bank NA	
26 SISSON ST	\$565,000
44 Connecticut Blvd LLC+ from TD Bank NA	
34 STANLEY ST	\$68,000
Linda J Alam+ from Newrez LLC	
55 STEVENS ST	\$115,200
Robert R Ruyack+ from M&T Bank NA	
111 SUNSET RIDGE DR	\$100,000
Charran Ward Sr+ from Daddona Invs Llc	
250 WOODYCREST DR	\$247,000
Rolando Amparo+ from CMG Mortgage Inc	

EAST WINDSOR

TOWN CLERK:AMY R. LAM

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	39
Median Price	\$325,000	\$350,000

► REAL ESTATE SALES

14 ROSE CT	\$135,000
B: Paula Vaillancourt	
S: Samuel D Brown	
Vol/Page: 460/984, Date: 08/23/24, Conveyance	
Use: Mobile Home	
Prior Sale: \$85,000 (12/15)	

► MORTGAGES

72 MAIN ST	\$50,000
Vincent P Lamay+ from 360 Federal Credit Union	

ENFIELD

TOWN CLERK:SHEILA M BAILEY

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	230	262
Median Price	\$260,000	\$295,000

► REAL ESTATE SALES

20 2ND AVE	\$350,000
B: Andy L Jean & Marie A Jean	
S: Philip S Petrozzi	
Vol/Page: 2912/949, Date: 08/19/24, Warranty	
Mtg: Rocket Mortgage LLC \$315,000	
Use: 3 Bdrm Colonial, Lot: 10019sf	
Prior Sale: \$225,500 (10/16)	
327 BRAINARD RD U:504	\$225,000
B: Lori Veilleux	
S: Michael Vignone	
Vol/Page: 2913/952, Date: 08/21/24, Warranty	
Use: Condo	
25 DARTMOOR U:25	\$380,000
B: Thomas McLaughlin & Carol R Greco	
S: Michael L McCartney, Tr for Donna D Wilson T	
Vol/Page: 2912/1030, Date: 08/20/24, Trustee	
Use: 3 Bdrm Condo	
Prior Sale: \$315,000 (06/21)	
408 HAZARD AVE	\$310,000
B: Ethan G Brown & Katherine R Piekos	
S: Matthew J Langeway	
Vol/Page: 2913/875, Date: 08/21/24, Warranty	
Mtg: Jmac Lending Inc \$304,385	
Use: 2-Family Family Flat, Lot: 42689sf	
Prior Sale: \$120,100 (05/10)	
636 HAZARD AVE	\$285,000
B: Christian A Andrade	
S: Dulce N Haynes	
Vol/Page: 2913/900, Date: 08/21/24, Warranty	
Mtg: Liberty Bk \$260,000	
Use: 2 Bdrm Cape Cod, Lot: 23958sf	
Prior Sale: \$160,000 (07/17)	
6 JEFFERSON ST	\$272,500
B: Kenneth M Cloutier	
S: Paul E Lagel	
Vol/Page: 2913/895, Date: 08/21/24, Warranty	
Use: 2 Bdrm Conventional, Lot: 12632sf	
68 LAUREL ST	\$360,000
B: Christopher Charles	
S: Diana F Monke & Daryl R Monke	
Vol/Page: 2913/1029, Date: 08/22/24, Warranty	
Mtg: First World Mortgage \$342,000	
Use: 4 Bdrm Colonial, Lot: 20038sf	
2 MAGNOLIA DR	\$340,000
B: Angelica Y Sanchez	
S: Kylie M Fay	
Vol/Page: 2913/1006, Date: 08/22/24, Warranty	
Mtg: Total Mtg Svcs \$298,000	
Use: 3 Bdrm Cape Cod, Lot: 11761sf	
Prior Sale: \$165,000 (04/16)	

34 PARKER ST	\$282,000
B: Michael Vignone S: Mark R Magistri Vol/Page: 2913/978, Date: 08/21/24, Warranty Mtg: First World Mortgage \$225,600 Use: 2 Bdrm Ranch, Lot: 17424sf Prior Sale: \$108,500 (05/87)	
3 PHYLLIS ST	\$285,000
B: Adam Andexler & Brooke Andexler S: Marla A Levine Vol/Page: 2912/993, Date: 08/19/24, Warranty Mtg: Total Mtg Svcs \$215,000 Use: 3 Bdrm Ranch, Lot: 13504sf Prior Sale: \$165,000 (10/09)	
6 THE HAMLET U:B	\$260,000
B: Kayla M Snyder & Jacob Sparks S: Marc Stets Vol/Page: 2913/820, Date: 08/20/24, Warranty Mtg: Bank of America NA \$220,000 Use: 2 Bdrm Condo Prior Sale: \$155,000 (08/10)	
8 WEYMOUTH DR	\$262,000
B: Ashley Caro S: Stomsky Jacqueline E Est & William Kluss Vol/Page: 2912/926, Date: 08/19/24, Executor Mtg: William Raveis Mtg Co \$204,000 Use: 3 Bdrm Ranch, Lot: 9148sf Prior Sale: \$92,500 (08/98)	
NO STREET GIVEN	\$110,000
B: William T Lovenbury 2nd & Amber N Daros S: Stacy L Daros & Donald J Daros Jr Vol/Page: 2913/976, Date: 08/21/24, Warranty	

► MORTGAGES

33 ALBAN RD	\$35,000
Paul C Shupe+ from American Eagle Financial Credit	
7 ASNUNTUCK ST	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
41 CONLIN DR	\$65,000
Joseph Dellacorte+ from 360 Federal Credit Union	
62 COTTAGE RD	\$8,868
Stephanie Quail+ from USA Housing and Urban Develo	
12 FREW TER	\$14,921
Nasia Alexander+ from USA Housing and Urban Develo	
636 HAZARD AVE	\$25,000
Christian A Andrade+ from Connecticut Housing Fina	
24 LANCER DR	\$80,000
Andrew T Bazzano+ from Tobacco Valley Teachers Fed	
68 LAUREL ST	\$18,750
Christopher Charles+ from Connecticut Housing Fina	
2 MAGNOLIA DR	\$25,000
Angelica Y Sanchez+ from Connecticut Housing Finan	
28 MIDDLE RD U:3B	\$50,000
Agustin Amundarain+ from Massmutual Federal Credit	
6 MISSILE RD	\$175,000
Michael A Remy+ from Movement Mortgage LLC	
153 OLDEFIELD FARMS U:153	\$50,000
John F Griffin+ from American Eagle Financial Cred	
132 PEARL ST	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
28 PLAY RD	\$25,000
Ryan Melville+ from American Eagle Financial Cred	
108 PLEASANT ST	\$153,600
Krzysztof Matusik+ from Rocket Mortgage	
4 THOMPSON CT	\$600,000
Jlf Estates Mortgage Rt+ from Jlf Estates Llc	
8 WEYMOUTH DR	\$25,000
Ashley Caro+ from Connecticut Housing Finance Auth	

FARMINGTON

TOWN CLERK:MAUREEN FRINK

1 Monteith Dr, Farmington, CT, 06032
Phone:860-675-2380

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	99	101
Median Price	\$451,000	\$587,000

► REAL ESTATE SALES

19 BOXWOOD RD	\$1,035,000
B: Michael Vaschak & Courtney Souza S: Jeffrey A Cohan & Grace M Cohan Vol/Page: 1277/95, Date: 08/22/24, Warranty Mtg: Rocket Mortgage LLC \$766,550 Use: 4 Bdrm Colonial, Lot: 34412sf Prior Sale: \$125,000 (05/99)	
25 CIRCLE DR	\$627,000
B: Ahamed Y Sikkandar & Doulatunnisa A Younis S: Carrier Excel Homes LLC Vol/Page: 1276/1105, Date: 08/20/24, Warranty Mtg: Chelsea Groton Bank \$595,650	
1 FERNHURST	\$1,500,000
B: Alan Mattamana & Shiji Isaac S: Paul J Ferri Vol/Page: 1277/1, Date: 08/20/24, Warranty Mtg: Wells Fargo Bank \$766,551 Use: 5 Bdrm Colonial, Lot: 67954sf Prior Sale: \$805,000 (07/11)	
89 MALLARD DR U:89	\$200,000
B: Brenda Torres S: Michael M Suarez & Manuel A Suarez Vol/Page: 1276/1145, Date: 08/20/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$92,000 (08/99)	
8 SAINT ANDREWS DR	\$995,000
B: Kevin T Wehrly & Kimberly K Wehrly S: Gerald L Pelletier, Tr for Jeanine B Pelletier T Vol/Page: 1276/1027, Date: 08/19/24, Trustee Mtg: United Wholesale Mtg \$645,000 Use: 4 Bdrm Contemporary, Lot: 80586sf	
2 SPRING LN	\$1,875,000
B: Spring Lane Plaza LLC S: Spring Plaza LLC Vol/Page: 1277/163, Date: 08/23/24, Warranty Use: Shopping Ctr/Mall, Lot: 108900sf Prior Sale: \$450,000 (05/06)	
43 TANGLEWOOD RD	\$550,000
B: Rebecca M Pudvah & Clayton M Pudvah S: Amelia E Smith & David V Buccieri Vol/Page: 1276/1051, Date: 08/19/24, Warranty Mtg: Sikorsky Fncl CU Inc \$440,000 Use: 3 Bdrm Cape Cod, Lot: 21344sf Prior Sale: \$452,000 (11/22)	
28 WESTVIEW TER	\$414,000
B: Malik Nazir S: South Rd Chrch Of Christ Vol/Page: 1277/38, Date: 08/22/24, Warranty Mtg: Amerant Mortgage \$351,900 Use: Religious Property, Lot: 20909sf	
► MORTGAGES	
42 BRIDGEHAMPTON XING	\$300,000
Richard J Merlino+ from Thomaston Savings Bank	
42 BRIDGEHAMPTON XING	\$4,200,000
Richard J Merlino+ from Thomaston Savings Bank	

93 KNOLLWOOD RD	\$50,000
Mary M Boyle+ from United Business & Industrial FC	
5 LANTERN CT U:5	\$160,868
Huang Lin+ from United Wholesale Mortgage	
20 MAPLE RIDGE DR	\$170,000
Nancy Dean+ from Bank of America NA	
22 PEMBROKE HL	\$500,000
Christopher L Muller+ from Citizens Bank	
42 PEMBROKE HL	\$580,000
Phillip D Titolo+ from Farmers Bank & Trust NA	
140 SOUTH RD	\$30,000
Thomas Hyde+ from FD Community Federal Credit Unio	
1 TALCOTT RIDGE RD U:B3	\$12,000
Sue E Larsen+ from Webster Bank	
28 WESTVIEW TER	\$50,000
Malik Nazir+ from Connecticut Housing Finance Auth	

GLASTONBURY

TOWN CLERK:MICHELLE KRAMPITZ

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	153	171
Median Price	\$490,000	\$550,000

► REAL ESTATE SALES

52 APRIL DR	\$480,000
B: Christopher J Parla & Jacqueline Ofria S: Steven J Ceruti & Madeline E Ceruti Vol/Page: 3815/847, Date: 08/09/24, Warranty Mtg: Rocket Mortgage LLC \$384,000 Use: 3 Bdrm Colonial, Lot: 15246sf Prior Sale: \$270,000 (07/17)	
101 BARRINGTON WAY	\$550,000
B: Praveen G Lakshmanan & Ramya Srinivasan S: Louis J Jentzen Jr & Lorian Jentzen Vol/Page: 3815/1125, Date: 08/14/24, Warranty Mtg: Movement Mtg LLC \$350,000 Use: 3 Bdrm Colonial, Lot: 15246sf Prior Sale: \$215,000 (08/98)	
169 CAMBRIDGE DR	\$505,000
B: Silambarasan Thirunavukka S: Edward T Whalen & Virginia L Whalen Vol/Page: 3815/880, Date: 08/09/24, Warranty Mtg: American Ngbd Mtg Acc \$495,853 Use: 3 Bdrm Colonial, Lot: 20909sf Prior Sale: \$170,000 (04/90)	
9 CANDLELIGHT DR	\$595,000
B: Stephen Quesnel & Brittany Quesnel S: Jane F Gordon & Andrew Julien Vol/Page: 3816/165, Date: 08/19/24, Warranty Mtg: First World Mortgage \$557,000 Use: 4 Bdrm Colonial, Lot: 43124sf Prior Sale: \$180,000 (11/94)	
23 EASTBURY HILL RD	\$430,000
B: Do H Kim & Hanna Park S: Zofia Masernak, Tr for Zofia Masternak Ft Vol/Page: 3816/326, Date: 08/20/24, Trustee Mtg: Mtg Equity Partners \$322,500 Use: 3 Bdrm Split Level, Lot: 40075sf Prior Sale: \$171,000 (05/94)	

168 FOREST LN \$634,500 B: Sumara Ali S: Stephen W Dickson & Emma J Jobin Vol/Page: 3816/270, Date: 08/20/24, Warranty Mtg: United Wholesale Mtg \$495,200 Use: 3 Bdrm Cape Cod, Lot: 34848sf Prior Sale: \$399,900 (09/17)	350 MONACO LN U:350 \$362,100 B: Tarkeshwar Singh & Nilam K Jyoti S: Nirav Desai Vol/Page: 3816/668, Date: 08/23/24, Warranty Mtg: Chelsea Groton Bank \$325,890 Use: 2 Bdrm Condo Prior Sale: \$230,000 (07/18)	► FORECLOSURE DEEDS
2016 HEBRON AVE \$335,000 B: Julio M Diaz Morante S: Manuel R Llanes & Amarilus Denis Vol/Page: 3816/101, Date: 08/16/24, Warranty Mtg: Navy FCU \$335,000 Use: 3 Bdrm Cape Cod, Lot: 30492sf Prior Sale: \$207,000 (12/16)	1167 NEW LONDON TPKE \$535,000 B: Rohitash Jamwal & Bonita Basnyat S: Michael E Tenney & Christine A Tenney Vol/Page: 3816/433, Date: 08/21/24, Warranty Mtg: Superior Funding Corp \$375,000 Use: 3 Bdrm Raised Ranch, Lot: 22651sf Prior Sale: \$152,000 (03/94)	24 GARLAND ST U:7D \$250,500 B: Mahiza Dalal S: Wells Fargo Bank Vol/Page: 3816/296, Date: 08/20/24, Committee Use: Condo
131 HEYWOOD DR \$625,000 B: Philip S Mumford Jr & Priscilla M Mumford S: Sharyn M Mccann & James C Mccann Vol/Page: 3816/184, Date: 08/19/24, Warranty Use: 3 Bdrm Ranch, Lot: 18295sf Prior Sale: \$195,000 (06/94)	27 NEWBERRY LN U:27 \$330,000 B: Si Y Yon S: Michael J Scricca & Justin J Scricca Vol/Page: 3816/128, Date: 08/16/24, Executor Mtg: Mortgage Mac \$264,000 Use: 2 Bdrm Condo Prior Sale: \$208,500 (10/07)	► MORTGAGES
128 HOLLISTER WAY S U:128 \$301,000 B: Zofia Masternak, Tr for Zofia Masternak Ft S: Mary Neary Vol/Page: 3816/187, Date: 08/19/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$195,000 (10/22)	33 NEWBERRY LN U:33 \$332,000 B: Tomita Sapatoru S: Anna Mastroianni Vol/Page: 3816/545, Date: 08/22/24, Warranty Mtg: Newrez LLC \$265,600 Use: 1 Bdrm Condo Prior Sale: \$163,000 (05/17)	112 ABBEY RD \$257,650 Anjali S Kumar+ from USA Alliance Federal Credit U
187 HOPEWELL RD \$310,000 B: Kkb Properties LLC S: John M Yushkevich Vol/Page: 3815/1179, Date: 08/15/24, Warranty Use: Mixed Use-Prim Res & Agricul, Lot: 27878sf Prior Sale: \$202,500 (05/06)	140 PROSPECT ST \$375,000 B: Ajay K Singh & Poonam Singh S: Karin J Francfort Vol/Page: 3815/1016, Date: 08/12/24, Warranty Mtg: Charter Oak Fed Cr Un \$355,000 Use: 3 Bdrm Raised Ranch, Lot: 12197sf	291 ADDISON RD \$60,000 David Sierra+ from Navy Federal Credit Union
388 HUBBARD ST U:B1 \$250,000 B: Jose A Miranda S: Beth W Kenworthy Vol/Page: 3816/234, Date: 08/20/24, Warranty Mtg: Fairway Ind Mtg \$200,000 Use: 2 Bdrm Condo Prior Sale: \$117,000 (06/11)	127 QUARRY RD \$525,000 B: Cooper Fossey S: Mark S Cryan & Kathryn A Cryan Vol/Page: 3816/212, Date: 08/20/24, Warranty Mtg: Better Mortgage Corp \$445,000 Use: 4 Bdrm Contemporary, Lot: 64904sf Prior Sale: \$382,000 (03/03)	13 ADENAS WALK U:13 \$50,000 Donna R Courchaine+ from Newrez LLC
44 HUNTINGRIDGE DR \$720,000 B: Reginald Wright & Demetria Wright S: Sigismund L Sapinski Jr & Jacqueline Sapinski Vol/Page: 3816/299, Date: 08/20/24, Warranty Use: 4 Bdrm Contemporary, Lot: 40946sf Prior Sale: \$462,500 (06/05)	111 WHAPLEY RD \$575,000 B: Melisa Grove S: Rosalind B Spier Vol/Page: 3816/625, Date: 08/23/24, Warranty Mtg: First Federal Bank \$460,000 Use: 4 Bdrm Colonial, Lot: 22651sf	52 APRIL DR \$384,000 Christopher J Parla+ from Rocket Mortgage
327 KINNE RD \$1,350,000 B: Kevin C Healy & Francine L Healy S: Lisa S Cozzi & Christopher W Cozzi Vol/Page: 3816/661, Date: 08/23/24, Warranty Use: 5 Bdrm Colonial, Lot: 100188sf Prior Sale: \$1,085,666 (07/21)	52 WOOD POND RD \$426,200 B: Dajana Cezmalli S: Joanne W Fyfe Vol/Page: 3816/374, Date: 08/21/24, Warranty Mtg: Total Mtg Svcs \$413,414 Use: 3 Bdrm Cape Cod, Lot: 26572sf Prior Sale: \$370,000 (12/06)	101 BARRINGTON WAY \$350,000 Praveen G Lakshmanan+ from Movement Mortgage LLC
1327 MAIN ST \$255,000 B: Douglas Kirkpatrick & Mary E Kirkpatrick S: Kristina Camaioni-Oleary, Tr for Kristina Camaioni-Oleary Vol/Page: 3816/487, Date: 08/22/24, Trustee Use: Land-Vacant & Open, Lot: 80150sf	NO STREET GIVEN \$12,400 B: Wrights Island Farm LLC S: Meadow Stables LLC Vol/Page: 3816/599, Date: 08/23/24, Warranty	76 BITTERSWEET LN \$250,000 Susan D Jackson+ from Bank of America NA
11 MEADOWRUE DR U:11 \$259,900 B: Zeynep Sezgin S: Esmeralda Silva Vol/Page: 3816/40, Date: 08/16/24, Warranty Mtg: First World Mortgage \$207,920 Use: 2 Bdrm Condo Prior Sale: \$86,500 (06/92)	NO STREET GIVEN L:16 \$605,000 B: Meredith Wester & Eric Wester S: Jayson Kaverud & Daniela Kaverud Vol/Page: 3816/79, Date: 08/16/24, Warranty	276 BUTTONBALL LN \$94,680 Benjamin Diaz+ from Better Mortgage Corp
		169 CAMBRIDGE DR \$495,853 Silambarasan Thirunavukka+ from American Neighborh
		157 CANDLELIGHT DR \$424,094 Nicholas R Sanford+ from United Wholesale Mortgage
		157 CANDLELIGHT DR \$424,094 Nicholas R Sanford+ from United Wholesale Mortgage
		2 CHASE HOLLOW LN \$100,000 Mark L Stiner+ from Bank of America NA
		12 CHELSEA RD U:12 \$53,000 David T Kenyon+ from Carrington Mortgage Services
		286 GOLDBROOK RD \$225,000 Vincent J Cardella+ from Flagstar Bank FSB
		50 COUNTRY LN \$200,000 Kevin Schlichting+ from Liberty Bank
		48 HAMPSHIRE DR \$149,200 Janet Moriarty+ from American Eagle Financial Cred
		44 HINTINGRIDGE DR \$576,000 Reginald Wright+ from Bank of America NA
		1091 HOPEWELL RD \$100,000 Sara V Cicero+ from Dutch Point Credit Union
		207 HUBBARD ST \$12,000 Carolyn M Treiss+ from American Eagle Financial Cr
		279 HUBBARD ST \$230,000 Jeremy F Browning+ from Webster Bank
		388 HUBBARD ST U:B1 \$50,000 Jose A Miranda+ from Connecticut Housing Finance A
		31 JOHN MARSHALL DR \$155,000 Eric Wester+ from Fairway Independent Mortgage
		191 KAREN LEE RD \$27,396 Michael G Collins Jr+ from USA Housing and Urban D
		71 KETTLE POND DR \$150,000 Robert Ricker+ from Bank of America NA
		240 LEXINGTON RD \$120,000 Colleen A Graziano+ from Dutch Point Credit Union
		37-39 MADISON RD \$60,000 Ed Maladore+ from American Eagle Financial Credit
		56 MATSON HILL RD \$158,500 Matson Hill 56 LLC+ from BPL Mortgage Trust LLC
		11 MEADOWRUE DR U:11 \$50,000 Zeynep Sezgin+ from Connecticut Housing Finance Au
		91 MOUNTAIN RD \$300,000 Stephen J Cavagnaro Jr RE+ from Liberty Bank
		519 NEIPSIC RD \$328,000 Carrienne S Crummett+ from Daniel David Crimmett

608 OAKWOOD DR	\$30,000
Rachel Payne+ from American Eagle Financial Credit	
174 PRATT ST	\$70,900
Nathalie A Ortiz+ from Bank of America NA	
12 PROSPECT ST	\$238,000
Gabriella Tryon+ from Pennymac Loan Services LLC	
140 PROSPECT ST	\$355,000
Ajay K Singh+ from Charter Oak Federal Credit Unio	
16 RUFF CIR	\$134,000
Reginald A Nelson+ from Bank of America NA	
103 SHAGBARK RD	\$140,000
Gregory Vassor+ from Citizens Bank	
62 SPRING ST	\$60,000
Randy Myers+ from Mr Cooper	
110 STANLEY DR	\$100,000
Jamie M Tardif+ from First Home Mortgage	
123 TALCOTT RD	\$35,000
Cassandra M Vojick+ from Discover Bank	
51 WEIR ST	\$679,500
Timothy J Chepeleff+ from Total Mortgage Services	

GRANBY

TOWN CLERK:SCOTT A NOLAN
15 N Granby Rd, Granby, CT, 06035
Phone:860-844-5310

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	70
Median Price	\$384,000	\$445,000

► REAL ESTATE SALES

3 ARROWWOOD CT U:3	\$300,000
B: Brian D Dolori & Kim D Dolori	
S: Robert Beaudoin & Donna Beaudoin	
Vol/Page: 466/620, Date: 08/20/24, Warranty	
Mtg: Leader Bank NA \$216,000	
Use: 2 Bdrm Condo	
Prior Sale: \$188,000 (12/19)	
87 EAST ST	\$349,900
B: Heather Case	
S: Alicia L Michonski	
Vol/Page: 466/708, Date: 08/23/24, Warranty	
Mtg: Guaranteed Rate Affin \$175,000	
Use: 3 Bdrm Cape Cod, Lot: 33977sf	
Prior Sale: \$215,000 (05/17)	
22 HARNESS WAY	\$681,860
B: David Ginsberg & Tara Fong	
S: Harness Way Dev LLC	
Vol/Page: 466/603, Date: 08/19/24, Warranty	
Mtg: Northwest CommunityBk \$409,116	
Use: Residential Open Land, Lot: 33541sf	
51 OLD STAGECOACH RD	\$385,000
B: Daniel Pierce	
S: George Szpakowski & Pamela Szpakowski	
Vol/Page: 466/639, Date: 08/20/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 52708sf	
Prior Sale: \$148,900 (04/99)	
410 SALMON BROOK ST	\$349,900
B: Peter Cook & Mackenzie Richardson	
S: Daniel P Liska & Cynthia S Liska	
Vol/Page: 466/675, Date: 08/22/24, Warranty	
Mtg: Total Mtg Svcs \$297,400	
Use: 3 Bdrm Cape Cod, Lot: 27007sf	
Prior Sale: \$245,000 (12/06)	

58 SILVER BROOK LN	\$639,000
B: Edward A Deleon Jr & Wendy J Deleon	
S: Phillip J Peters & Erin E Peters	
Vol/Page: 466/734, Date: 08/23/24, Warranty	
Mtg: Leader Bank NA \$479,000	
Use: 3 Bdrm Ranch, Lot: 94525sf	
Prior Sale: \$633,000 (05/22)	

► MORTGAGES

3 ARROWWOOD CT U:3	\$216,000
Brian Dei-Delori+ from Leader Bank NA	
84 MOUNTAIN RD	\$25,000
Barbara A Buse+ from 360 Federal Credit Union	
20 OLD STAGECOACH RD	\$175,000
Brett P Lombardini+ from American Eagle Financial	
14 QUAIL LN	\$50,000
James Crockett+ from Webster Bank	
280 SALMON BROOK ST	\$5,875,000
Ct Granby Station 280 LLC+ from Connecticut Housin	
410 SALMON BROOK ST	\$37,500
Peter Cook+ from Connecticut Housing Finance Autho	
420 SALMON BROOK ST	\$12,531
David Maestrini Jr+ from Rural Housing Service	

HARTFORD

TOWN CLERK:NOEL MCGREGOR JR
550 Main St, Flr 1, Ste 104, Hartford, CT, 06114
Phone:860-757-9752

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	137	137
Median Price	\$215,000	\$261,000

► REAL ESTATE SALES

56 AMHERST ST	\$317,000
B: Junior Quinn & Jenika Quinn	
S: Angel Estrada	
Vol/Page: 8294/1, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$307,490	
Use: 3 Bdrm Cape Cod, Lot: 7562sf	
Prior Sale: \$141,259 (09/14)	
107 DART ST	\$265,000
B: Ramon L Ocasio	
S: Edison Rodriguez	
Vol/Page: 8295/53, Date: 08/23/24, Warranty	
Mtg: LoanDepot.Com \$250,086	
Use: 3 Bdrm Cape Cod, Lot: 7501sf	
Prior Sale: \$169,000 (04/20)	
138 MADISON AVE	\$246,000
B: Bayside Solar LLC	
S: Simao Felismina M Est & Fernando Rosa	
Vol/Page: 8294/223, Date: 08/22/24, Fiduciary	
Mtg: Pinnacle Fncl Svc LLC \$261,000	
Use: 3-Family Mlti-Unt Bldg, Lot: 7501sf	
250 MAIN CONDO U:101	\$38,000,000
B: Element 250 Holdings LLC	
S: 250 Main Associates LLC	
Vol/Page: 8293/153, Date: 08/19/24, Warranty	
Mtg: Lument Re Capital Lic \$30,668,000	
Use: Condo	
60 NEWBURY ST	\$180,000
B: Good Life Prop Group LLC	
S: Nery R Cruz	
Vol/Page: 8293/188, Date: 08/19/24, Warranty	
Mtg: Forbes Cap Grp Llc \$237,000	
Use: 3 Bdrm Old Style, Lot: 5401sf	
Prior Sale: \$170,000 (07/07)	

67-69 ORANGE ST	\$95,000
B: Oroville PI LLC	
S: Blackstar Consolindated L	
Vol/Page: 8294/144, Date: 08/21/24, Warranty	
Use: 3-Family Mlti-Unt Bldg, Lot: 6752sf	
Prior Sale: \$54,075 (02/16)	
1572-1574 PARK ST	\$514,000
B: Prime Estates LLC	
S: Carlos M Perpetuo	
Vol/Page: 8295/82, Date: 08/23/24, Warranty	
Mtg: OCMB Inc \$411,200	
Use: Mixed Use-Prim Res & Comm, Lot: 7527sf	
Prior Sale: \$250,000 (05/19)	
47 WESTMINSTER ST	\$160,000
B: Windy Senecharles	
S: Jones Gregory S Est & Susan Kennedy	
Vol/Page: 8293/228, Date: 08/19/24, Conservator	
Mtg: Opportunity Cap LLC \$128,000	
Use: 3 Bdrm Ranch, Lot: 7941sf	
Prior Sale: \$65,000 (08/97)	
421 WETHERSFIELD AVE U:C2	\$121,000
B: Justin Riley Jr	
S: Diana K Hester	
Vol/Page: 8294/19, Date: 08/20/24, Warranty	
Mtg: Bank of America NA \$121,000	
Use: Condo	
62 WHITE ST	\$370,000
B: A D De Tavares & Endy D Collando	
S: Chasity Williams	
Vol/Page: 8294/171, Date: 08/22/24, Warranty	
Mtg: Movement Mtg LLC \$363,298	
Use: 2-Family Two Family, Lot: 7549sf	
Prior Sale: \$146,000 (08/15)	
31 WOODLAND ST U:8L	\$165,000
B: Annelieke R Schauer & Peter K Schauer	
S: Robert D Smith & Julie Smith	
Vol/Page: 8294/118, Date: 08/21/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$145,000 (11/23)	
19 WOODSTOCK ST	\$221,000
B: Cara Lewin & Sarian Anderson	
S: Jenilee E Gordon	
Vol/Page: 8293/262, Date: 08/19/24, Warranty	
Mtg: Reliant Home Funding \$216,997	
Use: 4 Bdrm Cape Cod, Lot: 6573sf	
► 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	
30-32 BURNHAM ST	\$11,863
Shatena Ellison+ from USA Housing and Urban Develo	
60 CATHERINE ST U:60	\$25,000
Catherine St T+ from At5 Solutions Llc	
76 COOLIDGE ST	\$143,000
Tania K Arroyo+ from OCMB Inc	
107 DART ST	\$25,000
Ramon L Ocasio+ from Connecticut Housing Finance A	
324 EDGEWOOD ST	\$126,000
Tazz Gateway Pro Hldg LLC+ from Homeowners Finance	
14-16 FAIRMOUNT ST	\$161,085
Georgiana Holloway+ from Cencap Federal Credit Uni	
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:401	\$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	
208-210 FRANKLIN AVE	\$498,750
Nffranklin LLC+ from RFLF 7 LLC	
379-381 FRANKLIN AVE	\$262,500
Tommy Allen+ from Homeowners Finance Company	
379-381 FRANKLIN AVE	\$125,000
Tommy Allen+ from Sarjac Partners Llc	
387 FRANKLIN AVE	\$125,000
Tommy Allen+ from Sarjac Partners Llc	
387 FRANKLIN AVE	\$262,500
Tommy Allen+ from Homeowners Finance Company	
349 GRANBY ST	\$19,690
Chanel Bozeman+ from USA Housing and Urban Develop	
544-546 LEDYARD ST	\$245,000
Jarosz Pro LLC+ from Cl Equity Mgmt Llc	
89-91 MAGNOLIA ST	\$10,000
Herga Harvey+ from Hartford, City of	
3521 MAIN ST	\$204,517
Eric W Crawford+ from Rocket Mortgage	
207 MARTIN ST	\$500,000
164 Westland St Ct Hldg L+ from Amida Special Oppo	
40-78 MONTVILLE ST	\$39,126
Tuscan Brotherhood Hm li+ from Hartford, City of	
40-78 MONTVILLE ST	\$39,126
Tuscan Brotherhood Hm li+ from Hartford, City of	
61 OSTEN BLVD U:61	\$50,000
Yvonne Albee+ from American Eagle Financial Credit	
255 PALM ST	\$185,000
Omar Z Tyson+ from Windsor Federal Bank	
24-28 PUTNAM ST	\$126,000
Tazz Gateway Pro Hldg LLC+ from Homeowners Finance	
186-188 PUTNAM ST	\$126,000
Tazz Gateway Pro Hldg LLC+ from Homeowners Finance	
21 TOWER AVE	\$39,126
Tuscan Brotherhood Hm li+ from Hartford, City of	
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 Oppo	
WHITE ST	\$18,750
Anyeni D Detavares+ from Connecticut Housing Finan	

HARTLAND

TOWN CLERK:THERESE GUNDERSEN

22 South Rd, Hartland, CT, 06027
Phone:860-653-0285

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	3	11
Median Price	\$361,500	\$348,000

► MORTGAGES

113 SOUTH RD	\$175,000
Annelise C Freeman+ from Northwest Community Bank	

MANCHESTER

TOWN CLERK:DR. MARIA W. CRUZ

41 Center St, Manchester, CT, 06042
Phone:860-647-3037

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	202
Median Price	\$280,000	\$302,000

► REAL ESTATE SALES

72 BALDWIN RD	\$400,000
B: Cibele Cardoso & Rodolfo B Serafim	
S: Joangel L Martinez & Lorell Serrant	
Vol/Page: 4744/534, Date: 08/19/24, Warranty	
Mtg: Guaranteed Rate Affin \$360,000	
Use: 3 Bdrm Cape Cod, Lot: 16988sf	
Prior Sale: \$269,000 (11/16)	
418 BRIARWOOD DR	\$575,000
B: Laura K Gochee	
S: Thomas P Hoar 2nd & Mary Hoar	
Vol/Page: 4744/721, Date: 08/21/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 19602sf	
Prior Sale: \$370,000 (07/13)	
91 BRIDGE ST	\$390,000
B: Mariya Zea	
S: Timothy R Searles & Erika M Searles	
Vol/Page: 4744/571, Date: 08/19/24, Warranty	
Mtg: Fairway Ind Mtg \$370,500	
Use: 3 Bdrm Conventional, Lot: 10019sf	
Prior Sale: \$207,500 (12/08)	
335 CHARTER OAK ST	\$280,000
B: Alven Moody	
S: Thomas A Lattarulo	
Vol/Page: 4744/606, Date: 08/19/24, Warranty	
Mtg: First World Mortgage \$268,620	
Use: 3 Bdrm Cape Cod, Lot: 13504sf	
Prior Sale: \$165,000 (11/06)	
12 CONWAY RD	\$245,000
B: Kyle K Harrison	
S: Schuetz Roger A Est & Regina B Barnes	
Vol/Page: 4744/874, Date: 08/22/24, Executor	
Mtg: Newrez LLC \$200,000	
Use: 3 Bdrm Ranch, Lot: 11326sf	
Prior Sale: \$132,000 (07/92)	
122 E ELDRIDGE ST	\$350,000
B: Evan Lindsay	
S: Robert D Backman	
Vol/Page: 4744/562, Date: 08/19/24, Warranty	
Mtg: Sean M Lindsay \$350,000	
Use: 3 Bdrm Colonial, Lot: 26136sf	
Prior Sale: \$185,000 (12/92)	
102 GLENWOOD ST	\$510,000
B: Grazyna H Sadanowicz, Tr for Sadanowicz Ft	
S: Julio Rivera	
Vol/Page: 4744/532, Date: 08/19/24, Warranty	
Use: 2-Family Duplex, Lot: 14810sf	
Prior Sale: \$330,000 (11/20)	
15 HATHAWAY LN	\$302,100
B: Desmond Richards Jr	
S: Isaac Dejesus	
Vol/Page: 4744/751, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$292,017	
Use: 2-Family Duplex, Lot: 5227sf	
Prior Sale: \$180,000 (12/21)	

88 KNOLLWOOD RD	\$390,000
B: Janiel Green	
S: Mark P Ray	
Vol/Page: 4744/589, Date: 08/19/24, Warranty	
Mtg: Reliant Home Funding \$370,500	
Use: 4 Bdrm Contemporary, Lot: 29621sf	
118 LOOMIS ST	\$265,000
B: Robert Zukowsky & Lynn Zukowsky	
S: Karla Maria	
Vol/Page: 4744/663, Date: 08/20/24, Warranty	
Mtg: Mortgage Research Ctr \$236,217	
Use: 4 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$226,250 (09/22)	
30 LORRAINE RD	\$550,000
B: Douglas Wilson & Crystal Wilson	
S: Phillip A Valentine & Sandra E Valentine	
Vol/Page: 4744/729, Date: 08/21/24, Warranty	
Mtg: Lakeview Loan Servc \$440,000	
Use: 5 Bdrm Colonial, Lot: 30056sf	
Prior Sale: \$375,000 (05/09)	
292 LYDALL ST	\$325,000
B: Christopher Johnson	
S: Jennifer M Johnson & Evan Mumford	
Vol/Page: 4744/858, Date: 08/22/24, Warranty	
Mtg: Total Mtg Svcs \$319,113	
Use: 2 Bdrm Cape Cod, Lot: 11761sf	
Prior Sale: \$158,765 (11/16)	
23 NYE ST	\$338,000
B: Christopher Schneider & Audrey Schneider	
S: Pamela A Carmel & Robert F Bohadik	
Vol/Page: 4744/835, Date: 08/22/24, Warranty	
Mtg: Movement Mtg LLC \$270,400	
Use: 3 Bdrm Cape Cod, Lot: 9148sf	
10 OAK FOREST DR U:5	\$175,000
B: Haley Brown & Noah Brown	
S: Dawn Jubicki	
Vol/Page: 4744/899, Date: 08/22/24, Warranty	
Mtg: Mtg Markets CUSO LLC \$166,250	
Use: 2 Bdrm Condo	
Prior Sale: \$165,000 (09/10)	
1750 TOLLAND TPKE	\$380,000
B: Kirsten L Littell & Tomas Blazys	
S: Justin Gamache & Dannielle Gamache	
Vol/Page: 4744/682, Date: 08/20/24, Warranty	
Mtg: Provident Fund Assoc \$361,000	
Use: 3 Bdrm Ranch, Lot: 30928sf	
1164 W MIDDLE TPKE U:1164A	\$98,815
B: Greenfield Ent LLC	
S: Beach Street LLC	
Vol/Page: 4744/525, Date: 08/19/24, Warranty	
Use: Condo	
► MORTGAGES	
370 ADAMS ST	\$2,115,750
Hilliard Mills LLC+ from Chelsea Groton Bank	
97 BRANFORD ST	\$50,000
Halynton J Moreno+ from Bank of America NA	
335 CHARTER OAK ST	\$25,000
Alven Moody+ from Connecticut Housing Finance Auth	
39 CLYDE RD	\$65,000
Ashley N Gartner+ from Spring EQ LLC	
23 FLEMING RD	\$30,596
Mitchell C Carr+ from USA Housing and Urban Develo	
9 FRENCH RD	\$20,320
Summer S Smith+ from USA Housing and Urban Develop	
15 HATHAWAY LN	\$25,000
Desmond Richards Jr+ from Connecticut Housing Fina	

640 HILLIARD ST	\$2,115,750
Hilliard Mills LLC+ from Chelsea Groton Bank	
642 HILLIARD ST	\$2,115,750
Hilliard Mills LLC+ from Chelsea Groton Bank	
311 KEENEY ST	\$30,069
Danielle M Ortiz+ from USA Housing and Urban Devel	
118 LOOMIS ST	\$236,217
Robert A Zukowsky+ from Mortgage Research Center	
68 NINAS WAY U:68	\$356,000
Kyle E Hoffman+ from UMass/Five College Federal Cr	
45 NORMAN ST	\$168,000
Patrick Decastro+ from OCMBC Inc	
17 PATRIOT LN	\$15,412
David Addy Jr+ from USA Housing and Urban Developm	
61 PLYMOUTH LN	\$46,000
Jeanine L Jones+ from Webster Bank	
70 ROSSETTO DR	\$223,850
Angel Llantini+ from Nationstar Mortgage	
203 VALLEY VIEW RD	\$9,029
Ronald G Duvalsaint+ from USA Housing and Urban De	
165 W CENTER ST	\$39,500
Khalilah Audain+ from M&T Bank NA	
59 WALNUT ST	\$38,000
Daniel P Cincotta+ from American Eagle Financial C	
41 WILFRED RD	\$7,000
Mary Sampong+ from Connecticut Housing Finance Aut	
43 WILFRED RD	\$7,000
Mary Sampong+ from Connecticut Housing Finance Aut	
390 WOODLAND ST	\$7,737
Edwin Santiago+ from USA Housing and Urban Develop	

MARLBOROUGH

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	31
Median Price	\$370,000	\$434,000

► REAL ESTATE SALES

56 EMILY RD	\$637,000
B: Jayson V Kaverud & Daniela Kaverud	
S: James H Vogel	
Vol/Page: 276/411, Date: 08/22/24, Warranty	
Mtg: Webster Bank \$150,000	
Use: 4 Bdrm Colonial, Lot: 66647sf	
Prior Sale: \$67,300 (11/97)	
57 KELLOGG RD	\$725,000
B: David J Donnelly & Megan Donnelly	
S: South Rd Marlborough LLC	
Vol/Page: 276/387, Date: 08/21/24, Warranty	
Mtg: Rocket Mortgage LLC \$340,000	
Use: Residential Open Land, Lot: 94090sf	
59 SOUTH RD	\$395,000
B: Tamsin Gosselin & Luis M Sosa	
S: Brendan J Smith & Rebecca M Smith	
Vol/Page: 276/441, Date: 08/23/24, Warranty	
Mtg: Total Mtg Svcs \$316,000	
Use: 3 Bdrm Split Level, Lot: 60984sf	
Prior Sale: \$300,000 (02/05)	

► MORTGAGES

1 BEVERLY LN	\$54,000
Ralph E Churchill+ from Nationstar Mortgage	
105 STAGE HARBOR RD	\$80,000
Devin R Mcdermott+ from Americas First Network Cre	

NEW BRITAIN

TOWN CLERK:MARK H. BERNACKI
27 West Main St, New Britain, CT, 06051
Phone:860-826-3344

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	195	189
Median Price	\$237,000	\$270,000

► REAL ESTATE SALES

76 AUSTIN ST	\$65,000
B: Nazar Prudvyus	
S: Cheswold LLC	
Vol/Page: 2192/979, Date: 08/23/24, Warranty	
Use: 2-Family Two Family, Lot: 6970sf	
44 BENSON ST	\$308,000
B: Jose Rodriguez	
S: Daniel L Buccholz	
Vol/Page: 2192/831, Date: 08/22/24, Warranty	
Mtg: Liberty Bk \$214,000	
Use: 3 Bdrm Ranch, Lot: 13068sf	
Prior Sale: \$189,000 (05/18)	
126 BIRUTA ST U:B25	\$100,000
B: Janey M Loh & James Muffy	
S: Robert K Furman & Carolyn H Furman	
Vol/Page: 2192/504, Date: 08/20/24, Warranty	
Use: Condo	
63 BUELL ST	\$372,000
B: Anthony Mcpherson	
S: Matthew Clifford	
Vol/Page: 2192/672, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$352,000	
Use: 2-Family Two Family, Lot: 8276sf	
Prior Sale: \$225,000 (05/20)	
63 BUNNELL ST	\$172,500
B: Rejuvenating Homes LLC	
S: Bissoni Mildred A Est & Edward J Bissoni	
Vol/Page: 2192/624, Date: 08/21/24, Executor	
Mtg: Delbuono Family Lndng \$233,000	
Use: 2 Bdrm Ranch, Lot: 7841sf	
108 CLARK ST	\$220,000
B: Carmine J Buffa	
S: Popp LLC	
Vol/Page: 2192/641, Date: 08/21/24, Warranty	
Mtg: LoanDepot.Com \$198,000	
Use: 2-Family Two Family, Lot: 4792sf	
Prior Sale: \$85,000 (05/19)	
118 CLARK ST	\$263,000
B: Angel Rivera	
S: Banda Real Estate LLC	
Vol/Page: 2192/526, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$258,236	
Use: 4 Bdrm Conventional, Lot: 8712sf	
Prior Sale: \$122,000 (11/21)	
145 HORSEPLAIN RD	\$280,000
B: Jose M Ramon	
S: Kasica Aniela Est & John Kasica	
Vol/Page: 2192/581, Date: 08/20/24, Executor	
Mtg: Cardinal Fncl Co LP \$266,000	
Use: 6 Bdrm Colonial, Lot: 12197sf	

50 LONG ST U:11	\$150,000
B: Hygens Joka	
S: Kurt Binderberger	
Vol/Page: 2192/710, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$142,500	
Use: 2 Bdrm Condo	
Prior Sale: \$65,000 (08/04)	
53 MAY ST	\$274,000
B: Maria I Martinez & Francisco Sosa Jr	
S: Lacroix Jane A Est & Peter Zakrzewski	
Vol/Page: 2192/1027, Date: 08/23/24, Executor	
Use: 3 Bdrm Ranch, Lot: 7405sf	
24 MCKINLEY DR	\$275,000
B: David Salgado & Jocelyn M Benetiz	
S: Scott D Colapietro & Kimberly M Colapietro	
Vol/Page: 2192/729, Date: 08/21/24, Warranty	
Mtg: Norwich Commercial Grp \$265,821	
Use: 3 Bdrm Cape Cod, Lot: 7841sf	
Prior Sale: \$171,100 (07/05)	
74 MITCHELL ST	\$295,000
B: Kristiana Beho	
S: Eric J Strohle & Mae G Strohle	
Vol/Page: 2192/981, Date: 08/23/24, Warranty	
Use: 2-Family Two Family, Lot: 6970sf	
Prior Sale: \$155,000 (12/03)	
89 ROME ST	\$290,000
B: Ashlee King	
S: Cory E Clark	
Vol/Page: 2192/1004, Date: 08/23/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$160,000 (06/08)	
28 SACHEM ST	\$255,000
B: Austin C Alessio	
S: Desmond G Hutchinson	
Vol/Page: 2192/461, Date: 08/19/24, Warranty	
Mtg: Premia Mortgage LLC \$204,000	
Use: 3 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$147,000 (06/13)	
911 SLATER RD	\$260,000
B: Anne Leone	
S: Laurie Matthews, Tr for Sakowicz Children T	
Vol/Page: 2192/571, Date: 08/20/24, Trustee	
Use: 4 Bdrm Cape Cod, Lot: 14375sf	
16 STERLING ST	\$270,000
B: Reinaldo Padilla	
S: John E Logan & Diane L Logan	
Vol/Page: 2192/485, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$242,500	
Use: 2 Bdrm Ranch, Lot: 6970sf	
Prior Sale: \$89,000 (02/02)	
817 W MAIN ST	\$125,000
B: Roberto C Cedenio	
S: Unlimited Home Buyer LLC	
Vol/Page: 2192/699, Date: 08/21/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 13939sf	
Prior Sale: \$73,000 (08/24)	
99 WEST ST	\$165,000
B: 99 West Street LLC	
S: Luz M Velazquez & Edward Velazquez	
Vol/Page: 2192/942, Date: 08/23/24, Warranty	
Use: 5 Bdrm Conventional, Lot: 14810sf	
Prior Sale: \$83,000 (05/88)	

► **FORECLOSURE DEEDS**

817 W MAIN ST	\$73,000
B: Charline Ouellette	
S: Kathleen E Carey & Loancare LLC	
Vol/Page: 2192/696, Date: 08/21/24, Committee	
Use: 4 Bdrm Cape Cod, Lot: 13939sf	
Prior Sale: \$60,000 (04/95)	

► **MORTGAGES**

10 ACRE RD U:75	\$100,000
Jeremy P Lee+ from Discover Bank	
44 BENSON ST	\$72,500
Jose Rodriguez+ from Housing Development Fund Inc	
44 BENSON ST	\$25,000
Jose Rodriguez+ from Liberty Bank	
43 BINGHAM ST U:65	\$237,302
Rosa I Colon+ from United Wholesale Mortgage	
63 BUELL ST	\$25,000
Anthony Mcpherson+ from Connecticut Housing Financ	
26 BUENA VISTA AVE	\$28,225
Evelyn Irizarry+ from USA Housing and Urban Develo	
387 BURRITT ST	\$25,099
Burritt One T+ from Commission On Cmnty A	
CLARK ST	\$10,520
Angel Robles-Rivera+ from Connecticut Housing Fina	
108 CLARK ST	\$25,000
Carmine J Buffa+ from Connecticut Housing Finance	
52 DOVER RD	\$30,000
Flix&flip Echeverrias LLC+ from Chavez Capital Llc	
72 EASTWICK RD	\$13,041
Devon Brooks+ from USA Housing and Urban Developme	
EDDY GLOVER BLVD	\$38,059
Tomas Saenz+ from Commission On Cmnty A	
538 EDDY GLOVER BLVD	\$40,800
Tomas Saenz+ from Commission On Cmnty A	
151 HAYES ST	\$20,411
Ana Bonilla+ from Commission On Cmnty A	
151 HAYES ST	\$32,653
Ana Bonilla+ from Commission On Cmnty A	
81 HORSEPLAIN RD	\$17,000
Stephen Durocher+ from American Eagle Financial Cr	
53 HUBER ST	\$85,000
James D Newton+ from Mission Loans LLC	
6 JOAN RD	\$210,000
Rita Ricciardi+ from Webster Bank	
147 JUBILEE ST	\$6,079
Risby Drayton+ from USA Housing and Urban Developm	
15 LAUREL RD	\$225,000
Christian Bosque+ from CalCon Mutual Mortgage LLC	
24 MCKINLEY DR	\$25,000
David Salgado+ from Connecticut Housing Finance Au	

NEWINGTON**TOWN CLERK: JAMES E KRUPIENSKI**

200 Garfield St, Newington, CT, 06111
Phone: 860-665-8545

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	160	154
Median Price	\$315,000	\$346,500

► **REAL ESTATE SALES**

256 BOYLSTON ST	\$350,000
B: Katarzyna Krolak	
S: Brzozowski Irena Est & Antoni Rutkowski	
Vol/Page: 2408/140, Date: 08/23/24, Fiduciary	
Mtg: Fairway Ind Mtg \$315,000	
Use: 3 Bdrm Raised Ranch, Lot: 11326sf	
84 BRENTWOOD RD	\$275,000
B: Angel E Diaz	
S: Teresa Sobilo	
Vol/Page: 2408/58, Date: 08/22/24, Warranty	
Mtg: CMG Mortgage Inc \$186,999	
Use: 3 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$179,900 (07/09)	
BUCKINGHAM ST	\$7,000
B: Jeffrey S Walker & Crestina M Walker	
S: Ramon Baez & Jessica Baez	
Vol/Page: 2408/4, Date: 08/21/24, Warranty	
73 CHURCHILL WAY U:73	\$230,000
B: Home Renewal LLC	
S: Charles E Lowe, Tr for Charles E Lowe Jr T	
Vol/Page: 2408/109, Date: 08/22/24, Trustee	
Use: 3 Bdrm Condo	
60 FREDERICK ST	\$355,000
B: Nicole E Pytel	
S: Frank Cortez	
Vol/Page: 2407/716, Date: 08/19/24, Warranty	
Mtg: Everett Financial \$165,000	
Use: 3 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$150,000 (03/23)	
2 HALL CT	\$352,000
B: Zuleica Castro & Alicia Riley	
S: Michael R Michaud	
Vol/Page: 2407/791, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$331,750	
Use: 3 Bdrm Ranch, Lot: 12632sf	
50 KNOLLWOOD RD	\$370,500
B: Schuyler Holcomb	
S: Pamela J Quint & Dawn Quint	
Vol/Page: 2408/7, Date: 08/21/24, Warranty	
Mtg: Total Mtg Svcs \$307,500	
Use: 3 Bdrm Ranch, Lot: 12197sf	
82 MILLBROOK CT U:82	\$180,000
B: Anna Pitruzzello & Mario Pitruzzello	
S: Daniel Gaspar & Angela G Pace	
Vol/Page: 2407/767, Date: 08/20/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$120,000 (07/03)	
246 RICHARD ST U:3	\$185,000
B: Owen J Paguni	
S: Stephanie Saucier	
Vol/Page: 2407/692, Date: 08/19/24, Warranty	
Mtg: CalCon Mutual Mtg LLC \$163,000	
Use: 2 Bdrm Condo	
Prior Sale: \$28,666 (07/15)	
254 RICHARD ST	\$168,000
B: Kamini Patel & Mitul Patel	
S: Rajiv Mavumkal	
Vol/Page: 2408/160, Date: 08/23/24, Warranty	
133 ROBBINS AVE	\$330,000
B: Rigin V Prathapan	
S: Mark Riepe & Taylor Riepe	
Vol/Page: 2408/82, Date: 08/22/24, Warranty	
Mtg: Prosperity Home Mtg \$302,500	
Use: 2 Bdrm Cape Cod, Lot: 9148sf	
Prior Sale: \$198,000 (06/20)	

► MORTGAGES

60 FREDERICK ST	\$50,000
Nicole E Pytel+ from Connecticut Housing Finance A	
2 HALL CT	\$37,500
Zuleica Castro+ from Connecticut Housing Finance A	
50 KNOLLWOOD RD	\$37,500
Schuyler Holcomb+ from Connecticut Housing Finance	
69 PATRIOT LN	\$114,880
Gregory R Marais+ from Hmlight Hm Loans Inc	
47 PEBBLE DR	\$228,150
Chad Quinn+ from Rocket Mortgage	
109 ROBBINS AVE	\$248,066
Malgorzata A Kolodziejczyk+ from Lakeview Loan Serv	
133 ROBBINS AVE	\$37,500
Rigin V Prathapan+ from Connecticut Housing Finance	
42 SUPERIOR AVE	\$50,000
John S Jankowski+ from Bank of America NA	
22 WINDING BROOK LN	\$87,500
Stanley W Zurek 3rd+ from Spring EQ LLC	

PLAINVILLE

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	81
Median Price	\$265,000	\$305,000

► REAL ESTATE SALES

10 ASHFORD RD	\$220,000
B: Kathleen Flynn & Mora Garza	
S: Maria J Dimauero	
Vol/Page: 674/1175, Date: 08/19/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 7405sf	
131 MILFORD ST EXT U:B9	\$165,000
B: Veronica Goulet	
S: Samantha Prokop	
Vol/Page: 674/1107, Date: 08/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$64,150 (02/03)	
6 MOUNTAIN VIEW DR	\$270,000
B: Kristie Sherman & Cassandra Jordan	
S: Michael Orsini	
Vol/Page: 674/1260, Date: 08/21/24, Warranty	
Mtg: Planet Home Lending L \$260,200	
Use: 3 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$230,000 (12/22)	
117 PICKNEY AVE	\$300,000
B: Lorenzo Samperi	
S: Thomas C Stilwill	
Vol/Page: 675/32, Date: 08/22/24, Warranty	
Mtg: Guild Mortgage Co \$240,000	
Use: 3 Bdrm Raised Ranch, Lot: 11761sf	
Prior Sale: \$219,900 (05/03)	
139 WESTWOOD AVE	\$275,000
B: Michael Colon & Taylor E Huie	
S: Beatrice E Swanson	
Vol/Page: 674/1182, Date: 08/20/24, Warranty	
Mtg: TD Bank NA \$266,750	
Use: 3 Bdrm Ranch, Lot: 9148sf	

62 WHITING ST	\$285,000
B: Ravshandzhon Nazhmiddinov & Milan Shrestha	
S: Anthony Sciucco & Diane Connelly	
Vol/Page: 674/1219, Date: 08/20/24, Warranty	
Mtg: A & D Mortgage LLC \$175,000	
Use: Mixed Use-Prim Comm & Resd, Lot: 15682sf	

► MORTGAGES

21 CONDALE LN	\$1,647,000
Scott Boulanger+ from Berkshire Bank	
17 FARMINGTON AVE	\$2,985,000
17 Farmington Avenue LLC+ from Tompkins Community	
7 LINDA DR	\$80,000
Nicole R Spencer+ from Bank of America NA	
117 PICKNEY AVE	\$25,000
Lorenzo Samperi+ from Connecticut Housing Finance	
98 ROCKWELL AVE	\$140,000
Peter J Sweeney 3rd+ from TD Bank NA	
16 SUNRISE TER	\$75,000
David S Martin+ from Newrez LLC	
7 TERRA RD	\$50,000
Andrzej Szymczyk+ from Liberty Bank	
3 TWINING ST	\$11,632
Richard Gonzalez+ from USA Housing and Urban Devel	

ROCKY HILL

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	56
Median Price	\$367,750	\$401,500

► REAL ESTATE SALES

9 ALEXANDRA LN U:9	\$445,000
B: Patricia N Ano, Tr for Patricia N Ano RET	
S: Marcia B Tishman, Tr for Barbara A Pasternak RET	
Vol/Page: 762/995, Date: 08/21/24, Trustee	
Use: 2 Bdrm Condo	
Prior Sale: \$202,500 (05/00)	
111 CEDAR HOLLOW DR U:111	\$265,000
B: Mitchell Coia & Abigail Buslewicz	
S: Suzanne Y Smith	
Vol/Page: 762/876, Date: 08/20/24, Warranty	
Mtg: Mtg Equity Partners \$183,200	
Use: 2 Bdrm Condo	
Prior Sale: \$87,000 (04/94)	
1217 HARBOR VIEW DR U:1217	\$151,500
B: Jason Gott	
S: Educational Cmnty Inc	
Vol/Page: 762/970, Date: 08/21/24, Warranty	
Mtg: Mtg Equity Partners \$121,200	
Use: 1 Bdrm Condo	
182 OLD MAIN ST	\$475,000
B: Christopher Cymbala & Gina Aresco	
S: Jess D Tanguay & Jennifer Colucci	
Vol/Page: 762/947, Date: 08/20/24, Warranty	
Mtg: Guilford Savings Bank \$300,000	
Use: 3 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$272,000 (07/12)	

226 ORCHARD ST	\$330,000
B: Maria K Garcia	
S: Gerald A Spence & Jessica H Spence	
Vol/Page: 762/896, Date: 08/20/24, Warranty	
Mtg: Guaranteed Rate Inc \$250,000	
Use: 2 Bdrm Conventional, Lot: 20909sf	
Prior Sale: \$190,600 (07/15)	

211 RIDGEWOOD DR	\$389,000
B: Michael P Holler & Meghan MCGovern	
S: Richard A Bellin Jr	
Vol/Page: 762/928, Date: 08/20/24, Warranty	
Mtg: Newtown Savings Bank \$311,200	
Use: 3 Bdrm Raised Ranch, Lot: 21780sf	
Prior Sale: \$300,000 (12/21)	
ROLLING GRNS L-6-309	\$320,000
B: Emily Papa & Domenic Papa	
S: Rebecca A Callighan	
Vol/Page: 762/998, Date: 08/21/24, Warranty	
501 THE MEWS U:501	\$400,000
B: Shailendra S Khichi & Namrata Singh	
S: Kiran Munnanoory	
Vol/Page: 762/811, Date: 08/19/24, Warranty	
Mtg: Charter Oak Fed Cr Un \$380,000	
Use: 2 Bdrm Condo	
Prior Sale: \$241,500 (10/17)	

► MORTGAGES

11 MOUNTAIN VIEW DR	\$130,000
Erik J Reynolds+ from Better Mortgage Corp	
266 ORCHARD ST	\$50,000
Maria K Garcia+ from Connecticut Housing Finance A	
34 RAMBLEWOOD DR	\$586,400
Thomas E Rhoads+ from Amerisave Mortgage Corporati	
4 TUMBLE BROOK RD	\$324,216
Timothy J Costello+ from Nationstar Mortgage	

SIMSBURY

TOWN CLERK:TRISH MUNROE
933 Hopmeadow St, Simsbury, CT, 06081
Phone:860-658-3243

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	129
Median Price	\$462,500	\$490,000

► REAL ESTATE SALES

33 HAYES RD	\$447,000
B: Kenneth Leifert & Linda Leifert	
S: 2k Prop LLC	
Vol/Page: 1026/535, Date: 08/22/24, Warranty	
Mtg: Veterans United Hm Ln \$347,000	
Use: 3 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$230,000 (03/24)	
29 HOLCOMB ST	\$765,000
B: Truxtun Gowen	
S: Charles H Kaylor & Barbara R Kaylor	
Vol/Page: 1026/477, Date: 08/20/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 83635sf	
44 SUNSET HILL RD	\$589,000
B: Michele L Francis & Arne Henriksen	
S: James J Jaser & Lisa J Jaser	
Vol/Page: 1026/523, Date: 08/21/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 61855sf	
Prior Sale: \$276,000 (06/95)	

26 WESTWOOD DR..... \$416,000
 B: Justin Navarra & Kaylee West
 S: Nancy H Rodney & Robert M Rodney Jr
 Vol/Page: 1026/406, Date: 08/19/24, Warranty
 Mtg: Tomo Mtg Llc \$346,000
 Use: 3 Bdrm Cape Cod, Lot: 24829sf
 Prior Sale: \$275,000 (05/03)

► MORTGAGES

33 ALDER RD..... \$165,000
 Thomas J Salina+ from Bethpage Federal Credit Unio

56 BLUE RIDGE DR..... \$562,385
 Donald W Namnoum+ from Rocket Mortgage

24 FERNWOOD DR \$100,000
 Gregory M Freidline+ from Upstart Mtg Llc

201 FIRETOWN RD \$40,000
 Roberta J Baker+ from Navy Federal Credit Union

61 HIGHRIDGE RD \$239,600
 Andrew H Koczon+ from American Eagle Financial Cre

24 HILDURCREST DR \$174,437
 Tucker C Mauke+ from TD Bank NA

26 HOLCOMB ST \$669,300
 Truxtun Gowen+ from Eleven Mortgage

4 MUSKET TRL \$77,000
 Sonia M Jones+ from Liberty Bank

4 PONDSIDE LN \$109,000
 Kimberly J Lazich+ from Webster Bank

13 POWDER HORN DR \$125,000
 Ryan D Valdez+ from Navy Federal Credit Union

SOUTH WINDSOR

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	106
Median Price	\$375,000	\$432,500

► REAL ESTATE SALES

859 AVERY ST \$348,000
 B: Christopher M Huertas
 S: Josep C Druzolowski & Anne P Druzolowski
 Vol/Page: 3065/120, Date: 08/19/24, Warranty
 Mtg: Rocket Mortgage LLC \$285,000
 Use: 4 Bdrm Raised Ranch, Lot: 45738sf

23 CANDLEWOOD DR U:23 \$206,000
 B: Jordan Giroux
 S: Edwin Rodriguez & Diane Rodriguez
 Vol/Page: 3065/345, Date: 08/22/24, Warranty
 Mtg: CMG Mortgage Inc \$163,817
 Use: 1 Bdrm Condo
 Prior Sale: \$105,000 (10/20)

1101 DZEN WAY U:1101 \$550,000
 B: William J Lilley & Susan C Lilley
 S: Jonathan D Chase, Tr for Jonathan Chase Lt
 Vol/Page: 3065/243, Date: 08/21/24, Trustee
 Mtg: Members Mtg Co Inc \$412,500
 Use: 2 Bdrm Condo
 Prior Sale: \$402,025 (06/07)

668 ELLINGTON RD \$420,000
 B: Qifan Chen
 S: Oscar A Deras
 Vol/Page: 3065/145, Date: 08/19/24, Warranty
 Mtg: AmWest Funding Corp \$210,000
 Use: 3 Bdrm Ranch, Lot: 15682sf
 Prior Sale: \$267,044 (07/23)

186 FOSTER ST \$850,000
 B: Kenneth J Boynton
 S: Helen K Gallivan
 Vol/Page: 3066/4, Date: 08/22/24, Warranty
 Use: Farm Use, Lot: 717869sf

351 FOSTER ST \$445,000
 B: Shams Zia
 S: Timothy N Obee & Carol P Obee
 Vol/Page: 3065/194, Date: 08/20/24, Warranty
 Mtg: Members Mtg Co Inc \$422,750
 Use: 4 Bdrm Raised Ranch, Lot: 30492sf

20 HILLSDALE RD \$375,000
 B: Kiara Negreros & Juan M Negreros
 S: Terri A Haydasz
 Vol/Page: 3065/104, Date: 08/19/24, Warranty
 Mtg: Northeast Family FCU \$300,000
 Use: 3 Bdrm Cape Cod, Lot: 24829sf
 Prior Sale: \$170,000 (12/01)

9 MAIN ST L:33 \$5,500
 B: Luiza Chaves
 S: Janelle Barrett & Mark Longo
 Vol/Page: 3065/143, Date: 08/19/24, Warranty
 Use: Mobile Home
 Prior Sale: \$8,000 (03/17)

949 PLEASANT VALLEY RD \$69,000
 B: Park One LLC
 S: Mohammed F Quraishi
 Vol/Page: 3065/317, Date: 08/22/24, Warranty

90 SCANTIC MEADOW RD \$450,000
 B: Shaiju Mohan
 S: Matthew R Oppenheimer & Laura Oppenheimer
 Vol/Page: 3066/36, Date: 08/23/24, Warranty
 Mtg: Movement Mtg LLC \$427,500
 Use: 4 Bdrm Ranch, Lot: 21344sf
 Prior Sale: \$250,000 (08/19)

708 SUMMER HILL DR U:708 \$239,900
 B: Ivan D Burgos
 S: Yan Wang & Jihua Wang
 Vol/Page: 3065/43, Date: 08/16/24, Warranty
 Mtg: First World Mortgage \$230,900
 Use: 2 Bdrm Condo
 Prior Sale: \$109,000 (02/12)

► MORTGAGES

44 BENEDICT DR \$50,000
 Terri B Smith+ from Manufacturers and Traders Trus

138 CAMBRIDGE DR \$480,000
 Jega Periyasamy+ from Webster Bank

23 CANDLEWOOD DR U:23 \$50,000
 Jordan Giroux+ from Connecticut Housing Finance Au

40 DEEPWOOD DR \$191,100
 Marcus Ketterman+ from American Eagle Financial Cr

225 DIANE DR \$150,000
 Marie Rivard+ from American Eagle Financial Credit

17 DOGWOOD LN \$40,000
 Holly Pilatti+ from Nationstar Mortgage

673 GRIFFIN RD \$15,000
 Mary R Fregeau+ from American Eagle Financial Cred

54 MOUNTAIN DR \$250,000
 Michael A Tortora+ from Webster Bank

558 NEVERS RD \$85,000
 Ryan J Jeski+ from American Eagle Financial Credit

101 OAKLAND RD \$228
 Gyasi Manu+ from USA Housing and Urban Development

129 OVERLOOK RD \$361,475
 Joseph Venti+ from Mortgage Equity Partners LLC

48 PAPER CHASE \$327,000
 Tiffany A Gorham+ from Mutual of Omaha Mortgage

290 PIERCE RD \$16,127

Ashley Reyes+ from USA Housing and Urban Developme

708 SUMMER HILL DR U:708 \$18,400
 Ivan D Burgos+ from Connecticut Housing Finance Au

611 TWIN CIRCLE DR U:611 \$156,000
 Karthik Dhandapani+ from Chelsea Groton Bank

SOUTHINGTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	172	157
Median Price	\$360,000	\$375,000

► REAL ESTATE SALES

90 APPLE GATE U:170 \$512,390

B: Catherine Drauss & Stanley A Drauss Jr
 S: Applegate Estates LLC
 Vol/Page: 1612/329, Date: 08/19/24, Warranty
 Use: Possible New Construction

12 BERKLEY CT \$342,000

B: Jaiah R Rashid & Jonna Fee
 S: Susan Antilla
 Vol/Page: 1612/269, Date: 08/19/24, Warranty
 Mtg: Plaza Home Mtg \$273,600
 Use: 2 Bdrm Cape Cod, Lot: 12632sf
 Prior Sale: \$277,500 (01/23)

70 BERLIN AVE \$325,000

B: Kateryna Yurkevych
 S: Kathryn Sheffy & Noah A Sheffy
 Vol/Page: 1612/464, Date: 08/20/24, Warranty
 Mtg: United Wholesale Mtg \$308,750
 Use: 2-Family Colonial, Lot: 19166sf
 Prior Sale: \$275,000 (07/22)

104 BRISTOL ST \$310,000

B: Amber T Peterson
 S: Elizabeth Blanco & John Blanco
 Vol/Page: 1612/522, Date: 08/21/24, Warranty
 Mtg: Guild Mortgage Co \$272,362
 Use: 3 Bdrm Colonial, Lot: 5663sf
 Prior Sale: \$235,000 (01/22)

116 BUTLER AVE \$165,000

B: Famiglietti Lombardi
 S: Phyllis M Lausier
 Vol/Page: 1612/493, Date: 08/20/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 7841sf
 Prior Sale: \$165,000 (08/24)

116 BUTLER AVE \$165,000

B: Roseanne F Lombardi
 S: David J Madore, Tr for Madore Ft
 Vol/Page: 1612/490, Date: 08/20/24, Trustee
 Mtg: Plaza Home Mtg \$313,500
 Use: 3 Bdrm Ranch, Lot: 7841sf
 Prior Sale: \$5,500 (08/13)

95 BUTTERNUT LN \$555,000

B: David E Curtis & Allison R Curtis
 S: Denise Mongilio
 Vol/Page: 1612/369, Date: 08/19/24, Warranty
 Mtg: Movement Mtg LLC \$444,000
 Use: 5 Bdrm Colonial, Lot: 22651sf
 Prior Sale: \$302,000 (12/16)

40 CORNERSTONE CT U:19	\$170,000
B: Diana Bytyqi	
S: Vignola Howard C Est & Caitlin Q Demore	
Vol/Page: 1612/366, Date: 08/19/24, Executor	
Use: 2 Bdrm Condo	
Prior Sale: \$102,500 (10/00)	
11 DARLING ST U:M	\$142,500
B: Donald J Tardif & Ramona M Tardif	
S: Keith Mangene	
Vol/Page: 1612/184, Date: 08/19/24, Warranty	
Mtg: Rocket Mortgage LLC \$121,500	
Use: 1 Bdrm Condo	
Prior Sale: \$35,000 (04/16)	
83 KNOWLES AVE	\$180,000
B: Bryan Smith & Jennifer Turci	
S: Joseph J Wala	
Vol/Page: 1612/689, Date: 08/22/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 23087sf	
Prior Sale: \$130,000 (05/89)	
124 MACINTOSH WAY	\$765,000
B: Kevin St Pierre & Kristina St Pierre	
S: Sean M Kane & Jennifer L Kane	
Vol/Page: 1612/430, Date: 08/20/24, Warranty	
Mtg: Bank of America NA \$555,000	
Use: 3 Bdrm Colonial, Lot: 27878sf	
Prior Sale: \$439,850 (09/05)	
982 MARION AVE	\$385,000
B: Brian P Eagen	
S: Lutkus Jr John W Est & Douglas Lutkus	
Vol/Page: 1612/152, Date: 08/16/24, Executor	
Mtg: Liberty Bk \$340,500	
Use: 3 Bdrm Cape Cod, Lot: 37026sf	
84 MATTHEWS ST	\$435,000
B: Michael Parenti & Susan Parenti	
S: Robert C Crosle & Sharon H Crosle	
Vol/Page: 1612/551, Date: 08/21/24, Warranty	
Mtg: T2 Financial LLC \$250,000	
Use: 3 Bdrm Cape Cod, Lot: 14375sf	
2118 MERIDEN TPKE U:12	\$360,000
B: Artan Cane	
S: Alexa A Barbino & Kristian M Harmeling	
Vol/Page: 1612/644, Date: 08/22/24, Warranty	
Use: Condo	
805 PLEASANT ST	\$425,000
B: Adam Difederico	
S: Valerie Matarazzo	
Vol/Page: 1612/222, Date: 08/19/24, Warranty	
Mtg: Primelending \$380,000	
Use: 3 Bdrm Ranch, Lot: 20909sf	
640 PROSPECT ST	\$410,000
B: Alec M Berger & Olivia Hartel	
S: Christen Cyr	
Vol/Page: 1612/302, Date: 08/19/24, Warranty	
Mtg: William Raveis Mtg Co \$360,000	
Use: 3 Bdrm Ranch, Lot: 20473sf	
Prior Sale: \$360,000 (01/23)	
138 SOUTHTON AVE	\$378,000
B: Carlos A Morales	
S: Michelle Burns	
Vol/Page: 1612/122, Date: 08/16/24, Warranty	
Mtg: First World Mortgage \$359,330	
Use: 3 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$244,900 (06/19)	
► MORTGAGES	
104 BRISTOL ST	\$50,000
Amber T Peterson+ from Connecticut Housing Finance	

44 COWLES AVE	\$115,000
Marsha E Penna+ from Webster Bank	
19 DARLING ST U:B	\$59,800
Victoria Jacobson+ from Connecticut Housing Financ	
550 DARLING ST U:4F	\$50,000
Dorothy A Barnhart+ from American Eagle Financial	
232 FOLEY DR	\$30,000
Mary K Hull+ from Webster Bank	
145 HITCHCOCK RD	\$79,400
Michael Mcdonald+ from M&T Bank NA	
39 HORNE CIR	\$70,000
Karen A Sargent+ from FD Community Federal Credit	
118 LOPER ST	\$250,000
Brennan Ft+ from Liberty Bank	
982 MARION AVE	\$340,500
Brian P Eagen+ from Liberty Bank	
982 MARION AVE	\$50,000
Brian P Eagen+ from Connecticut Housing Finance Au	
46 MATTHEWS ST	\$40,000
Zachary Gauvin+ from Nationstar Mortgage	
85 MCKENZIE DR	\$61,000
Kasandra L Vile+ from Seasons Federal Credit Union	
40 OCTOBER LN	\$20,098
Juan C Reyes+ from USA Housing and Urban Developme	
640 PROSPECT ST	\$50,000
Alec M Berger+ from Connecticut Housing Finance Au	
35 ROUND HILL RD	\$500,000
Daniel J Paradis+ from Newtek Bank Na	
17 RYE HILL DR	\$29,000
Lukasz Karwowski+ from Connex Credit Union	
138 SOUTHTON AVE	\$37,500
Carlos A Mendoza-Morales+ from Connecticut Housing	
138 SOUTHTON AVE	\$359,330
Carlos A Mendoza-Morales+ from First World Mortgage	
352 STONEGATE RD	\$50,000
Martin W Senich+ from Waterbury Teachers Federal C	
10 STRAWBERRY LN	\$90,000
Joshua D Creighton+ from Rocket Mortgage	
726 W CENTER ST EXT	\$40,000
Rebecca A Vernick+ from Nationstar Mortgage	
115 WALKERS XING	\$70,000
John J Oconnor+ from American Eagle Financial Cred	
WATER ST	\$25,000
David Albino+ from Kathleen Albino	

SUFFIELD

TOWN CLERK: KATHLEEN C DUNAI
83 Mountain Rd, Suffield, CT, 06093
Phone: 860-668-3880

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	66
Median Price	\$450,000	\$478,000

► REAL ESTATE SALES

221 GRIFFIN RD	\$440,000
B: Jiang Liu	
S: Jennifer V Rodriguez	
Vol/Page: 590/110, Date: 08/23/24, Warranty	
Mtg: Union Home Mortgage \$418,000	
Use: 3 Bdrm Raised Ranch, Lot: 8712sf	
Prior Sale: \$375,000 (06/22)	

25 KINGS MEADOW LN	\$100,000
B: Danielle M Delgado & Elsa Delgado	
S: Hamlet Homes LLC	
Vol/Page: 590/84, Date: 08/22/24, Warranty	
Mtg: United Wholesale Mtg \$518,938	
Use: Residential Developable Land, Lot: 29621sf	
3295 MOUNTAIN RD	\$467,700
B: Blaine Huber & Kristen Faulkner	
S: Daniel S Jordan	
Vol/Page: 589/1158, Date: 08/19/24, Warranty	
Mtg: NBKC Bank \$397,545	
Use: 3 Bdrm Colonial, Lot: 90169sf	
Prior Sale: \$240,000 (10/17)	
145 S MAIN ST	\$675,000
B: William R Howell	
S: Fran M Kochman	
Vol/Page: 590/57, Date: 08/22/24, Warranty	
Mtg: LoanDepot.Com \$741,000	
Use: 5 Bdrm Antique, Lot: 61855sf	
Prior Sale: \$196,000 (10/08)	
44 SHAD ROW U:44	\$244,000
B: Claudia R Jimenez	
S: Casey Pryor	
Vol/Page: 589/1136, Date: 08/19/24, Warranty	
Mtg: Fairway Ind Mtg \$231,800	
Use: 2 Bdrm Condo	
Prior Sale: \$130,000 (08/20)	

► MORTGAGES

150 E GRAYLING LN U:150	\$115,000
Robert Eldsen+ from Service Credit Union	
235 FAIR HILL LN	\$365,000
Kevin F Armata+ from FEC Enterprises LLC	
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
Kevin F Armata+ from FEC Enterprises LLC	
NORTH ST	\$365,000
Lot 4 Shadow Pond Ln LLC+ from FEC Enterprises LLC	
41 PLEASANTVIEW DR	\$100,000
Suzanne M Maillet+ from 360 Federal Credit Union	
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, 06107
Phone: 860-561-7430

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	356	345
Median Price	\$425,000	\$505,000

► REAL ESTATE SALES

174 ARUNDEL AVE	\$515,000
B: Marcell Szabo & Anika Hidayat	
S: Rachel Cyr & Kevin Obrien	
Vol/Page: 5323/277, Date: 08/20/24, Warranty	
Mtg: Prosperity Home Mtg \$412,000	
Use: 3 Bdrm Colonial, Lot: 6098sf	
Prior Sale: \$340,000 (08/17)	

1558 BOULEVARD	\$490,000
B: Keith J Fleischer	
S: Richard Allen & Brigid H Allen	
Vol/Page: 5323/224, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$392,000	
Use: 4 Bdrm Colonial, Lot: 9583sf	
Prior Sale: \$120,000 (06/98)	
3 FERNBEL LN	\$153,500
B: Aarna LLC	
S: Light George B Est & Peter G Light	
Vol/Page: 5323/591, Date: 08/23/24, Executor	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	
Prior Sale: \$152,000 (05/97)	
3 FERNBEL LN	\$153,500
B: Aarna LLC	
S: Nada G Light	
Vol/Page: 5323/594, Date: 08/23/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	
Prior Sale: \$153,500 (08/24)	
21 GALLAUDET DR	\$625,000
B: George Shaw & Amanda Giroux	
S: Alison Malkin & Arthur C Malkin	
Vol/Page: 5323/607, Date: 08/23/24, Warranty	
Mtg: First Federal Bank \$500,000	
Use: 4 Bdrm Three Story, Lot: 13504sf	
Prior Sale: \$368,500 (06/19)	
155 GRISWOLD DR	\$500,500
B: Brian Cocuzzo & Kate Cocuzzo	
S: Matthew J Turo & Elizabeth Turo	
Vol/Page: 5323/388, Date: 08/21/24, Warranty	
Mtg: US Bank NA \$400,400	
Use: 3 Bdrm Colonial, Lot: 7405sf	
Prior Sale: \$329,000 (09/14)	
140 KANE ST U:C9	\$225,000
B: Ahmad M Sakhezada	
S: Monica Bustamante	
Vol/Page: 5323/182, Date: 08/19/24, Warranty	
Mtg: CMG Mortgage Inc \$155,200	
Use: 2 Bdrm Condo	
Prior Sale: \$140,000 (04/08)	
420 OAKWOOD AVE	\$360,000
B: Kevin Taylor	
S: Mark D Spencer & Grace Spencer	
Vol/Page: 5323/525, Date: 08/22/24, Warranty	
Mtg: Movement Mtg LLC \$180,000	
Use: 3 Bdrm Colonial, Lot: 10454sf	
Prior Sale: \$191,099 (05/18)	
1080 TROUT BROOK DR	\$330,000
B: Malo Properties LLC	
S: Richard W Callahan	
Vol/Page: 5323/476, Date: 08/22/24, Warranty	
Mtg: Nqm Funding Llc \$247,500	
Use: 3 Bdrm Ranch, Lot: 12197sf	
Prior Sale: \$250,000 (08/21)	
1360 TROUT BROOK DR	\$22,720,000
B: West Hartford Dev LLC	
S: Weha Dev Group East LLC	
Vol/Page: 5323/306, Date: 08/20/24, Warranty	
► FORECLOSURE DEEDS	
36 YALE ST	\$240,000
B: Sukhwinder Singh	
S: Joseph Regan & West Hartford Town Of	
Vol/Page: 5323/347, Date: 08/20/24, Committee	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	

► MORTGAGES

182 4 MILE RD	\$94,000
Erik J Dainiak+ from Northwest Community Bank	
2778 ALBANY AVE	\$77,320
Gabriel A Cornejo+ from Navy Federal Credit Union	
73 ARNOLDALE RD	\$216,700
Noka K Zadi+ from American Eagle Financial Credit	
ASYLUM AVE	\$1,100,000
Weha Dev Group LLC+ from Worth Avenue Cap Lic	
15 AUBURN RD	\$407,000
Jacqueline A Horner+ from Amerisave Mortgage Corpo	
48 BERWYN RD	\$300,000
Barry Gordon+ from Liberty Bank	
81 BONNY VIEW RD	\$249,000
Nkiruka C Atuegwu+ from Bank of America NA	
117 BREWSTER RD	\$50,000
Sara R Lucibello+ from American Eagle Financial Cr	
118 CLIFTON AVE	\$150,000
Christopher M Gaito+ from LoanDepot.Com LLC	
11 FAIRLEE RD	\$120,000
Abraham M Sipe+ from TD Bank NA	
1083 FARMINGTON AVE	\$458,700
Kevin E Hughes+ from JP Morgan Chase Bank	
23 FARNHAM RD	\$331,000
Jenna Behan+ from Key Bank N.A.	
48 LEXINGTON RD	\$18,828
Emily L Ko+ from West Hartford, Town of	
48 LEXINGTON RD	\$3,322
Emily L Ko+ from West Hartford, Town of	
49 MONTCLAIR DR	\$8,957
Sharon S Visconti+ from USA Housing and Urban Deve	
19 NEWPORT AVE	\$150,000
Bette Smith+ from Bank of America NA	
420 OAKWOOD AVE	\$50,000
Kevin Taylor+ from Connecticut Housing Finance Aut	
77 PARSONS DR	\$150,000
Azhar M Malik+ from Liberty Bank	
711 S QUAKER LN	\$441,000
Luisa Jimenez+ from MCM Capital Solutions	
49 SHADOW LN	\$322,400
Dawn M Marzik+ from LoanDepot.Com LLC	
26 THOMSON RD	\$50,000
Ryan C Berent+ from Sikorsky Financial Credit Unio	
45 WHITE AVE	\$14,350
Filomena Buccheri+ from West Hartford, Town of	
94 WHITE AVE	\$60,000
Nhat T Duong+ from TD Bank NA	

WETHERSFIELD

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	141	111
Median Price	\$349,000	\$363,000

► REAL ESTATE SALES

3 BARRINGTON DR	\$295,000
B: Mary K Welch	
S: Nertil Semani & Blerina Pepi	
Vol/Page: 2172/345, Date: 08/20/24, Warranty	

1320 BERLIN TPKE U:217	\$130,000
B: Porfiria T Rivera	
S: Kuroczka Tatjana Est & Sean Hall-Trzaska	
Vol/Page: 2172/494, Date: 08/22/24, Executor	
Use: Condo	
263 BREWER ST	\$302,000
B: Ashod Z Deraprahamian & Hasmik J Ohanyan	
S: Genowefa Szymonik Est & Peter Szymonik	
Vol/Page: 2172/543, Date: 08/22/24, Executor	
63 DIX RD	\$417,000
B: Wesley R Jones	
S: Jordan A Bouthot	
Vol/Page: 2172/437, Date: 08/21/24, Warranty	
Mtg: Mortgage Research Ctr \$237,000	
Use: 3 Bdrm Colonial, Lot: 8712sf	
Prior Sale: \$252,000 (07/15)	
81 GOODRICH DR	\$346,000
B: Griffin Colopy	
S: Ib Investments LLC	
Vol/Page: 2172/474, Date: 08/22/24, Warranty	
Mtg: Prosperity Home Mtg \$324,498	
Use: 3 Bdrm Colonial, Lot: 7405sf	
Prior Sale: \$132,527 (01/18)	
19 LEXINGTON ST	\$353,000
B: Tomasa Fernandez	
S: Freedom Property LLC	
Vol/Page: 2172/269, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$200,000	
Use: 3 Bdrm Bngl/Cottage, Lot: 7841sf	
Prior Sale: \$210,000 (04/24)	
472 MAPLE ST	\$347,000
B: Patrick J Fenton Jr & Stefanie M Ozga-Fenton	
S: George Theocles	
Vol/Page: 2172/418, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$312,300	
Use: 3 Bdrm Ranch, Lot: 17424sf	
Prior Sale: \$175,000 (02/18)	
88 OLD COMMON RD	\$720,000
B: Paula V Mercado-Norton & Aaron D Norton	
S: Sherlynn S Erickson	
Vol/Page: 2172/578, Date: 08/23/24, Warranty	
Mtg: Cross Country Mtg Inc \$612,000	
Use: 4 Bdrm Colonial, Lot: 15246sf	
295 RIDGE RD U:12	\$258,000
B: Jmc Real Estate Holdings	
S: Lynda M Bedard, Tr for Lynda M Bedard RET	
Vol/Page: 2172/525, Date: 08/22/24, Trustee	
Use: 2 Bdrm Condo	
Prior Sale: \$150,000 (02/23)	
28 ROBBINS DR	\$524,900
B: Luis A Cruz Morales & Jeannette Acevedo Figuero	
S: Jeffrey McNally & Kimberly L McNally	
Vol/Page: 2172/546, Date: 08/22/24, Warranty	
Mtg: Navy FCU \$524,900	
Use: 4 Bdrm Colonial, Lot: 16988sf	
Prior Sale: \$409,000 (08/21)	
4 ROUND HILL RD	\$372,000
B: Carlos A Marte Morel & Carlos Y Marte Reyes	
S: Maradies Mary Ann Est & Michael A Desanto	
Vol/Page: 2172/178, Date: 08/19/24, Fiduciary	
Mtg: Liberty Bk \$330,000	
Use: 3 Bdrm Ranch, Lot: 13939sf	
Prior Sale: \$137,500 (07/94)	

117 STATE ST..... \$500,000
 B: Sara A Velleca
 S: Lisa D Peters
 Vol/Page: 2172/594, Date: 08/23/24, Warranty
 Mtg: Ion Bank \$475,000
 Use: 3 Bdrm Colonial, Lot: 19166sf
 Prior Sale: \$172,500 (07/02)

► **MORTGAGES**

1320 BERLIN TPKE U:217..... \$104,000
 Porfiria T Rivera+ from Rocket Mortgage

14 GOODWIN PARK RD..... \$234,000
 Sarah L Delucco+ from Movement Mortgage LLC

14 GOODWIN PARK RD..... \$25,000
 Sarah L Delucco+ from Connecticut Housing Finance

61 KIMBERLY LN..... \$200,000
 Michael R Forrest+ from Webster Bank

261 LONGVUE DR..... \$95,000
 Charlene E Folston+ from Americas First Network Cr

44 MCMULLEN AVE..... \$10,585
 Edward J Gonzalez+ from USA Housing and Urban Deve

4 ROUND HILL RD..... \$50,000
 Carlos A Marte Morel+ from Connecticut Housing Fin

33 SAWMILL XING U:33..... \$130,000
 All Right Plumbing & Remo+ from Westnor Capital Gr

1210-1218 SILAS DEANE HWY..... \$6,250,000
 Phoenix 1210 LLC+ from Northwest Community Bank

29 STONEGATE DR..... \$166,000
 Nerino Zaino+ from Webster Bank

247 WELLS RD..... \$59,214
 Jasmin Maldonado+ from TD Bank NA

71 WHIPPOORWILL WAY..... \$825,000
 Peter J Luchini T+ from Mutual of Omaha Mortgage

71 WHIPPOORWILL WAY..... \$825,000
 Peter J Luchini T+ from USA Housing and Urban Deve

WINDSOR

TOWN CLERK:ANNA M POSNIAK
 275 Broad St, Ste 1, Windsor, CT, 06095
 Phone:860-285-1902

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	144	141
Median Price	\$299,000	\$340,000

► **REAL ESTATE SALES**

6 ASPENWOOD DR..... \$540,000
 B: Michael G Broxterman & Marisa Broxterman
 S: Rosemary P Gallant
 Vol/Page: 1968/638, Date: 08/19/24, Warranty
 Mtg: Windsor Federal Bank \$140,000
 Use: 3 Bdrm Colonial, Lot: 40075sf
 Prior Sale: \$272,600 (08/00)

24 BARBER ST..... \$244,000
 B: Matthew Mchargue & Kayla Mchargue
 S: Ftrl Prop LLC
 Vol/Page: 1968/655, Date: 08/20/24, Warranty
 Mtg: Evolve B&T \$249,246
 Use: 1 Bdrm Bngl/Cottage, Lot: 7841sf
 Prior Sale: \$115,000 (10/23)

100 BECKER CIR..... \$286,000
 B: Angel Villanueva
 S: Ingrid Brito
 Vol/Page: 1968/842, Date: 08/23/24, Warranty
 Mtg: First World Mortgage \$222,000
 Use: 3 Bdrm Cape Cod, Lot: 12197sf
 Prior Sale: \$137,500 (10/18)

849 MATIANUCK AVE..... \$225,000
 B: Cornerstone Homebuying LL
 S: Osvaldo Nunez Jr
 Vol/Page: 1968/630, Date: 08/19/24, Warranty
 Mtg: Kevin Keith \$282,500
 Use: 3 Bdrm Cape Cod, Lot: 24829sf
 Prior Sale: \$219,650 (10/19)

19 RAINBOW CRK..... \$400,000
 B: Kristina Halm & Madison Halm
 S: David Rosner & Loyda I Rosner
 Vol/Page: 1968/606, Date: 08/19/24, Warranty
 Mtg: Premia Mortgage LLC \$380,000
 Use: 3 Bdrm Colonial, Lot: 15682sf
 Prior Sale: \$226,900 (03/05)

387 RAINBOW RD..... \$440,000
 B: Prime Investment Inc
 S: Mable Reynolds
 Vol/Page: 1968/600, Date: 08/19/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 17860sf
 Prior Sale: \$210,299 (11/16)

30 ROOD AVE..... \$295,000
 B: Sidney Eragene
 S: Jacob Alvarenga & Rosa L Martinez
 Vol/Page: 1968/868, Date: 08/23/24, Warranty
 Mtg: Bank of America NA \$295,000
 Use: 3 Bdrm Cape Cod, Lot: 24394sf
 Prior Sale: \$100,000 (10/95)

375 ROOD AVE..... \$290,000
 B: Nathanael Hernandez
 S: Mitsuku Nash
 Vol/Page: 1968/674, Date: 08/20/24, Warranty
 Mtg: Mtg Equity Partners \$254,375
 Use: 2 Bdrm Bngl/Cottage, Lot: 34412sf
 Prior Sale: \$111,000 (05/00)

3 WHITWARD PL..... \$325,000
 B: Stephen Partain & Antonina Partain
 S: Emily Degerstrom
 Vol/Page: 1968/735, Date: 08/21/24, Warranty
 Mtg: Silverton Mtg \$225,000
 Use: 2 Bdrm, Lot: 3049sf
 Prior Sale: \$221,000 (10/20)

► **MORTGAGES**

73 ALDEN RD..... \$60,000
 Adam R Schibley+ from American Eagle Financial Cre

100 BECKER CIR..... \$25,000
 Angel L Villanueva+ from First World Mortgage

59 GIDDINGS AVE..... \$75,000
 Juan Medina+ from 360 Federal Credit Union

57 HARVEST LN..... \$34,000
 Jillian Romano+ from 360 Federal Credit Union

94 HILLCREST RD..... \$9,222
 Dante Galvez+ from USA Housing and Urban Developme

66 HOLLOW BROOK RD..... \$65,000
 Carol B Tiernan+ from 360 Federal Credit Union

7 HUCKLEBERRY RD..... \$225,000
 Kevin Pigeon+ from Fairway Independent Mortgage

1253 MATIANUCK AVE..... \$268,000
 Vincent Zullo+ from Movement Mortgage LLC

36 MEADOW RD..... \$245,000
 Jarosz Prop LLC+ from CI Equity Mgmt Llc

74 PARK AVE..... \$10,951
 Keniesha Salmon+ from USA Housing and Urban Develo

103 PLEASANT ST..... \$21,313
 Amanda L Beane+ from USA Housing and Urban Develop

27 RANDALL CIR..... \$65,000
 Herminio R Castro+ from Franklin Trust Federal Cre

66 ROBIN RD..... \$150,000
 Monica Walters+ from American Eagle Financial Cred

375 ROOD AVE..... \$50,000
 Nathanael Hernandez+ from Connecticut Housing Fina

22 SHAMROCK CIR..... \$300,000
 Harrison J Currier+ from James Mininos

25 STRATFORD CT..... \$383,189
 Trevon W Chin+ from LoanDepot.Com LLC

75 STRATFORD CT..... \$135,000
 Darcy Caplette+ from Rocket Mortgage

WINDSOR LOCKS

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	53
Median Price	\$286,250	\$307,000

► **REAL ESTATE SALES**

29 GEORGE RD..... \$315,000
 B: Emily Puswald
 S: Jean L Senofonte
 Vol/Page: 539/67, Date: 08/23/24, Warranty
 Mtg: Sofi Bank Na \$283,500
 Use: 3 Bdrm Ranch, Lot: 12632sf

41 PHEASANT CT U:41..... \$306,000
 B: Dennis M Dyer & Donna L Dyer
 S: Gina Obrien
 Vol/Page: 538/1057, Date: 08/20/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (09/13)

161 SPRING ST..... \$390,000
 B: Traudl Maillet
 S: Maillet Traudl Est & Jeanette Maillett
 Vol/Page: 538/1070, Date: 08/20/24, Fiduciary
 Mtg: Mortgage Research Ctr \$398,385
 Use: 4 Bdrm Ranch, Lot: 44431sf
 Prior Sale: \$331,000 (05/07)

► **MORTGAGES**

56 BIRGE AVE..... \$20,000
 Tracy L Templeton+ from River Bank

72 CIRCLE DR..... \$84,000
 Sean M Twitchell+ from River Bank

89 CIRCLE DR..... \$29,834
 Scott A Teates+ from 360 Federal Credit Union

2 COLUMBO TER..... \$140,000
 Anthony Giannelli+ from River Bank

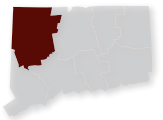
83 GREENWOOD RD..... \$150,000
 Larry Carrier+ from American Eagle Financial Credi

86 HEATHER LN..... \$44,000
 Heath E Lamarre+ from River Bank

33 JACKSON ST..... \$56,000
 Mark Robichaud+ from River Bank

38 STEVENS ST..... \$5,740
 Paul S Gunter+ from USA Housing and Urban Developm

5 WOODWORTH ST..... \$40,000
 Ramon Rodriguez+ from 360 Federal Credit Union



LITCHFIELD COUNTY

BARKHAMSTED

TOWN CLERK: HOLLY P. KROUSE

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	18
Median Price	\$340,000	\$385,250

► REAL ESTATE SALES

11 WOODRIDGE DR..... \$530,000

B: Maureen F Wilson & James R Newberry
S: Robert J Ringuette & Mary E Ringuette
Vol/Page: 184/649, Date: 08/19/24, Warranty
Use: Mixed Use-Res Dwell & OpenSp, Lot: 785822sf

► MORTGAGES

15 E WEST HILL RD..... \$369,000

Diane Heelan+ from Union Savings Bank

71 OLD NEW HARTFORD RD..... \$284,900

Melissa Mcneil+ from M&T Bank NA

BETHLEHEM

TOWN CLERK: KATIE MAYER

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	19
Median Price	\$345,000	\$500,000

► REAL ESTATE SALES

28 HIGHLAND RD..... \$60,000

B: Diane M Mccarthy
S: Ronald B Smith & Sigrid R Smith
Vol/Page: 450/125, Date: 08/23/24, Warranty
Use: 1 Bdrm Cottage, Lot: 10890sf

► MORTGAGES

231 HARD HILL RD N..... \$119,000

Dellacamera Ft+ from Webster Bank

BRIDGEWATER

TOWN CLERK: CHERYL L PINKOS

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	7
Median Price	\$560,000	\$950,000

► MORTGAGES

83 CANFIELD DR..... \$35,000

Ivan Pagan+ from Albright Credit Union

COLEBROOK

TOWN CLERK: DEBRA L. MCKEON

562 Colebrook Rd, Colebrook, CT, 06021
Phone: 860-379-3359

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	4
Median Price	\$240,000	\$471,500

► MORTGAGES

22 CHAPIN RD..... \$75,000

Steele G Porter+ from 360 Federal Credit Union

CORNWALL

TOWN CLERK: VERA L. DINNEEN

26 Pine St, Cornwall, CT, 06754
Phone: 860-672-2709

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	8
Median Price	\$430,000	\$950,000

► REAL ESTATE SALES

144 KENT RD S..... \$291,745

B: 144 Kent Road LLC
S: Ruth C Rotko
Vol/Page: 129/537, Date: 08/19/24, Warranty
Use: 3 Bdrm Contemporary, Lot: 524027sf
Prior Sale: \$425,500 (11/05)

GOSHEN

TOWN CLERK: BARBARA L BREOR

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	25
Median Price	\$542,500	\$515,000

► REAL ESTATE SALES

618 BEACH ST..... \$182,700

B: Osamah Palwala
S: Resi Accredited Loans Inc & Deutsche Bk T Co Amer Tr
Vol/Page: 205/964, Date: 08/21/24, Warranty
Use: 4 Bdrm Cape Cod, Lot: 83200sf
Prior Sale: \$195,000 (11/05)

► MORTGAGES

30 FLORA RD..... \$1,963,796

30 Flora Road LLC+ from O&g Industries Inc

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 JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	23
Median Price	\$340,000	\$400,000

► MORTGAGES

32 BOGUE RD..... \$136,700

Lorraine A Gustafson+ from Torrington Municipal &

120 SPRING HILL RD..... \$80,000

Matthew H Lojewski+ from Spring EQ LLC

KENT

TOWN CLERK: DARLENE F. BRADY

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	17
Median Price	\$509,500	\$450,000

► REAL ESTATE SALES

46 ELIZABETH ST..... \$515,000

B: Sarah A Chase & William S Watts
S: Anthony C Palumbo & Leah H Palumbo
Vol/Page: 201/927, Date: 08/20/24, Warranty
Mtg: Movement Mtg LLC \$412,000
Use: 2 Bdrm Colonial, Lot: 8712sf
Prior Sale: \$243,750 (12/19)

LITCHFIELD

TOWN CLERK: LISA LOSEE

74 West St, Litchfield, CT, 06750
Phone: 860-567-7561

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	39
Median Price	\$340,150	\$507,500

► REAL ESTATE SALES

895 BANTAM RD..... \$350,000

B: Daddona Properties LLC
S: Cravin Properties LLC
Vol/Page: 413/592, Date: 08/22/24, Warranty
Mtg: Thomaston Svgs Bk \$266,250
Use: Commercial Building, Lot: 11326sf
Prior Sale: \$225,000 (08/02)

39 IFFLAND POND RD..... \$600,000

B: Yield Properties LLC
S: Thomas A Gelormino
Vol/Page: 413/534, Date: 08/19/24, Warranty
Use: Industrial Building, Lot: 184259sf

► MORTGAGES

17 DUDLEY RD	\$150,000
Gayleen G Pont+ from Torrington Savings Bank	
45 LITTLE PITCH RD	\$235,000
Brandon Dingwell+ from Torrington Savings Bank	
174 MAPLE ST.....	\$60,000
Anne Yanaway+ from Litchfield Bancorp	
27 SCENIC VIEW DR.....	\$100,000
John R Guerrero+ from FD Community Federal Credit	

MORRIS

TOWN CLERK:LAURA HALLORAN
3 East St, Morris, CT, 06763
Phone:860-567-7433

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	13
Median Price	\$373,000	\$380,000

► MORTGAGES

37 E MORRIS LN	\$250,000
Tina Duffy+ from Thomaston Savings Bank	
46 TROTТА LN	\$435,490
Ronald M Emanuel Jr+ from Lakeview Loan Servicing	

NEW HARTFORD

TOWN CLERK:LYNN A FLORIO
530 Main St, New Hartford, CT, 06057
Phone:860-379-5037

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	35
Median Price	\$350,000	\$420,000

► REAL ESTATE SALES

65 DAVIS RD.....	\$10,000
B: Yvonne Oliver	
S: Paula D Gajewski & James R Gajewski Jr	
Vol/Page: 323/771, Date: 08/22/24, Warranty	
Use: Residential Open Land, Lot: 3049sf	
Prior Sale: \$6,500 (08/17)	
182 GILLETTE RD	\$330,000
B: Taylor Anderson & Zachary Johnson	
S: Lorraine W Davidson	
Vol/Page: 323/781, Date: 08/23/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 74052sf	
1258 LITCHFIELD TPKE	\$700,000
B: Karen L Johnson & Kenneth W Johnson	
S: Jason L Krug	
Vol/Page: 323/725, Date: 08/19/24, Warranty	
Mtg: First Priority Mtg \$560,000	
Use: 4 Bdrm Cape Cod, Lot: 352836sf	
Prior Sale: \$356,000 (08/09)	
220 MAIN ST U:2C	\$197,000
B: Jeffrey Hammer & Mary Hammer	
S: Garrett Lombardo & Kathleen Lombardo	
Vol/Page: 323/775, Date: 08/22/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$127,000 (03/21)	
220 MAIN ST U:7K	\$190,000
B: Lina C Janco & Jhon A Pineda	
S: Martin V Opromollo & Kathleen A Opromollo	
Vol/Page: 323/758, Date: 08/20/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$129,900 (07/22)	

S EAST RD	\$1,125,000
B: Robert Ricciardello	
S: Michael Dezzani Jr	
Vol/Page: 323/744, Date: 08/19/24, Warranty	

► MORTGAGES

232 CEDAR LN.....	\$6,323
Elayna Parsell+ from USA Housing and Urban Develop	
32 COTTAGE ST.....	\$313,500
Taylor Anderson+ from Total Mortgage Services	
6 DEER RUN RD.....	\$335,000
Julie A Connelly+ from First World Mortgage	

NEW MILFORD

TOWN CLERK:NOREEN PRICHARD
10 Main St, New Milford, CT, 06776
Phone:860-355-6020

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	133	118
Median Price	\$450,000	\$483,500

► REAL ESTATE SALES

155 ASPETUCK VLG U:155	\$145,000
B: Michael Kane	
S: Jane Gregory & Adam Gregory	
Vol/Page: 1277/385, Date: 08/21/24, Warranty	
Mtg: William Raveis Mtg Co \$140,650	
Use: 1 Bdrm Condo	
128 BEARD DR U:128	\$190,000
B: Luxin Zhong	
S: Rcf 2 Acquisition T & Us Bank TNa Tr	
Vol/Page: 1277/501, Date: 08/22/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$228,000 (09/05)	
142 BEARD DR U:142	\$295,000
B: Richard Bennett	
S: G&p Enterprises LLC	
Vol/Page: 1277/473, Date: 08/21/24, Warranty	
Mtg: Navy FCU \$285,000	
Use: 2 Bdrm Condo	
11 BULLYMUCK RD	\$485,000
B: Tyler Whitcomb	
S: Glenn A Doud & Julie A Doud	
Vol/Page: 1277/291, Date: 08/20/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 81893sf	
Prior Sale: \$445,000 (12/22)	
CANDLEWOOD LAKE RD N	\$60,000
B: Nova Development LLC	
S: Bridget E Dubravsky	
Vol/Page: 1277/665, Date: 08/23/24, Warranty	
DANBURY RD.....	\$2,353,474
B: New Milford Golf LLC	
S: Candlewood Vly Country Cl	
Vol/Page: 1277/682, Date: 08/23/24, Warranty	
401 DANBURY RD	\$2,353,474
B: New Milford Golf LLC	
S: Candlewood Vly Country Cl	
Vol/Page: 1277/682, Date: 08/23/24, Warranty	
Mtg: Savings Bk of Danbury \$2,125,000	
Use: Mixed Use-Prim Comm & Forest, Lot: 5602252sf	
EDGEWOOD DR.....	\$1,700,000
B: Joan F Pantanelli Ft	
S: Robert M Schiffman & Leah A Schiffman	
Vol/Page: 1277/242, Date: 08/19/24, Warranty	

ELENA DR	\$542,500
B: Jason Barrett & Jennifer Barrett	
S: Albert J Dangelantonio & Lynn Dangelantonio	
Vol/Page: 1277/357, Date: 08/21/24, Warranty	
29 HILLEDALE DR	\$409,000
B: Rachel E Hook & Joshua Hook	
S: William C Petkanas & Mary S Alexander	
Vol/Page: 1277/504, Date: 08/22/24, Warranty	
Mtg: Homestead Fund Corp \$306,750	
Use: 3 Bdrm Ranch, Lot: 31363sf	
Prior Sale: \$335,000 (05/21)	
26 LANESVILLE RD	\$146,526
B: New Milford Golf LLC	
S: Lanesville LLC	
Vol/Page: 1277/688, Date: 08/23/24, Warranty	
Mtg: Savings Bk of Danbury \$2,125,000	
Use: Commercial Vacant Land, Lot: 379843sf	
Prior Sale: \$71,500 (05/96)	
LINDEN LN	\$20,000
B: Nova Development LLC	
S: Bridget E Dubravsky	
Vol/Page: 1277/670, Date: 08/23/24, Warranty	
1 MULBERRY LN	\$575,000
B: Jesse A Mcculloch	
S: Christopher Taylor & Paula Taylor	
Vol/Page: 1277/531, Date: 08/22/24, Warranty	
Mtg: Union Savings Bank \$460,000	
Use: 4 Bdrm Colonial, Lot: 61855sf	
Prior Sale: \$237,000 (04/99)	
10 PILGRIMS WAY	\$626,000
B: Eric A Wilcoxson & Kaitlyn R Wilcoxson	
S: Carl C Dandrea & Catherine A Dandrea	
Vol/Page: 1277/323, Date: 08/20/24, Warranty	
Mtg: Kind Lending \$436,000	
Use: 4 Bdrm Colonial, Lot: 40000sf	
Prior Sale: \$60,000 (09/02)	
6 RODNEY LN	\$695,000
B: Alan R Boschetto & Kelsey A Matthews	
S: Gordon E Fairchild & Eleanor M Fairchild	
Vol/Page: 1277/450, Date: 08/21/24, Warranty	
Mtg: CMG Mortgage Inc \$520,000	
Use: 4 Bdrm Contemporary, Lot: 168577sf	
11 TALL OAKS DR U:11	\$735,000
B: Robert C Druckreier & Alice H Druckreier	
S: Unique Development LLC	
Vol/Page: 1277/582, Date: 08/23/24, Warranty	
Mtg: Savings Bk of Danbury \$250,000	
Use: 2 Bdrm Condo	
TAMARACK DR	\$20,000
B: Nova Development LLC	
S: Bridget E Dubravsky	
Vol/Page: 1277/673, Date: 08/23/24, Warranty	
79 WASHINGTON RIDGE RD	\$885,000
B: Jeffrey Gowen & Jacqueline Gowen	
S: Mark Habsan & Grace C Habsan	
Vol/Page: 1277/360, Date: 08/21/24, Warranty	
Mtg: HSBC Bank \$691,200	
Use: 5 Bdrm Colonial, Lot: 182952sf	
Prior Sale: \$150,000 (08/02)	
23 WEBATUCK RD.....	\$750,000
B: Jean Coupin	
S: Rogers Timothy C Est & Christopher J Holdren	
Vol/Page: 1277/286, Date: 08/19/24, Executor	
Use: 4 Bdrm Antique, Lot: 144184sf	
Prior Sale: \$5,000 (02/06)	

20 WHITTLESEY AVE..... \$500,000
 B: Babafemi Orimogunje
 S: Ann M Chauvin, Tr for Ann Marie Chauvin RET
 Vol/Page: 1277/246, Date: 08/19/24, Trustee
 Mtg: Rocket Mortgage LLC \$475,000
 Use: 2-Family Family Flat, Lot: 3920sf
 Prior Sale: \$128,500 (04/95)

284 WILLOW SPGS U:284..... \$300,000
 B: Marcelo E Alarcon
 S: Debra E Sicardo
 Vol/Page: 1277/600, Date: 08/23/24, Warranty
 Mtg: Total Mtg Svcs \$249,000
 Use: 2 Bdrm Condo
 Prior Sale: \$155,000 (03/15)

► MORTGAGES

155 ASPETUCK VLG U:155 \$5,800
 Michael Kane+ from Connecticut Housing Finance Aut

142 BEARD DR U:142 \$285,000
 Richard A Bennett 3rd+ from Navy Federal Credit Un

11 BULLYMUCK RD..... \$350,000
 Tyler Whitcomb+ from United Wholesale Mortgage

401 DANBURY RD \$897,000
 New Milford Golf LLC+ from New England Certified D

45 FOX RIDGE DR..... \$85,000
 John Buniak+ from Amerisave Mortgage Corporation

26 LANESVILLE RD \$897,000
 New Milford Golf LLC+ from New England Certified D

10 MOCKINGBIRD LN..... \$225,000
 James S Steinhardt+ from Union Savings Bank

6 OLD NORTHVILLE RD \$50,000
 Donna M Ducibella+ from National Iron Bank

97 S KENT RD \$50,000
 Karen E Summers+ from Union Savings Bank

30 SHERWOOD DR \$313,390
 Mark W Arthur+ from E Mortgage Management LLC

11 TALL OAKS DR U:11 \$250,000
 Alice H Druckreier+ from Savings Bank of Danbury

29 TAMARACK RD \$150,000
 Justin Conner+ from National Iron Bank

284 WILLOW SPGS U:284..... \$12,000
 Marcelo E Alarcon+ from Connecticut Housing Financ

NORFOLK

TOWN CLERK:LINDA PERKINS

19 Maple St, Norfolk, CT, 06058
 Phone:860-542-5679

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	9
Median Price	\$441,500	\$340,000

► REAL ESTATE SALES

49 LAUREL WAY \$600,000
 B: George S Case & Sheila D Case
 S: James Mars LLC
 Vol/Page: 130/387, Date: 08/22/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 121968sf

► MORTGAGES

222 OLD GOSHEN RD..... \$200,001
 Louis S Deutsch+ from Morgan Stanley Private Bank

NORTH CANAAN

TOWN CLERK:JEAN A. JACQUIER

100 Pease St, #7, North Canaan, CT, 06024
 Phone:860-824-7313

MARKET STATISTICS THROUGH JULY

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

► REAL ESTATE SALES

268 E CANAAN RD \$188,000
 B: Richard G Ralph & Joel Ralph
 S: Richard G Ralph
 Vol/Page: 156/825, Date: 08/22/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 13939sf

360 NORFOLK RD..... \$2,100,000
 B: Lone Oak Rv LLC
 S: Lone Oak Inc
 Vol/Page: 156/752, Date: 08/19/24, Warranty
 Mtg: Bank of New Hampshire \$13,200,000
 Use: Mixed Use-Prim Comm & Resd, Lot: 6120180sf

► MORTGAGES

397 ASHLEY FALLS RD..... \$64,000
 Andrew J Allyn+ from National Iron Bank

362 NORFOLK RD..... \$13,200,000
 Lone Oak Rv LLC+ from Bank of New Hampshire, N.A.

PLYMOUTH

TOWN CLERK:ERICA CABIYA

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	75
Median Price	\$260,000	\$300,000

► REAL ESTATE SALES

8 CHESTNUT ST..... \$325,000
 B: Katelyn R Fears
 S: Gerard R Rivard & Carol M Rivard
 Vol/Page: 514/859, Date: 08/22/24, Warranty
 Mtg: Plaza Home Mtg \$292,500
 Use: 4 Bdrm Cape Cod, Lot: 8276sf

35 GABRIELLE CT..... \$515,000
 B: Amanda Doncet & Michael Dobcet
 S: Sherry Mattesini
 Vol/Page: 514/818, Date: 08/21/24, Warranty
 Mtg: Liberty Bk \$386,250
 Use: 3 Bdrm Ranch, Lot: 48787sf
 Prior Sale: \$410,100 (04/21)

15 LASSY CT \$59,500
 B: Hcn Prop LLC
 S: Plymouth Town Of
 Vol/Page: 514/808, Date: 08/20/24, Warranty

135 SCHROBACK RD..... \$390,000
 B: Rocco S Cammarere & Rebecca J Cammarere
 S: Maureen Festi
 Vol/Page: 514/856, Date: 08/22/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 40075sf
 Prior Sale: \$258,000 (08/18)

► MORTGAGES

202 CARTER RD \$57,700
 Paul A Blekis+ from Thomaston Savings Bank

5 GOLD ST \$130,000
 Timothy L Shields+ from Citizens Bank

23 HOLT ST..... \$54,000
 Sean Dering+ from Rocket Mortgage

307 TODD HOLLOW RD..... \$58,000
 Michelle L Washington+ from TD Bank NA

ROXBURY

TOWN CLERK:PETER A HURLBUT

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	9	10
Median Price	\$1,080,000	\$657,500

► MORTGAGES

84 GARNET RD \$1,500,000
 Brian K Fassett+ from Union Savings Bank

SALISBURY

TOWN CLERK:PATRICIA H. WILLIAMS

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	21
Median Price	\$735,000	\$750,000

► REAL ESTATE SALES

87 CANAAN RD U:3C..... \$695,000
 B: Charles C Vail & Margaret C Vail
 S: Lucie E Curtiss
 Vol/Page: 273/709, Date: 08/23/24, Warranty
 Mtg: National Iron Bk \$556,000
 Use: 3 Bdrm Condo
 Prior Sale: \$570,000 (10/21)

28 PROSPECT ST..... \$775,000
 B: Brendan T Demond
 S: Anne C Kremer & Sarah E Kremer
 Vol/Page: 273/704, Date: 08/19/24, Executor
 Use: 3 Bdrm Ranch, Lot: 30492sf
 Prior Sale: \$557,000 (06/06)

SHARON

TOWN CLERK:LINDA R. AMERIGHI

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	13
Median Price	\$550,000	\$429,350

► MORTGAGES

21 PINCH OF ROCKS RD \$65,000
 Todd C Anderson+ from Torrington Savings Bank

THOMASTON

TOWN CLERK: CATHERINE P DUPONT

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	27
Median Price	\$280,000	\$300,000

► REAL ESTATE SALES

375 HIGH ST EXT.....	\$200,000
B: Tiffany Kennedy	
S: Lois L Butteri	
Vol/Page: 353/962, Date: 08/21/24, Warranty	
Mtg: Justin Freeman \$80,000	
Use: 3 Bdrm Split Level, Lot: 31799sf	

► MORTGAGES

375 HIGH ST EXT.....	\$80,000
525 MICHELLE LN S.....	\$486,000
Natan Malkowski+ from Rocket Mortgage	
176 REYNOLDS BRIDGE RD.....	\$50,000
Erik Nelson+ from Thomaston Savings Bank	

TORRINGTON

TOWN CLERK: CAROL ANDERSON

140 Main St, Torrington, CT, 06790
Phone: 860-489-2239

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	196	176
Median Price	\$250,000	\$275,000

► REAL ESTATE SALES

18 BENHAM ST.....	\$235,000
B: Mtd Realty LLC	
S: Milltown Enterprises LLC	
Vol/Page: 1419/385, Date: 08/19/24, Warranty	
Use: 2-Family Two Family, Lot: 3049sf	
Prior Sale: \$70,000 (09/15)	
154 BENHAM ST.....	\$315,000
B: Brittney Labonte	
S: William Hardee	
Vol/Page: 1419/355, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$305,550	
Use: 3 Bdrm, Lot: 10019sf	
Prior Sale: \$225,000 (04/06)	
242 CLEARVIEW AVE.....	\$235,000
B: Joseph Deangelo Jr & Carol A Deangelo	
S: Ronald A Raymond Jr	
Vol/Page: 1419/776, Date: 08/23/24, Warranty	
Mtg: Liberty Bk \$218,500	
Use: 2 Bdrm Ranch, Lot: 10454sf	
Prior Sale: \$65,900 (11/08)	
159 CYPRESS CT U:159.....	\$275,000
B: Tauan G Franchini & Leticia R Bitarello	
S: Tina Cordani	
Vol/Page: 1419/316, Date: 08/19/24, Warranty	
Mtg: Baxter CU \$260,000	
Use: 2 Bdrm Condo	
Prior Sale: \$103,000 (11/16)	

605 ESSEX CT U:605.....	\$225,000
B: Brian R Buck & Marion R Buck	
S: Seema Patel & Mihir Patel	
Vol/Page: 1419/285, Date: 08/19/24, Warranty	
Mtg: Truist Bank \$90,000	
Use: 2 Bdrm Condo	
Prior Sale: \$140,000 (05/22)	
440 EVERGREEN RD U:440.....	\$275,000
B: Stephen L Comite & Anita L Comite	
S: Ittleson Gail S Est & Marc Ittelson	
Vol/Page: 1419/587, Date: 08/21/24, Executor	
Use: 3 Bdrm Condo	
Prior Sale: \$190,000 (05/08)	
39 HIGHLAND AVE.....	\$255,000
B: Erica Boyd	
S: Pawel A Polak	
Vol/Page: 1419/432, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$191,250	
Use: 2-Family Two Family, Lot: 3920sf	
Prior Sale: \$190,000 (12/22)	
187 LOVERS LN U:37.....	\$210,000
B: Kelly A Beyus	
S: Lanette L Stanhope & Ryan Walsh	
Vol/Page: 1419/724, Date: 08/22/24, Executor	
Mtg: Torrington Svgs Bk \$160,000	
Use: 2 Bdrm Condo	
9 STONEGATE DR U:9.....	\$190,000
B: Justine Brown	
S: Jinah Song & Dalsung Song	
Vol/Page: 1419/225, Date: 08/19/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$72,000 (12/20)	
130 TURNER AVE.....	\$295,000
B: Manuel Chillogallo & Laura M Bonilla	
S: Gerard E Chausse Jr	
Vol/Page: 1419/498, Date: 08/21/24, Warranty	
Mtg: Reliant Home Funding \$289,656	
Use: 2-Family Two Family, Lot: 7841sf	
301 VILLAGE DR U:301.....	\$125,000
B: Melissa Merry	
S: Leanne Maguire	
Vol/Page: 1419/229, Date: 08/19/24, Warranty	
Mtg: Prosperity Home Mtg \$97,000	
Use: 1 Bdrm Condo	
Prior Sale: \$85,000 (08/04)	
17 WOOD ST.....	\$334,000
B: Bradley Etz & Chloe Etz	
S: Logan E Carlson & Samantha M Carlson	
Vol/Page: 1419/458, Date: 08/20/24, Warranty	
Mtg: Fairway Ind Mtg \$284,000	
Use: 3 Bdrm Colonial, Lot: 8712sf	
Prior Sale: \$215,000 (08/20)	
70 WOODBINE ST.....	\$380,000
B: Rvr Limited Vent LLC	
S: Rodrigo Teixeira	
Vol/Page: 1419/262, Date: 08/19/24, Warranty	
Mtg: Everest Funding \$270,000	
Use: 3-Family Mlti-Unt Bldg, Lot: 6534sf	
Prior Sale: \$247,500 (07/21)	
► MORTGAGES	
104 AMHERST ST.....	\$27,000
Aaron J Muscaro+ from Torrington Savings Bank	
69 BARBER ST.....	\$50,000
Stacy L Whitman+ from Key Bank N.A.	
154 BENHAM ST.....	\$12,600
Brittney Labonte+ from Connecticut Housing Finance	
40 CLARK ST.....	\$20,042
George Levy+ from USA Housing and Urban Developmen	

242 CLEARVIEW AVE.....	\$24,000
Joseph Deangelo Jr+ from Connecticut Housing Finan	
319 CLIFFSIDE DR U:319.....	\$100,000
Thomas M Doria+ from Torrington Savings Bank	
43 CONCORD RD.....	\$40,000
Joshua Marseglia+ from Thomaston Savings Bank	
57 DOMAN DR.....	\$155,000
Louis C Reynolds+ from Discover Bank	
605 ESSEX CT U:605.....	\$90,000
Marion R Buck+ from Truist Bank	
363 FAIRLAWN DR.....	\$100,000
Kim Hugel+ from Webster Bank	
180 MARCIA DR.....	\$125,000
Eileen M Haynes+ from Webster Bank	
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	
403 NEW LITCHFIELD ST.....	\$52,000
Jennifer Pratt+ from Lakeview Loan Servicing LLC	
1981 NORFOLK RD.....	\$43,650
Scott A Burns+ from Union Savings Bank	
311 NOTTING HILL GATE.....	\$72,000
David Melaragno+ from Quorum Federal Credit Union	
102 PONDSIDE LN.....	\$16,000
Jeffrey P Poole+ from FD Community Federal Credit	
259 PROSPECT ST.....	\$500,000
Northwestern Ct Yng Mens+ from Northwest Community	
160 ROBERTS ST.....	\$60,000
Richard C Whitney+ from Union Savings Bank	
268 TECHNOLOGY PARK DR.....	\$650,000
Jrd Prop LLC+ from Ion Bank	
2195 TORRINGTON ST.....	\$2,216
Bernice A Blouin+ from Robert T Blouin	
301 VILLAGE DR U:301.....	\$25,000
Melissa Merry+ from Connecticut Housing Finance Au	
38 WHITING AVE.....	\$45,000
Omar Suarez De La Cruz+ from Spring EQ LLC	
34 WILSON AVE.....	\$500,000
Maria Seymour Brooker Mem+ from Dept Of Eco & Cmmt	

WASHINGTON

TOWN CLERK: SHEILA M ANSON

2 Bryan Plz, PO Box 383, Washington, CT, 06794
Phone: 860-868-2786

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	29
Median Price	\$1,285,000	\$1,025,000

► REAL ESTATE SALES

166 BLACKVILLE RD.....	\$385,000
B: Jason Rissolo & Laura Rissolo	
S: 166 Blackville LLC	
Vol/Page: 262/523, Date: 08/19/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 153331sf	
Prior Sale: \$300,000 (09/22)	
37 OLD NORTH RD.....	\$2,685,000
B: Charles Ramsey	
S: Bruce Glickman & J W Henley	
Vol/Page: 262/549, Date: 08/23/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 133294sf	
Prior Sale: \$1,105,000 (04/11)	

51 RABBIT HILL RD.....	\$625,000
B: Steep Rock Assn Inc	
S: Tamara Janowicz, Tr for Joseph M Janowicz T	
Vol/Page: 262/545, Date: 08/22/24, Trustee	
Use: Land-Vacant & Open, Lot: 1326838sf	
Prior Sale: \$150,000 (12/02)	
NO STREET GIVEN.....	\$300,000
B: Jill Ehrhorn & Peter Ehrhorn	
S: Showalter Charles F Est & Jill K Ehrhorn	
Vol/Page: 262/530, Date: 08/20/24, Executor	

WATERTOWN

TOWN CLERK:LISA DALTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	87
Median Price	\$300,100	\$350,000

► REAL ESTATE SALES

88 ATWOOD ST.....	\$264,000
B: Daniel A Acuna	
S: Andra Ash	
Vol/Page: 2330/112, Date: 08/21/24, Warranty	
Mtg: Province Mtg Assoc \$242,165	
Use: 3 Bdrm Bngl/Cottage, Lot: 18731sf	
Prior Sale: \$145,000 (11/00)	
13 CANNON RIDGE DR U:13.....	\$350,000
B: Karen Obst	
S: Sarah Paterno	
Vol/Page: 2330/142, Date: 08/22/24, Warranty	
Mtg: ARK LA Tex Svcs LLC \$241,500	
Use: 3 Bdrm Condo	
Prior Sale: \$177,500 (03/15)	
226 NORTH ST.....	\$495,000
B: Justin Sisk & Christa Veno	
S: Lorraine L Levesque	
Vol/Page: 2330/63, Date: 08/19/24, Warranty	
Mtg: Mtg Markets CUSO LLC \$480,150	
Use: 3 Bdrm Colonial, Lot: 54886sf	
Prior Sale: \$245,000 (09/00)	
478 SYLVAN LAKE RD.....	\$310,000
B: Luz Otero & Angel M Torres	
S: W S Thomas & Diane W Thomas	
Vol/Page: 2329/341, Date: 08/19/24, Warranty	
Mtg: Equity Resources Of O \$285,000	
Use: 2 Bdrm Cape Cod, Lot: 21780sf	
821 WOODBURY RD.....	\$355,000
B: Daniel Horan & Tarlea Leffler	
S: Rachel Lee	
Vol/Page: 2330/163, Date: 08/22/24, Warranty	
Mtg: Cross Country Mtg Inc \$266,250	
Use: 2 Bdrm Ranch, Lot: 19602sf	
Prior Sale: \$45,000 (10/19)	

► MORTGAGES

88 ATWOOD ST.....	\$25,000
Daniel A Acuna+ from Connecticut Housing Finance A	
68 BANGOR ST.....	\$52,898
Gabriel E Cardona+ from USA Housing and Urban Deve	
150 CANDEE HILL RD.....	\$30,000
Joao Monteiro+ from Ion Bank	
13 CANNON RIDGE DR U:13.....	\$241,500
Karen Obst+ from ARK LA Tex Financial Services LLC	
52 CATHERINE ST.....	\$293,048
Charles Cerreta 3rd+ from Rocket Mortgage	

45 CRESTWOOD AVE.....	\$75,000
Deborah A Capobianco+ from FD Community Federal Cr	
65 EDWARD AVE.....	\$208,587
Nicole Gelinas+ from Carrington Mortgage Services	
171 HOLLOW RD.....	\$343,482
Jonathan Dillon+ from Rocket Mortgage	
86 LISBON ST.....	\$160,000
Cindy M Cole+ from FD Community Federal Credit Uni	
39 MANILA ST.....	\$245,500
Thomas F Larosa Jr+ from United Wholesale Mortgage	
50 SUNNYSIDE AVE.....	\$100,000
Debra L Wright+ from FD Community Federal Credit U	
478 SYLVAN LAKE RD.....	\$25,000
Luz Otero+ from Connecticut Housing Finance Author	
212 TUCKER AVE.....	\$300,200
Ryan Nash+ from United Wholesale Mortgage	
74 WALNUT ST.....	\$150,000
Michael R Derego+ from Manufacturers and Traders T	
90 WILLIAMSON CIR.....	\$6,079
Lawrence A MCGovern Jr+ from USA Housing and Urban	
271 WOODBURY RD.....	\$225,000
Kristina L Atwood+ from Thomaston Savings Bank	

WINCHESTER

TOWN CLERK:GLENN ALBANESIU

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	52
Median Price	\$208,500	\$267,500

► REAL ESTATE SALES

150 COLONY DR.....	\$255,000
B: Jacob Koenig	
S: Schaffer Bertha L Est & David A Schaffer	
Vol/Page: 485/487, Date: 08/22/24, Executor	
Mtg: CT Housing Fin Auth \$25,000	
Use: 3 Bdrm Ranch, Lot: 10019sf	
Prior Sale: \$105,000 (03/17)	
160 HINSDALE AVE.....	\$350,000
B: Damien Reilly	
S: Golden Gems Res Care LLC	
Vol/Page: 485/403, Date: 08/19/24, Warranty	
Mtg: JPMorgan Chase Bank \$280,000	
Use: 3 Bdrm Colonial, Lot: 9148sf	
Prior Sale: \$133,000 (11/23)	
111 RIVERTON RD U:44.....	\$220,000
B: Frank Mormino & Deborah Mormino	
S: Ann Ayers	
Vol/Page: 485/453, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$10,000	
Use: 2 Bdrm Condo	
Prior Sale: \$80,000 (08/16)	

► MORTGAGES

150 COLONY DR.....	\$244,375
Jacob A Koenig+ from Guild Mortgage Company	
480 MAIN ST.....	\$500,000
Nw Young Mens Christian A+ from Northwest Communit	
71 ROCKWELL ST.....	\$35,000
Jessica Crawford+ from 360 Federal Credit Union	
103 SPENCER HILL RD.....	\$21,000
Christopher R King+ from 360 Federal Credit Union	

WOODBURY

TOWN CLERK:MARIA M. MANCINI

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

MARKET STATISTICS THROUGH JULY

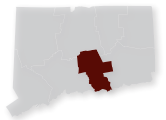
	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	41
Median Price	\$509,000	\$622,500

► REAL ESTATE SALES

229 BACON POND RD U:443.....	\$191,000
B: Linda A Warner	
S: Rachel E Belcourt & Joshua Hook	
Vol/Page: 467/552, Date: 08/23/24, Warranty	
Mtg: Newrez LLC \$143,250	
Use: 2 Bdrm Condo	
Prior Sale: \$160,000 (01/23)	
88 HARD HILL RD.....	\$655,000
B: Janet R Wilson	
S: Shireen A Dandrea & Jared Dandrea	
Vol/Page: 467/452, Date: 08/19/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 60113sf	
Prior Sale: \$305,000 (07/13)	
27 SCRATCHVILLE RD.....	\$285,000
B: Deborah Lee	
S: Judith M Irete	
Vol/Page: 467/468, Date: 08/20/24, Warranty	
Use: 2 Bdrm Bngl/Cottage, Lot: 64904sf	
461 UPPER GRASSY HILL RD.....	\$450,000
B: Maxwell Tracy	
S: Luke Tracy, Tr for Henrietta Tracy	
Vol/Page: 467/529, Date: 08/23/24, Warranty	
Mtg: Rocket Mortgage LLC \$348,266	
Use: 5 Bdrm Split Level, Lot: 68389sf	
Prior Sale: \$244,000 (07/01)	
394 WASHINGTON RD.....	\$575,000
B: Jonathan A Pierce & Anne M Minar	
S: Lsf11 Master Part T & Us Bank TNa Tr	
Vol/Page: 467/582, Date: 08/23/24, Warranty	
Mtg: William Raveis Mtg Co \$546,250	
Use: 4 Bdrm Colonial, Lot: 134165sf	
Prior Sale: \$372,500 (10/02)	
241 WEEKEEPEEMEE RD.....	\$325,000
B: Richard D Tanguay	
S: Justin Landry	
Vol/Page: 467/490, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$225,000	
Use: 3 Bdrm Cape Cod, Lot: 99752sf	
Prior Sale: \$170,000 (03/21)	
5 WOODS WAY U:5.....	\$260,000
B: Suzanne M Henry	
S: Edward M Dzitko & Sandy L Carlson	
Vol/Page: 467/516, Date: 08/22/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$54,825 (08/98)	

► MORTGAGES

5 ESSEX LN.....	\$50,000
Sara Torre+ from Connecticut State Employees Fed C	
72 JOSHUA HILL RD.....	\$25,000
Michael L Favale 2nd+ from FD Community Federal Cr	
53 QUAIL RUN RD.....	\$430,000
Ronald T Jones+ from Newtown Savings Bank	
241 WEEKEEPEEMEE RD.....	\$50,000
Richard D Tanguay+ from Connecticut Housing Financ	



MIDDLESEX COUNTY

CHESTER

TOWN CLERK: KATHRYN HAIR

203 Middlesex Ave, Chester, CT, 06438
Phone: 860-526-0013

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	\$424,450	\$419,000

► REAL ESTATE SALES

9 OLD CHESTER RD \$842,000

B: Victoria P Sammis & Peter Sammis
S: Lori A Clymas & Frederick A Clymas
Vol/Page: 185/374, Date: 08/21/24, Warranty

► MORTGAGES

21 BISHOP RD \$61,000

Julie A Peterson+ from Key Bank N.A.

109 MIDDLESEX AVE \$762,500

Natalie Murac+ from United Wholesale Mortgage

30 PLEASANT ST \$200,000

Thomas B Layton+ from Dutch Point Credit Union

CLINTON

TOWN CLERK: SHARON URICCHIO

54 E Main St, Clinton, CT, 06413
Phone: 860-669-9101

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	79
Median Price	\$414,000	\$460,000

► REAL ESTATE SALES

73 AIRLINE RD \$380,000

B: Eric M Papuga & Rebekah P Coffey
S: Mary E Papuga
Vol/Page: 557/1199, Date: 08/21/24, Warranty
Mtg: Total Mtg Svcs \$367,317
Use: 3 Bdrm Raised Ranch, Lot: 138085sf

2 HICKORY AVE \$390,000

B: Julia Trusty, Tr for Daniel Trusty
S: Ralph Richter
Vol/Page: 557/1179, Date: 08/20/24, Warranty
Mtg: Fairway Ind Mtg \$370,500
Use: 3 Bdrm Ranch, Lot: 27007sf

9 JANES LN \$505,000

B: Eric A Pukos & Emily E Pukos
S: Susan H Briggs
Vol/Page: 557/1151, Date: 08/19/24, Warranty
Mtg: Washington Trust Mtg \$404,000
Use: 3 Bdrm Colonial, Lot: 20909sf

18 KELSEY RD \$595,000

B: Ashley Codianni
S: Linda Oskinis, Tr for Linda Oskinis RET
Vol/Page: 557/1129, Date: 08/19/24, Trustee
Mtg: Washington Trust Mtg \$395,000
Use: 3 Bdrm Ranch, Lot: 4792sf
Prior Sale: \$380,000 (05/07)

27 MORGAN PARK \$1,200,000

B: Lawrence N Goldberg
S: Peter E Pernal 2nd & Jessica L Pernal
Vol/Page: 557/1072, Date: 08/19/24, Warranty
Mtg: Wells Fargo Bank \$766,550
Use: 3 Bdrm Colonial, Lot: 22651sf
Prior Sale: \$10,000 (04/10)

32 OSPREY CMNS \$2,000,000

B: Jeffrey Klein, Tr for Jeffrey Klein 2016 RET
S: Joanne V Sproull
Vol/Page: 557/1167, Date: 08/19/24, Warranty
Use: 3 Bdrm, Lot: 17860sf
Prior Sale: \$1,295,000 (05/16)

21 ROCKY LEDGE DR \$320,000

B: Cooper Anderson
S: Nancy J Brault
Vol/Page: 557/1235, Date: 08/22/24, Warranty
Mtg: William Raveis Mtg Co \$271,680
Use: 2 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: \$285,000 (09/23)

► MORTGAGES

5 AIRLINE RD \$40,000

Roger Cunningham+ from 360 Federal Credit Union

59 OLD POST RD U:D3 \$160,000

William A Carlson+ from Webster Bank

21 ROCKY LEDGE DR \$50,000

Cooper Anderson+ from Connecticut Housing Finance

3 RUNNING PINE DR \$329,400

Margaret A Testoni+ from Provident Funding Associa

CROMWELL

TOWN CLERK: JOANN DOYLE

41 West St, Cromwell, CT, 06416
Phone: 860-632-3440

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	60
Median Price	\$350,000	\$365,000

► REAL ESTATE SALES

GOODRICH AVE \$372,000

B: Jennifer Cavanaugh
S: Giannetti Joanne V Est & Richard M Krysiak
Vol/Page: 1829/110, Date: 08/23/24, Fiduciary

► MORTGAGES

12 VICKI LN \$100,000

Ruben Millan Jr+ from Webster Bank

DEEP RIVER

TOWN CLERK: AMY M WINCHELL

174 Main St, Deep River, CT, 06417
Phone: 860-526-6024

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$327,950	\$482,500

► REAL ESTATE SALES

151 BUSHY HILL RD \$700,000

B: James H Scofield Jr & Kimberly L Scofield
S: Stephanie P Blier, Tr for David P Peckham lrt
Vol/Page: 260/924, Date: 08/16/24, Trustee
Use: 3 Bdrm Cape Cod, Lot: 78408sf
Prior Sale: \$385,000 (07/20)

61 CEDAR LAKE RD \$1,000,000

B: Kimbell S Bocklet, Tr for Kimbell S Bocklet Relt
S: James H Scofield Jr
Vol/Page: 260/892, Date: 08/15/24, Warranty
Use: 3 Bdrm Colonial, Lot: 140263sf

153 HEMLOCK DR \$452,000

B: Robert Schmelzer & Linalynn M Schmelzer
S: Thomas P Kenney Sr
Vol/Page: 260/897, Date: 08/15/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 85813sf

32 PINEWOOD TRL \$875,000

B: Michael A Delmonaco Jr
S: Brigitta Jansen
Vol/Page: 260/811, Date: 08/06/24, Warranty
Mtg: Kind Lending \$743,750
Use: 3 Bdrm Cape Cod, Lot: 154202sf

77 SCENIC VIEW DR U:17 \$190,000

B: Alexia Kalymnios & Tina Spoleti
S: Khristine L Carroll
Vol/Page: 260/864, Date: 08/12/24, Warranty
Mtg: First World Mortgage \$152,000
Use: 2 Bdrm Condo
Prior Sale: \$89,600 (02/08)

► FORECLOSURE DEEDS

347 MAIN ST \$329,000

B: Mortgage Assets Mgmt Seri & Bank Of Ny Mellon T Co
S: Mtg Assets Mgmt Series I & Bank Of Ny Mellon T Co
Vol/Page: 260/804, Date: 08/02/24, Committee
Use: 3 Bdrm Ranch, Lot: 21344sf

► MORTGAGES

153 HEMLOCK DR EXT \$413,919

Robert Schmelzer+ from United Wholesale Mortgage

77 KELSEY HILL RD \$28,000

Timothy G Byars+ from Carrington Mortgage Services

115 KIRTLAND ST	\$70,000
Jeffrey D Hostetler+ from Liberty Bank	
56 SHAILER POND RD.....	\$100,000
Leah R Stillman+ from Essex Savings Bank	
85 SHAILER POND RD.....	\$300,000
Paul Proper+ from Bank of America NA	
161 UNION ST.....	\$420,000
Carolyn M Marra+ from Rocket Mortgage	
49 WINTERBERRY RD.....	\$100,000
Meredith Ryan-Reid+ from Liberty Bank	

DURHAM

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	36
Median Price	\$417,800	\$431,250

► REAL ESTATE SALES

30 ERIKA CT	\$780,000
B: Mary A Martell & Guy D Cruise	
S: Steven D Woznyk & Lorian Woznyk	
Vol/Page: 306/158, Date: 08/19/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 206910sf	
Prior Sale: \$89,000 (01/02)	
66 LAURELBROOK RD.....	\$575,000
B: Lorraine Mercede	
S: Lawrence M Gore & Michelle L Gore	
Vol/Page: 306/228, Date: 08/22/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 96268sf	
Prior Sale: \$345,000 (05/15)	

► MORTGAGES

35 BERNADETTE LN.....	\$100,000
Christian Moore+ from Figure Lending LCC	
480 CHERRY HILL RD	\$7,898
Buffalo B Ziegler+ from USA Housing and Urban Deve	
6 COE RD	\$305,250
Matthew Coane+ from Prosperity Home Mortgage LLC	
30 ERICA CT	\$617,000
Guy D Cruise+ from William Raveis Mortgage Co	
827 HIGGANUM RD	\$200,000
Ralph L Vynalek+ from Citizens Bank	
128 ROYAL OAK DR	\$100,000
Brian Gibeault+ from US Bank NA	
24 SHUNPIKE RD.....	\$200,000
April Davis+ from Connex Credit Union	

EAST HADDAM

TOWN CLERK: KATHLEEN A. KLINCK
1 Plains Rd, East Haddam, CT, 06469
Phone: 860-873-5027

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	47
Median Price	\$318,000	\$355,000

► REAL ESTATE SALES

1 AUGUSTA CIR U:1	\$300,000
B: Kara C Gagnon	
S: Judith K Dawson	
Vol/Page: 1190/17, Date: 08/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$349,000 (07/07)	
98 WOODLAND RD	\$270,000
B: Benjamin Foster	
S: Richard J Dorrington	
Vol/Page: 1189/336, Date: 08/19/24, Warranty	
Mtg: First World Mortgage \$261,900	
Use: 2 Bdrm Ranch, Lot: 18295sf	
Prior Sale: \$155,000 (09/18)	

► MORTGAGES

37 BOGUE LN.....	\$43,000
Kristofer Buggie+ from Scient Federal Credit Union	
12 CHITTENDEN LN.....	\$748,000
Ryan E Scully LT+ from Stifel Bank & Trust	
104 MILLINGTON HOPYARD RD.....	\$30,000
Paul W Grady+ from Scient Federal Credit Union	
129 SMITH RD	\$246,365
Eckhardt Properties LLC+ from Cesc Real Estate Llc	

EAST HAMPTON

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	76
Median Price	\$373,000	\$360,000

► REAL ESTATE SALES

11 FLANNERY ROW.....	\$675,000
B: John D Cavallo & Dennis J Cavallo	
S: Monica Sava	
Vol/Page: 649/618, Date: 08/21/24, Warranty	
Use: 5 Bdrm Colonial, Lot: 138085sf	
Prior Sale: \$315,000 (12/20)	
65 HIGHLAND TER.....	\$750,000
B: Patrick Cartier & Rossmory Cartier	
S: Yvon Beaudoin Builder Inc	
Vol/Page: 649/387, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$707,750	
Use: Residential Open Land, Lot: 45302sf	
Prior Sale: \$124,000 (01/24)	
3 NORTH HOLW U:3.....	\$400,000
B: Mary Neary	
S: David N Ruggles	
Vol/Page: 649/559, Date: 08/20/24, Warranty	
Mtg: Newrez LLC \$300,000	
Use: 3 Bdrm Condo	
Prior Sale: \$285,699 (11/05)	

15 OLD CLARK HILL RD	\$374,000
B: Christopher Bitel	
S: Charles Beyer	
Vol/Page: 649/415, Date: 08/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 327136sf	
55 TARRAGON DR.....	\$357,000
B: Benjamin A Chuong	
S: Lien C Chuong	
Vol/Page: 649/444, Date: 08/19/24, Warranty	
Mtg: Evolve B&T \$310,000	
Use: 3 Bdrm Colonial, Lot: 14810sf	
Prior Sale: \$275,150 (10/04)	
56 VIOLA DR	\$510,000
B: Monika Devylder & William J Devylder Jr	
S: Patrick P Smith & Lynnae J Smith	
Vol/Page: 649/463, Date: 08/19/24, Warranty	
Mtg: Fairway Ind Mtg \$450,000	
Use: 3 Bdrm Colonial, Lot: 40946sf	
Prior Sale: \$55,000 (07/99)	
84 VIOLA DR	\$480,000
B: Suzanne Viger	
S: Shawn K Decker & Dana M Decker	
Vol/Page: 649/541, Date: 08/20/24, Warranty	
Mtg: Wintrust Mtg Corp \$450,000	
Use: 3 Bdrm Cape Cod, Lot: 43124sf	
Prior Sale: \$204,250 (06/98)	
8 WILDWOOD LN	\$305,000
B: Steven D Lewellyn & Mollie L Teeter	
S: Boucher Normand Est & Paul Boucher	
Vol/Page: 649/422, Date: 08/19/24, Executor	
Mtg: Homestead Fund Corp \$296,448	
Use: 4 Bdrm Cape Cod, Lot: 34412sf	
► MORTGAGES	
44 CHATHAM FIELDS RD.....	\$59,714
Jennifer C Ware+ from Liberty Bank	
62 DALY RD	\$300,000
Jennifer Stockburger+ from Liberty Bank	
21 LAKEWOOD RD.....	\$143,500
Paolo Tozzi+ from American Eagle Financial Credit	
34 MIDWOOD FARM RD	\$330,000
Yvon Beaudoin Builder Inc+ from Ion Bank	
60 MIDWOOD FARM RD	\$150,000
Joseph S Bolduc+ from Citizens Bank	
132 MOTT HILL RD.....	\$76,000
Philip R Chasse+ from American Eagle Financial Cre	
108 SILLIMANVILLE RD	\$90,000
Cynthia J Deming+ from Liberty Bank	
67 WHITE BIRCH RD	\$70,000
Noelle Lemieux+ from American Eagle Financial Cred	
WILDWOOD LN	\$25,000
Mollie L Teeter+ from Connecticut Housing Finance	
150 WOPOWOG RD	\$100,000
Gary J Moir+ from Liberty Bank	

ESSEX

TOWN CLERK:JOEL MARZI

29 West Ave, Essex, CT, 06426
Phone:860-767-4340

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	36
Median Price	\$460,000	\$610,000

► REAL ESTATE SALES

85 RIVER RD U:C4..... \$345,000

B: Mary A Morris
S: Joshua A Kallen & Amanda N Kallen
Vol/Page: 358/115, Date: 08/22/24, Warranty
Use: 2 Bdrm Condo

35 SAYBROOK RD U:N1..... \$120,000

B: 3 Wildwood LLC
S: Sean Going
Vol/Page: 358/120, Date: 08/23/24, Warranty
Use: Non-residential Condo
Prior Sale: \$85,000 (10/11)

► MORTGAGES

6 BANK LN..... \$75,000

Stephanie Hartell+ from Essex Savings Bank

28 BIRCH MILL TRL..... \$50,000

Lynda S Porcaro+ from Essex Savings Bank

HADDAM

TOWN CLERK:BOB SIEGRIST

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	48	46
Median Price	\$390,000	\$435,000

► REAL ESTATE SALES

496 PLAINS RD..... \$91,000

B: Scott W Weber, Tr for Scott & Rene Weber T
S: Seth Nuzum
Vol/Page: 427/975, Date: 08/20/24, Warranty
Use: 1-Family Camp/Cabin, Lot: 87120sf
Prior Sale: \$25,000 (08/20)

► MORTGAGES

41 FOXGLOVE CIR..... \$50,065

Tara Heikkila+ from Figure Lending LCC

17 HICKORY LN..... \$274,358

James J Grasso+ from LoanDepot.Com LLC

164 JAIL HILL RD..... \$50,600

Kelly G Cote+ from Bank of America NA

261 PARK RD..... \$532,500

Linda L Jones+ from Finance America LLC

261 PARK RD..... \$532,500

Linda L Jones+ from USA Housing and Urban Developm

KILLINGWORTH

TOWN CLERK:DAWN R. MOONEY

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

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	26
Median Price	\$610,000	\$607,500

► REAL ESTATE SALES

POND MEADOW RD..... \$950,000

B: Elizabeth C Miller & Robert A Miller
S: Leann M Bohner
Vol/Page: 297/707, Date: 08/20/24, Warranty

► MORTGAGES

32 HEMLOCK DR..... \$109,000

Timothy C Dotson+ from Equity Based Loan LLC

18 N CHESTNUT HILL RD..... \$200,000

Cory J Larkins+ from M&T Bank NA

POND MEADOW RD L:10..... \$76,000

Elizabeth C Miller+ from Chelsea Groton Bank

6 POND MEADOW RD..... \$20,000

William M Leahy+ from Dutch Point Credit Union

228 ROAST MEAT HILL RD..... \$189,500

William R Burley+ from Rocket Mortgage

22 RUNNING BROOK DR..... \$120,201

Jason Garoppolo+ from Figure Lending LCC

MIDDLEFIELD

TOWN CLERK:TONYA HOGAN

393 Jackson Hill Rd, Middlefield, CT, 06455
Phone:860-349-7116

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	22
Median Price	\$295,000	\$358,250

► REAL ESTATE SALES

40 MILLER RD..... \$601,000

B: Derek Burton & Jennifer Burton
S: Daniel Fonseca
Vol/Page: 351/203, Date: 08/21/24, Warranty
Mtg: Primary Residentl Mtg \$570,950
Use: 4 Bdrm Cape Cod, Lot: 69260sf
Prior Sale: \$300,000 (07/16)

► MORTGAGES

24 ESTHER DR..... \$286,222

Christine Iannotti+ from Rocket Mortgage

MIDDLETOWN

TOWN CLERK:ASHLEY FLYNN-NATALE

245 DeKoven Dr, Rm 110, Middletown, CT,

06457

Phone:860-638-4910

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	158	159
Median Price	\$308,000	\$340,525

► REAL ESTATE SALES

70 BIDWELL TER..... \$250,000

B: G&m Acquisitions LLC
S: Annette M Dascanio
Vol/Page: 2103/575, Date: 08/20/24, Warranty
Mtg: Track Realty LLC \$290,000
Use: 2 Bdrm Cape Cod, Lot: 14375sf

14 BLUE GRASS DR..... \$375,000

B: Amy Brenner
S: Craig A Parmelee
Vol/Page: 2103/618, Date: 08/20/24, Warranty
Mtg: William Raveis Mtg Co \$300,000
Use: 3 Bdrm Split Level, Lot: 9583sf

65 BYSTREK DR..... \$436,000

B: Jorge O Centeno & Giorgia Dinica
S: Sherideth D Seeley
Vol/Page: 2103/829, Date: 08/22/24, Warranty
Mtg: MLB Residential Lndg \$420,413
Use: 3 Bdrm Colonial, Lot: 15246sf
Prior Sale: \$197,155 (07/99)

4 CANTERBURY CT U:3..... \$275,100

B: Charlotte Allen
S: James R Salvatore
Vol/Page: 2103/597, Date: 08/20/24, Warranty
Mtg: William Raveis Mtg Co \$185,100
Use: 2 Bdrm Condo
Prior Sale: \$115,000 (07/96)

999 LONG HILL RD..... \$332,500

B: Sasha Abely & Charleen Abely
S: Nicholas C Lanzetti
Vol/Page: 2103/442, Date: 08/19/24, Warranty
Use: 3 Bdrm Ranch, Lot: 15246sf
Prior Sale: \$190,000 (12/06)

108 MAIN ST EXT..... \$285,000

B: Jennifer Cerrone
S: Summer Hill Holdings LLC
Vol/Page: 2103/886, Date: 08/22/24, Warranty
Mtg: First World Mortgage \$279,837
Use: 2-Family Two Family, Lot: 5663sf
Prior Sale: \$114,000 (12/17)

275 MIDDLE ST..... \$315,000

B: Marquis D Privott & Danielle Privott
S: Eddge Fund 2 LLC
Vol/Page: 2103/769, Date: 08/21/24, Warranty
Mtg: Northpoint Mortgage \$302,197
Use: 3 Bdrm Colonial, Lot: 109336sf
Prior Sale: \$82,500 (03/14)

62 MURRAY ST..... \$320,000
 B: Theresa Hall
 S: Bal Asset Management LLC
 Vol/Page: 2103/752, Date: 08/21/24, Warranty
 Mtg: Paramount Res Mtg Gp \$310,400
 Use: 2 Bdrm Ranch, Lot: 5227sf
 Prior Sale: \$148,000 (08/03)

14 PEASE AVE..... \$490,000
 B: Accent Properties LLC
 S: Pease Ave Apartments LLC
 Vol/Page: 2103/691, Date: 08/21/24, Warranty
 Mtg: Flip It Funding LLC \$320,000
 Use: Apartment Building, Lot: 8712sf

113 SCENIC VIEW DR..... \$425,000
 B: Logan Rios
 S: Nina Lachica
 Vol/Page: 2103/872, Date: 08/22/24, Warranty
 Mtg: Carlos Rios \$432,365
 Use: 4 Bdrm Colonial, Lot: 29185sf
 Prior Sale: \$330,000 (05/12)

25 SMITH ST..... \$295,000
 B: Marilex Santiago & Channing Harwood
 S: Oscar Deangulo & Barbara Deangulo
 Vol/Page: 2103/473, Date: 08/19/24, Warranty
 Mtg: Nations Direct Mtg \$286,150
 Use: 3 Bdrm Split Level, Lot: 20473sf
 Prior Sale: \$115,000 (06/97)

99 SMITH ST..... \$375,000
 B: Neha Rana & Brandon Pho
 S: Guire Alan Est & Joan R Wilson
 Vol/Page: 2103/496, Date: 08/19/24, Executor
 Mtg: PeoplesBank (Holyoke) \$365,000
 Use: 3 Bdrm Raised Ranch, Lot: 16988sf
 Prior Sale: \$260,000 (12/05)

39 TROLLEY CROSSING LN U:39..... \$165,000
 B: Gretchen S Rodriguez
 S: Grazyna Pieta & Mirosław Pieta
 Vol/Page: 2103/720, Date: 08/21/24, Warranty
 Mtg: Rocket Mortgage LLC \$156,750
 Use: 1 Bdrm Condo
 Prior Sale: \$90,000 (04/22)

► MORTGAGES

14 BLUE GRASS DR..... \$25,000
 Amy Brenner+ from Connecticut Housing Finance Auth

28 BRAEBURN LN..... \$50,000
 George C White+ from Citizens Bank

272 CONGDON ST..... \$65,000
 Brian S Conquest+ from Thomaston Savings Bank

4 CROWN ST..... \$25,000
 Donna Calnan+ from New American Funding

576 HIGH ST..... \$426,250
 576 High St Middletown LL+ from RFLF 7 LLC

81 LISA LN..... \$300,000
 Marie A Dandrea+ from Manufacturers and Traders Tr

31 LOVELAND ST..... \$30,000
 Charles A Rubano+ from Connecticut Lending Partner

108 MAIN ST EXT..... \$18,750
 Jennifer Cerrone+ from Connecticut Housing Finance

9 MAYNARD ST..... \$120,000
 Rebecca L Marotta+ from Members Mortgage Co Inc

60 MORGAN ST..... \$125,600
 Miguel A Ramos Jr+ from Ct Firefighters Fcu

99 SMITH ST..... \$365,000
 Neha J Rana+ from PeoplesBank (Holyoke MA)

53 W WYND TER..... \$125,000
 Konstantinos Giannakopoul+ from American Eagle Fin

10 WINDY HILL DR..... \$150,000
 Maryby S Drew+ from Citizens Bank

OLD SAYBROOK

TOWN CLERK:SARAH BECKER
 302 Main St, Old Saybrook, CT, 06475
 Phone:860-395-3135

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	68
Median Price	\$554,000	\$664,574

► REAL ESTATE SALES

38 CLEARWATER RD..... \$730,000
 B: Glenn R Leblanc & Beth A Leblanc
 S: Emily V Johnson & Max N Wallerstein
 Vol/Page: 693/197, Date: 08/20/24, Warranty
 Use: 3 Bdrm, Lot: 3920sf
 Prior Sale: \$540,000 (07/20)

367 MAIN ST U:47..... \$595,000
 B: Rodney J Bunch 3rd & Alison M Barnes
 S: Lori Hills & Norman R Hills
 Vol/Page: 693/265, Date: 08/22/24, Warranty
 Use: 3 Bdrm Condo
 Prior Sale: \$275,000 (07/02)

29 MONK RD..... \$280,100
 B: Cornelio Calle
 S: Baio Michael A Jr Est & Steven M Allison
 Vol/Page: 693/200, Date: 08/20/24, Conservator
 Mtg: Conn Lending Ptnrs LLC \$250,000
 Use: 2 Bdrm, Lot: 99752sf

4 RIDGE DR S..... \$530,000
 B: Mark Larosa & Dena Larosa
 S: Frank D Kokai, Tr for Frank S Kokai 2016 lrt
 Vol/Page: 693/269, Date: 08/23/24, Trustee
 Mtg: Total Mtg Svcs \$492,900
 Use: 4 Bdrm Split Level, Lot: 43560sf

3 RUTH DR..... \$550,000
 B: Elizabeth Mazzoleni & Lee Mazzoleni
 S: Stone Children T & Charles B Stone
 Vol/Page: 693/158, Date: 08/19/24, Trustee
 Mtg: Rocket Mortgage LLC \$385,000
 Use: 3 Bdrm Cape Cod, Lot: 13068sf

NO STREET GIVEN L:5-15..... \$18,000
 B: Fortitude Marine Enterpri
 S: Tina J Deleo
 Vol/Page: 693/192, Date: 08/19/24, Warranty

► MORTGAGES

131 BOSTON POST RD..... \$360,000
 131 Boston Post LLC+ from BankNewport

9 CAPTAINS LN..... \$200,000
 Robert Capasso+ from Liberty Bank

15 MEADOWOOD LN..... \$225,000
 Matthew A Pachniuk+ from Total Mortgage Services

139 PLUM BANK RD..... \$500,000
 Plum Bank Rd LLC+ from Skyline Financial FCU

35 RESEARCH PKWY..... \$1
 Stark Properties LLC+ from Jill Coan

PORTLAND

TOWN CLERK:MICHAEL V. TIERNEY
 33 East Main St, Portland, CT, 06480
 Phone:860-342-6743

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	46
Median Price	\$329,803	\$345,000

► REAL ESTATE SALES

56 GREAT HILL RD..... \$540,000
 B: Molly Szymaszek & Matthew Szymaszek
 S: Michael W Masal & Michelle L Masal
 Vol/Page: 1113/45, Date: 08/20/24, Warranty
 Mtg: Liberty Bk \$485,400
 Use: 3 Bdrm Colonial, Lot: 89734sf
 Prior Sale: \$230,330 (01/01)

273 WILLIAM ST..... \$424,900
 B: Helen Ricketts
 S: Mary H Flood
 Vol/Page: 1113/68, Date: 08/20/24, Warranty
 Mtg: Paramount Res Mtg Gp \$345,441
 Use: 6 Bdrm Colonial, Lot: 196020sf
 Prior Sale: \$260,000 (12/98)

► MORTGAGES

238 COX RD..... \$80,000
 Melissa C Kelley+ from Liberty Bank

195 JOBS POND RD..... \$79,500
 Shane Rogers+ from Liberty Bank

45 MOUNTAIN LAUREL WAY..... \$88,415
 Ryan A McGrew+ from Nationstar Mortgage

3 SPRING ST..... \$40,000
 Sean P Keefe+ from Massmutual Federal Credit Union

WESTBROOK

TOWN CLERK:JOAN ANGELINI
 866 Boston Post Rd, Westbrook, CT, 06498
 Phone:860-399-3044

MARKET STATISTICS THROUGH JULY

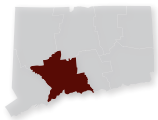
	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	31
Median Price	\$565,000	\$545,000

► MORTGAGES

163 KEN ROSE TER..... \$214,000
 Richard Prisley Jr+ from Connex Credit Union

36 ORTNER DR..... \$137,500
 Mary N Labbadia+ from Liberty Bank

62 PRITCHETT DR..... \$243,580
 Bryce J Brestelli+ from Liberty Bank



NEW HAVEN COUNTY

ANSONIA

TOWN CLERK: ELIZABETH S LYNCH

253 Main St, Ansonia, CT, 06401
Phone: 203-736-5980

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	54
Median Price	\$287,500	\$346,000

► REAL ESTATE SALES

4 ADANTI AVE \$355,000

B: Juliana P Rifkin & Patricia Saavedra
S: Xb Properties LLC
Vol/Page: 624/177, Date: 08/20/24, Warranty
Mtg: Total Mtg Svcs \$344,350
Use: 3 Bdrm Duplex, Lot: 6534sf
Prior Sale: \$260,000 (06/24)

53 ELM ST \$440,000

B: Allen Nathan Jr & Jacob Nathan
S: 53 Elm Street LLC
Vol/Page: 624/154, Date: 08/20/24, Warranty
Mtg: Ameris Bank \$324,000
Use: 2-Family Two Family, Lot: 10019sf

33 LAROVERA TER \$129,900

B: Wg Bird Builder LLC
S: Prospect Heights LLC
Vol/Page: 624/203, Date: 08/21/24, Warranty
Use: Residential Developable Land, Lot: 7405sf

229 WAKELEE AVE \$296,000

B: Michael Green
S: John Checkley & Ann M Checkley
Vol/Page: 624/280, Date: 08/22/24, Warranty
Mtg: Bay Equity LLC \$287,000
Use: 3 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$175,000 (01/04)

25 WEBB TER \$512,000

B: Debbie G Francis & Nickola C Francis
S: 25 Webb Terrace LLC
Vol/Page: 624/137, Date: 08/20/24, Warranty
Mtg: Total Mtg Svcs \$409,600
Use: Residential Developable Land, Lot: 11326sf
Prior Sale: \$34,000 (11/22)

19 WOODBRIDGE AVE \$415,000

B: Mark Grados
S: Jhonelle Prince
Vol/Page: 624/230, Date: 08/21/24, Warranty
Mtg: EMM Loans LLC \$423,922
Use: 2-Family Duplex, Lot: 27878sf
Prior Sale: \$200,000 (10/19)

► MORTGAGES

4 ADANTI AVE \$14,200

Juliana P Rifkin+ from Connecticut Housing Finance

2 CLIFTON AVE \$308,302

Andre Williams+ from Rocket Mortgage

4 GARDNERS LN \$179,400

Shane K Hovhannissian+ from Total Mortgage Service

133 WAKELEE AVE \$320,000

Emas LLC+ from Ion Bank

151 WAKELEE AVE \$320,000

Emas LLC+ from Ion Bank

229 WAKELEE AVE \$11,800

Michael Green+ from Connecticut Housing Finance Au

BEACON FALLS

TOWN CLERK: LEONARD GREENE, SR

10 Maple Ave, Beacon Falls, CT, 06403
Phone: 203-729-8254

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	27
Median Price	\$350,000	\$380,000

► REAL ESTATE SALES

3 1ST ST \$71,000

B: John L Dipiro
S: Robert Chasse
Vol/Page: 256/20, Date: 08/21/24, Warranty
Use: Mobile Home, Lot: 43560sf
Prior Sale: \$40,000 (06/06)

5 DOGWOOD LN U:5 \$635,000

B: Robert Aronson & Debb Hershkowitz
S: Jason P Mendelsohn
Vol/Page: 256/54, Date: 08/23/24, Warranty
Mtg: Newtown Savings Bank \$503,200
Use: 3 Bdrm Condo
Prior Sale: \$629,000 (01/24)

NO STREET GIVEN \$57,000

B: Christopher Blake
S: Edwin F Rivera Sr & Lillian Rivera
Vol/Page: 255/987, Date: 08/19/24, Warranty

► MORTGAGES

216 BURTON RD \$240,000

Stephen Knapik+ from Thomaston Savings Bank

5 DOGWOOD LN U:5 \$503,200

Robert Aronson+ from Newtown Savings Bank

12 DOLLY DR \$70,000

Ann C Walsh+ from Sikorsky Financial Credit Union

2 PINES BRIDGE RD \$50,000

Michael M Karcsinski+ from Sikorsky Financial Cred

244 SKOKORAT RD \$100,000

Stacey Glanz+ from Waterbury Teachers Federal Cred

BETHANY

TOWN CLERK: WILLIAM L BRINTON

40 Peck Rd, Bethany, CT, 06524
Phone: 203-393-2100

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	21
Median Price	\$479,000	\$475,000

► REAL ESTATE SALES

42 CARRIAGE DR \$899,000

B: Miheer Sane & Kevin Olson
S: Eric D Blanchard & Emily M Blanchard
Vol/Page: 226/881, Date: 08/21/24, Warranty
Mtg: BMO Harris Bk \$899,000
Use: 4 Bdrm Colonial, Lot: 78844sf
Prior Sale: \$475,000 (03/12)

► MORTGAGES

BROOKS RD \$37,500

Darlene Soden+ from Connecticut Housing Finance Au

329 BROOKS RD \$402,500

Darlene Soden+ from Total Mortgage Services

117 CRESTWOOD RD \$80,000

Jeffrey A Coe+ from Connex Credit Union

46 NORTHROP RD \$125,000

Kaelyn D Sumigray+ from Citizens Bank

39 PERKINS RD \$684,824

Brandon Kindred+ from United Wholesale Mortgage

BRANFORD

TOWN CLERK: LISA ARPIN

1019 Main St, Branford, CT, 06405
Phone: 203-315-0678

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	82
Median Price	\$505,000	\$509,500

► REAL ESTATE SALES

8 HOLLY LN \$932,500

B: Michael A Fotos 3rd & Claudia F Lindsey
S: Martha M McDowell, Tr for Martha M McDowell T
Vol/Page: 1391/784, Date: 08/21/24, Trustee
Use: 3 Bdrm Old Style, Lot: 13939sf
Prior Sale: \$497,000 (05/17)

42 MANORWOOD DR U:42 \$281,000

B: Michal A Szyca & Kinga K Szyca
S: Rachel Anderika & Nathanael T Yaro
Vol/Page: 1391/730, Date: 08/21/24, Warranty
Mtg: Novus Home Mtg \$266,950
Use: 2 Bdrm Condo
Prior Sale: \$135,000 (12/16)

168 PHEASANT LN U:168 \$320,000

B: Tyler Licata & Charles Licata
S: Justin T Slowik
Vol/Page: 1391/662, Date: 08/20/24, Warranty
Mtg: Newrez LLC \$220,000
Use: 2 Bdrm Condo
Prior Sale: \$190,900 (05/16)

39 STANNARD AVE \$390,000

B: Kurt Rubelmann & Lisa Rubelmann
S: Kaete Rubelmann
Vol/Page: 1391/523, Date: 08/19/24, Warranty
Mtg: Kaete Rubelmann \$390,000
Use: 3 Bdrm Cape Cod, Lot: 10454sf

32 WOOD RD \$1,500,000

B: Benjamin M Baker & Susan K Norden
S: Susan B Lunde, Tr for Susan B Lunde RET
Vol/Page: 1391/709, Date: 08/20/24, Trustee
Use: 5 Bdrm CustomDesign, Lot: 21344sf
Prior Sale: \$1,200,000 (11/22)

► MORTGAGES

68 ALPS RD \$75,000

Michael W Morgan+ from Citizens Bank

100 ALPS RD \$350,020

John L Vergati+ from Newrez LLC

35 BAYBERRY LN.....	\$352,000
Julie A Niedzwiecki+ from Navy Federal Credit Unio	
39 BRADLEY AVE.....	\$75,000
Courtney Garceau+ from Novus Home Mortgage	
145 CLARK AVE.....	\$80,000
Astrid L Swanson LT+ from Citizens Bank	
30 GROVE ST.....	\$345,000
Seaside Grove St LLC+ from Plaza Home Mortgage Inc	
3 KATIE JOE LN.....	\$165,000
Kevin J Arnold+ from Discover Bank	
48 LINSLEY ST.....	\$60,000
Susan Bruce+ from Cornerstone Community Federal Cr	
5 MARION RD.....	\$100,000
Daniel S Slubowski+ from Liberty Bank	
165 MONTICELLO DR U:165.....	\$84,000
Kristin Willingham+ from M&T Bank NA	
29 NEWTON RD.....	\$148,000
Jessica Melfi+ from Newfi Lending	
275 NORTHFORD RD.....	\$317,000
Andrew Narcisco+ from Rocket Mortgage	
288 PINE ORCHARD RD.....	\$615,600
Mary J Brown+ from Movement Mortgage LLC	

CHESHIRE

TOWN CLERK: PATRICIA KING
84 S Main St, Cheshire, CT, 06410
Phone: 203-271-6601

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	109
Median Price	\$465,000	\$480,000

► REAL ESTATE SALES

FAR HORIZON DR.....	\$25,000
B: Jason A Piccirillo	
S: Far Horizon Assoc LLC	
Vol/Page: 3236/218, Date: 08/22/24, Warranty	
Mtg: Nancy Ragozzino \$22,500	
160 MOUNTAIN RD.....	\$400,000
B: Jason M Iannotti	
S: James Mccabe	
Vol/Page: 3236/200, Date: 08/22/24, Warranty	
Mtg: TD Bank NA \$320,000	
Use: 2 Bdrm Ranch, Lot: 40075sf	
Prior Sale: \$290,000 (03/24)	
1804 OLD WATERBURY RD.....	\$470,000
B: David C Mcfillin 3rd & Michaela K Mcfillin	
S: Nicholas V Russo & Laura Russo	
Vol/Page: 3236/60, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$376,000	
Use: 3 Bdrm Colonial, Lot: 46609sf	
Prior Sale: \$255,000 (10/15)	
PRESTON RDG.....	\$569,750
B: Lawrence Reckers & Janice Reckers	
S: Relo Direct Government Sv	
Vol/Page: 3236/153, Date: 08/21/24, Warranty	
48 SODERMAN WAY.....	\$686,575
B: Jack Parra	
S: Eg Stonebridge LLC	
Vol/Page: 3236/292, Date: 08/23/24, Warranty	
Mtg: US Bank NA \$549,260	
Use: Accessory Land Improved	
37 WARREN ST.....	\$745,000
B: Timothy R Cyr & Lia K Cyr	
S: Ning Hong & Ruru Hatano	
Vol/Page: 3236/242, Date: 08/23/24, Warranty	
Mtg: Loan Store Inc \$395,000	
Use: 4 Bdrm Colonial, Lot: 22216sf	
Prior Sale: \$490,910 (06/16)	

735 WHISPERING OAKS.....	\$923,758
B: Brittny A Murphy & Kyle C Murphy	
S: Lovley Development Inc	
Vol/Page: 3236/263, Date: 08/23/24, Warranty	
Mtg: Movement Mtg LLC \$675,000	
Use: Land-Vacant & Open, Lot: 24829sf	
NO STREET GIVEN.....	\$425,000
B: Power Rangers Prop LLC	
S: Sandbank Properties LLC	
Vol/Page: 3236/79, Date: 08/19/24, Warranty	

► FORECLOSURE DEEDS

44 WALNUT ST U:44.....	\$156,550
B: Thomas G Cottiero	
S: Geoffrey T Einhorn & Probuilder Financial LLC	
Vol/Page: 3236/54, Date: 08/19/24, Committee	
Use: 2 Bdrm Condo	

► MORTGAGES

30 BROOK LN.....	\$19,225
Mashaun K Turpenning Jr+ from USA Housing and Urba	
884 CAHILL CT.....	\$160,000
Arthur W Lichenstein+ from Connex Credit Union	
366 GREENWOOD DR.....	\$350,020
Briana Russo+ from Rocket Mortgage	
61 LYNWOOD DR.....	\$140,000
Scott Gronbach+ from Rocket Mortgage	
169 PLEASANT DR.....	\$75,750
Eric Vandervliet+ from Lower LLC	
169 PLEASANT DR.....	\$385,000
Eric Vandervliet+ from Lower LLC	
733 RUSTIC LN.....	\$169,598
Donna N Carbone+ from Webster Bank	
1011 WALLINGFORD RD.....	\$494,300
Justin Carroll+ from Rocket Mortgage	

DERBY

TOWN CLERK: MARC J. GAROFALO
1 Elizabeth St, Derby, CT, 06418
Phone: 203-736-1462

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	34
Median Price	\$300,000	\$352,395

► REAL ESTATE SALES

395 HAWTHORNE AVE.....	\$392,500
B: 223 Jane LLC	
S: Federal Hm Loan Mtg Corp	
Vol/Page: 930/149, Date: 08/20/24, Warranty	
Mtg: ABL Res Credit Ac \$442,000	
Use: 8 Bdrm Colonial, Lot: 30928sf	
Prior Sale: \$339,816 (09/22)	
130 JAWKINS ST.....	\$330,000
B: Alex Fiorelli	
S: Banasik Walter M Est & Kailani Banasik	
Vol/Page: 930/216, Date: 08/21/24, Executor	
132 JAWKINS ST.....	\$330,000
B: Alex Fiorelli	
S: Banasik Walter M Est & Kailani Banasik	
Vol/Page: 930/216, Date: 08/21/24, Executor	
34 KINGS CT.....	\$385,000
B: Courtney Hajducky	
S: Arthur J Berube & Jessica Berube	
Vol/Page: 930/126, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$346,500	
Use: 3 Bdrm Ranch, Lot: 9148sf	
Prior Sale: \$197,900 (06/14)	

204 NEW HAVEN AVE U:7A.....	\$250,000
B: Jean Horeste	
S: Reilly Carol M Est & Janet R Halliday	
Vol/Page: 930/188, Date: 08/21/24, Executor	
Mtg: Total Mtg Svcs \$225,000	
Use: 2 Bdrm Condo	
Prior Sale: \$112,000 (11/90)	
181 SEYMOUR AVE.....	\$403,000
B: Edward P Higgins & Kelly A Higgins	
S: Ernest Marino	
Vol/Page: 930/229, Date: 08/23/24, Warranty	
Use: 2-Family Old Style, Lot: 9148sf	

► 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	
34 KINGS CT.....	\$18,750
Courtney Hajducky+ from Connecticut Housing Financ	
MAPLEWOOD CONDO.....	\$25,000
Jean R Horeste+ from Connecticut Housing Finance A	
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, 06512
Phone: 203-468-3201

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	131
Median Price	\$305,000	\$336,000

► REAL ESTATE SALES

34 2ND AVE.....	\$215,250
B: Lend House Inc	
S: Nationstar Hm Equity Loan & Bank Of Ny Mellon Tr	
Vol/Page: 2833/407, Date: 08/21/24, Warranty	
Use: 4 Bdrm Conventional, Lot: 3485sf	
Prior Sale: \$240,000 (12/04)	
21 DAMEN DR.....	\$395,000
B: James D Lindsay Jr & Arianna Lindsay	
S: Albert J Carfora 3rd & Carolyn Carfora	
Vol/Page: 2833/451, Date: 08/22/24, Warranty	
Mtg: Mortgage Research Ctr \$335,000	
Use: 3 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$290,000 (11/21)	
EDGAR ST.....	\$290,000
B: Jose A Rodriguez & Aisha L Rodriguez	
S: Lihua Zhang & Suwen Liu	
Vol/Page: 2833/221, Date: 08/19/24, Warranty	
40 FOXON HILL RD U:14.....	\$220,000
B: Sarah N Alkire	
S: Dias Laurena P Est & Bruce Dias	
Vol/Page: 2833/377, Date: 08/21/24, Executor	
Use: Condo	
43 HUGHES ST.....	\$350,000
B: Anibal Cruz	
S: James D Lindsay Jr	
Vol/Page: 2833/474, Date: 08/22/24, Warranty	
Mtg: United Wholesale Mtg \$332,500	
Use: 3 Bdrm Cape Cod, Lot: 6534sf	
Prior Sale: \$155,000 (12/16)	

233 MANSFIELD GROVE RD U:306	\$325,000
B: Peter Devellis S: Patricia A Gilstrap Vol/Page: 2833/470, Date: 08/22/24, Warranty Use: 3 Bdrm Condo Prior Sale: \$200,000 (07/20)	
60 PINEHURST DR U:60	\$300,000
B: Statewide Const Inc S: M E Cioffi Vol/Page: 2833/283, Date: 08/20/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$285,000 (11/20)	
55 THOMPSON ST U:3G	\$234,000
B: Curtis Ferree S: Denise A Damato Vol/Page: 2833/332, Date: 08/20/24, Warranty Mtg: Norwich Commercial Grp \$223,100 Use: 2 Bdrm Condo Prior Sale: \$130,000 (04/12)	
140 THOMPSON ST U:30D	\$220,000
B: Alyssa Barcomb S: Janet Madigan Vol/Page: 2833/420, Date: 08/21/24, Warranty Mtg: Cross Country Mtg Inc \$209,000 Use: 2 Bdrm Condo Prior Sale: \$112,000 (06/10)	

► MORTGAGES

12 BUTTON ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
707 CONGRESS ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
106 DEWITT ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
624 DIXWELL AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
21 DODGE AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
60 DONNA DR	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
60 DONNA DR U:C5	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
429 ELLSWORTH AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
40 FOXON HILL RD U:E14	\$208,000
Sarah N Alkire+ from Province Mortgage Associates	
173 FRANK ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
703 GEORGE ST U:1	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
16 GERRISH AVE	\$376,983
Juan F Reveron+ from United Wholesale Mortgage	
18 GRAFTON RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
307 GREENWICH AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
120 HEMINGWAY AVE	\$180,500
Edward J Marquis+ from PHH United States Mortgage	
425 HUNTINGTON ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
2 JAMES ST	\$260,480
Donald M Gennette Jr+ from Total Mortgage Services	
230 KENNETH ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
121 LEXINGTON AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
90 LEXINGTON ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
80 MOUNTAIN RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	

181 MOUNTAIN RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
47-1/2 PARK ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
21 POND ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
3 PROSPECT PL EXT	\$30,000
Kristen M Sibley+ from Liberty Bank	
505 QUINNIPIAC AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
75 REDWOOD DR U:202	\$70,000
Shaniel Morales+ from TD Bank NA	
61 ROCK CREEK RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
11 ROSETTE ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
SPRING HAVEN WOODS	\$19,000
Sarah N Alkire+ from Connecticut Housing Finance A	
85 STINSON RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
567 STRONG ST	\$83,435
Sandra Onofrio+ from New American Funding	
465 TAMPA ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
476 THOMPSON AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
55 THOMPSON ST U:3G	\$9,200
Curtis Ferree+ from Connecticut Housing Finance Au	
617 THOMPSON ST	\$329,670
Shawn T Miller+ from Freedom Mortgage Corp	
104 WESTERLEIGH RD	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
58 WHITE ST U:A3	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
1240 WHITNEY AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
738 WINCHESTER AVE	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
7 WOOLSEY ST	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	

GUILFORD

TOWN CLERK:ANNA J. DWYER

31 Park St, Guilford, CT, 06437
Phone:203-453-8001

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	125	134
Median Price	\$530,000	\$587,375

► REAL ESTATE SALES

308 CHURCH ST	\$443,000
B: Brendan Cutuli S: Kathleen Moffitt, Tr for Silver Lining RET Vol/Page: 1021/323, Date: 08/20/24, Trustee Mtg: AFC Mortgage Grp LLC \$420,850 Use: 2-Family Colonial, Lot: 10019sf Prior Sale: \$220,000 (02/06)	
953 HOOP POLE RD	\$1,400,500
B: Randi B Moore & Gregg Moore S: Daniel J Strick & Cheryl Strick Vol/Page: 1021/391, Date: 08/22/24, Warranty Mtg: United Wholesale Mtg \$980,350 Use: 4 Bdrm Colonial, Lot: 40946sf Prior Sale: \$852,000 (12/18)	

312 LAKE DR	\$500,000
B: Barbara Brereton S: Joyce P Donovan Vol/Page: 1021/262, Date: 08/20/24, Warranty Mtg: Guilford Savings Bank \$400,000 Use: 2 Bdrm Cape Cod, Lot: 20909sf Prior Sale: \$240,000 (01/02)	
49 MOHAWK TRL U:49	\$200,000
B: Paul V Keyes Jr S: William R Wharton & Jane Wharton Vol/Page: 1021/215, Date: 08/19/24, Warranty Mtg: Total Mtg Svcs \$194,000 Use: 1 Bdrm Condo Prior Sale: \$61,000 (09/18)	
272 SHORE DR	\$335,000
B: Joshua Stasko & Bridget Stasko S: Robert T Rook Vol/Page: 1021/286, Date: 08/20/24, Warranty Mtg: Bank of America NA \$335,000 Use: 2 Bdrm Ranch, Lot: 4792sf	
46 SPERRY DR	\$280,000
B: Global Machine Movers LLC S: Richter William J Est & Correna B Wilson Vol/Page: 1021/388, Date: 08/22/24, Executor Use: 2 Bdrm Ranch, Lot: 25700sf	
16 TAMARACK LN	\$772,731
B: Brian Benson & Alyson Benson S: F Vigliotti Const Co LLC Vol/Page: 1021/353, Date: 08/21/24, Warranty Mtg: Primelending \$508,400 Use: Residential Developable Land, Lot: 25700sf	

► MORTGAGES

145 FLAT IRON RD	\$280,500
Michal Narowski+ from Norwich Commercial Group	
145 FLAT IRON RD	\$280,500
Michal Narowski+ from Norwich Commercial Group	
917 LITTLE MEADOW RD	\$100,000
Cheryl McMahon+ from Citizens Bank	
425 SCHOOLSIDE LN	\$89,456
Joshua Hatton+ from Figure Lending LLC	
320 SOUNDVIEW RD	\$1,496,546
George Schmitt & Co Inc+ from Schmitt Rlty Hldg In	
83 TALCOTT RD	\$50,000
Joseph A Sarno Jr+ from Bank of America NA	
126-A UNION ST	\$400,000
Timothy P Geelan+ from HarborOne Bank	

HAMDEN

TOWN CLERK:KARIMAH MICKENS

2750 Dixwell Ave., Hamden, CT, 06517
Phone:203-287-7028

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	306	307
Median Price	\$315,000	\$342,500

► REAL ESTATE SALES

141 AUGUR ST	\$320,000
B: Jonathan Mendez S: Robert G Marinko Jr & Robert G Marinko Sr Vol/Page: 5202/35, Date: 08/19/24, Warranty Mtg: NFM Inc \$304,000 Use: 3-Family Family Flat, Lot: 3920sf Prior Sale: \$40,000 (05/96)	

81 BENHAM ST.....	\$700,000
B: Medhanealem Ethiopian Ort	
S: Virgin Mary & Archangel M	
Vol/Page: 5202/3, Date: 08/19/24, Warranty	
Mtg: Meky Accounting Firm \$580,000	
Use: Other Exempt, Lot: 10454sf	
87 BENHAM ST.....	\$700,000
B: Medhanealem Ethiopian Ort	
S: Virgin Mary & Archangel M	
Vol/Page: 5202/3, Date: 08/19/24, Warranty	
Mtg: Meky Accounting Firm \$580,000	
Use: Other Exempt, Lot: 49658sf	
Prior Sale: \$357,500 (07/92)	
61 ELIHU ST.....	\$500,000
B: Adam Holden & Lauren P Elam	
S: Laura L Bowman & John S Zink	
Vol/Page: 5202/194, Date: 08/20/24, Warranty	
Mtg: Guaranteed Rate Inc \$400,000	
Use: 3 Bdrm Colonial, Lot: 5663sf	
Prior Sale: \$171,000 (05/95)	
134 HOWARD DR.....	\$420,000
B: Anabel E Morochio & Julio A Ayala	
S: Valerie D Miller & Gayle Barbuto	
Vol/Page: 5201/251, Date: 08/19/24, Warranty	
Mtg: United Wholesale Mtg \$357,000	
Use: 3 Bdrm Ranch, Lot: 31799sf	
25 IVES ST.....	\$325,000
B: Juan J Ochoa & Lizeth R Rodas	
S: New Perspective LLC	
Vol/Page: 5201/326, Date: 08/19/24, Warranty	
Mtg: Prysm Lending Group \$260,000	
Use: 2 Bdrm Ranch, Lot: 9148sf	
Prior Sale: \$215,000 (08/06)	
20 MILL POND RD.....	\$270,000
B: Natalia Polishchuk	
S: Gerard Delorenzo	
Vol/Page: 5202/159, Date: 08/20/24, Warranty	
Mtg: Conn Lendng Ptnrs LLC \$200,000	
Use: 3 Bdrm Raised Ranch, Lot: 50965sf	
Prior Sale: \$285,000 (09/05)	
PINE ROCK AVE.....	\$250,000
B: Zachery M Young & Samantha A Zuniga	
S: Matthew Braren	
Vol/Page: 5202/113, Date: 08/19/24, Warranty	
Mtg: CT Housing Fin Auth \$25,000	
64 SCHUPP RD.....	\$351,000
B: Abigail Denson & Matthew Loux	
S: Vera L Turner	
Vol/Page: 5201/310, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$261,000	
Use: 3 Bdrm Ranch, Lot: 14810sf	
Prior Sale: \$232,500 (06/08)	
75 WASHINGTON AVE U-5-406.....	\$239,900
B: Vera L Turner	
S: Catherine Szerszen	
Vol/Page: 5201/289, Date: 08/19/24, Warranty	
Mtg: Mutual Of Omaha Mtg \$109,900	
Use: 2 Bdrm Condo	
Prior Sale: \$180,000 (02/24)	
► MORTGAGES	
265 BELDEN RD.....	\$62,500
Matthew J McGreevy+ from Bank of America NA	
12 BUTTON ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
213 CIRCULAR AVE.....	\$7,112
Nickia L McAuley+ from USA Housing and Urban Devel	
707 CONGRESS.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	

106 DEWITT ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
624 DIXWELL AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
21 DODGE AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
60 DONNA DR.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
60 DONNA DR.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
429 ELLSWORTH AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
173 FRANK ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
703 GEORGE ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
18 GRAFTON RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
307 GREENWICH AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
134 HOWARD DR.....	\$357,000
Julio A Ayala-Ayala+ from United Wholesale Mortgag	
425 HUNTINGTON ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
230 KENNETH ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
90 LEXINGTON ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
121 LEXINGTON ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
80 MOUNTAIN RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
181 MOUNTAIN RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
690 MOUNTAIN RD.....	\$358,200
Gregory G Theriault+ from Rocket Mortgage	
47-1/2 PARK ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
69 PERRY RD.....	\$75,000
Robert Matto+ from Connex Credit Union	
610 PINE ROCK AVE.....	\$262,450
Zachary M Young+ from Total Mortgage Services	
21 POND ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
505 QUINNIPIAC AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
61 ROCK CREEK RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
11 ROSETTE ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
1659 SHEPARD AVE.....	\$88,000
Tracey M Dunbar+ from Manufacturers and Traders Tr	
1897 SHEPARD AVE.....	\$356,000
Christopher Doniere+ from Rocket Mortgage	
85 STIMSON RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
465 TAMPA ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
476 THOMPSON AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
325 THORNTON ST.....	\$25,000
Ian B Oliver+ from Connex Credit Union	
64 URSINI DR.....	\$40,000
John F Cronin+ from Point Titling Trust	
121 W MEADOW RD.....	\$80,000
Arthur Beavis+ from Manufacturers and Traders Trus	
104 WESTERFIELD RD.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	

58 WHITE DR.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
1240 WHITNEY AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
2611 WHITNEY AVE.....	\$512,500
Kh Property LLC+ from Hamdenschap Invest Llc	
2619 WHITNEY AVE.....	\$512,500
Kh Property LLC+ from Hamdenschap Invest Llc	
738 WINCHESTER AVE.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	
7 WOOLSEY ST.....	\$6,331,000
Real Est Group Xii De LLC+ from Encore SFR Finance	

MADISON

TOWN CLERK:NANCY MARTUCCI

8 Campus Rd, Madison, CT, 06443

Phone:203-245-5672

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	110
Median Price	\$603,500	\$680,000

► REAL ESTATE SALES

36 BRANTWOOD DR U:36.....	\$325,000
B: Steven C Gray & Joanna J Gray	
S: Allen Jewell & Junas Jewell	
Vol/Page: 2293/478, Date: 08/19/24, Warranty	
Mtg: Northpoint Mortgage \$243,750	
Use: 2 Bdrm Condo	
Prior Sale: \$89,000 (07/92)	
23 CANADY LN.....	\$609,000
B: Gregory Walsh & Kristina Walsh	
S: Richard P Daugherty	
Vol/Page: 2293/461, Date: 08/19/24, Warranty	
Mtg: William Raveis Mtg Co \$487,200	
Use: 5 Bdrm Colonial, Lot: 46174sf	
Prior Sale: \$341,500 (04/01)	
409 GREEN HILL RD.....	\$710,000
B: Janice Pastorek & Norman Pastorek	
S: Elizabeth Stamatellos & Elias Stamatellos	
Vol/Page: 2293/645, Date: 08/20/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 47045sf	
Prior Sale: \$407,500 (06/10)	
11 HUNTERS TRL.....	\$700,000
B: Elizabeth B Schrickel & Tabitha Lockhart	
S: Marisa C Mccarthy	
Vol/Page: 2293/536, Date: 08/20/24, Warranty	
Mtg: Huntington Natl Bank \$685,000	
Use: 3 Bdrm Colonial, Lot: 121968sf	
29 JOHNSON LN.....	\$501,000
B: Juliette Dudek & David Dudek	
S: Lori M Schroeder & Kevin D Schroeder	
Vol/Page: 2293/439, Date: 08/19/24, Warranty	
Mtg: Prosperity Home Mtg \$435,870	
Use: 4 Bdrm Ranch, Lot: 20909sf	
Prior Sale: \$327,900 (05/05)	
278 MUNGERTOWN RD.....	\$400,000
B: Patrick Prendergast & Chelsey Hawes	
S: Christopher G Burd & Susan E Stark	
Vol/Page: 2293/602, Date: 08/20/24, Warranty	
Mtg: Primary Residentl Mtg \$460,000	
Use: 3 Bdrm Conventional, Lot: 67518sf	
Prior Sale: \$400,000 (08/11)	

344 OPENING HILL RD **\$400,000**
 B: Conor Hardy
 S: Kevin D Hardy
 Vol/Page: 2293/563, Date: 08/20/24, Warranty
 Mtg: United Wholesale Mtg \$356,125
 Use: 4 Bdrm Colonial, Lot: 49658sf
 Prior Sale: \$300,000 (04/12)

27 STERLING PARK..... **\$815,000**
 B: Elliot Lipnowski & Brianna Avenia
 S: Glenn Smith & Kristen C Smith
 Vol/Page: 2293/620, Date: 08/20/24, Warranty
 Mtg: Yale University \$75,000
 Use: 3 Bdrm Contemporary, Lot: 47480sf
 Prior Sale: \$500,000 (06/14)

339 WARPAS RD..... **\$565,000**
 B: Richard D Gilbert & Laury Gilbert
 S: Wayne P Lipkovich, Tr for Lipkovich RET
 Vol/Page: 2293/503, Date: 08/19/24, Trustee
 Mtg: Guaranteed Rate Affin \$444,000
 Use: 3 Bdrm Conventional, Lot: 96268sf

NO STREET GIVEN..... **\$285,000**
 B: Debolina LLC
 S: David Lafemina
 Vol/Page: 2293/427, Date: 08/19/24, Warranty

► MORTGAGES

107 BRADLEY RD..... **\$1,500,000**
 George C Field Co Inc+ from Guilford Savings Bank

30 BRANTWOOD DR U:30..... **\$90,000**
 Steven Gray+ from Quorum Federal Credit Union

450 COUNTRY RD..... **\$300,000**
 Richard F Nace Jr+ from Andrew B Nace

36 HAMPSHIRE RD U:36..... **\$50,000**
 Gregorio Sotomayor+ from Connex Credit Union

21 KAISER LN..... **\$447,700**
 Walter T Rich+ from Freedom Mortgage Corp

91 MADISON SPRINGS DR..... **\$100,000**
 John L Andrin+ from Connex Credit Union

258 MUNGERTOWN RD..... **\$500,000**
 Matthew R Paulsen+ from American Eagle Financial C

15 NORTHWOOD RD..... **\$250,000**
 Patricia W Debarbieri+ from Guilford Savings Bank

27 STERLING PARK..... **\$583,500**
 Brianna Avenia-Tapper+ from Liberty Bank

7 TWILIGHT DR..... **\$461,250**
 Joshua C Shulman+ from Homestead Funding Corp

MERIDEN

TOWN CLERK:MICHAEL CARDONA

142 E Main St, RM 124, Meriden, CT, 06450
 Phone:203-630-4030

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	244	206
Median Price	\$263,250	\$305,000

► REAL ESTATE SALES

383 CROWN ST..... **\$230,000**
 B: Mauricio Morgado
 S: Manhattan HI Vw Tri St Mu
 Vol/Page: 5533/73, Date: 08/19/24, Warranty
 Mtg: Pysma Lending Group \$184,000
 Use: 2-Family Two Family, Lot: 12197sf
 Prior Sale: \$72,500 (03/19)

245 E WOODLAND ST U:32..... **\$225,000**
 B: Pauline R Keitt
 S: Paulette D Marquis, Tr for Paulette D Marquis Lt
 Vol/Page: 5533/716, Date: 08/23/24, Trustee
 Mtg: First World Mortgage \$218,250
 Use: 2 Bdrm Condo
 Prior Sale: \$150,000 (10/21)

163 GODEK HILL RD..... **\$400,000**
 B: Dawn Hussey & Jessica Hussey
 S: Timothy R Kilbride
 Vol/Page: 5533/184, Date: 08/20/24, Warranty
 Mtg: Security National Mtg \$308,000
 Use: 3 Bdrm Raised Ranch, Lot: 13939sf
 Prior Sale: \$180,000 (09/12)

120 GRAVEL ST U:51..... **\$60,000**
 B: Saleh Family Prop LLC
 S: Edward J Mokoski
 Vol/Page: 5533/203, Date: 08/20/24, Warranty
 Use: Condo

145 HIGHLAND AVE..... **\$310,000**
 B: Mickel J Estime & Marie V Lince
 S: Luis Almonte & Tamsin-Marie C Gosselin
 Vol/Page: 5533/605, Date: 08/23/24, Warranty
 Mtg: Total Mtg Svcs \$302,025
 Use: 2 Bdrm Cape Cod, Lot: 10454sf
 Prior Sale: \$170,000 (05/18)

162 HOBART ST..... **\$119,000**
 B: Grmv Prop LLC
 S: Seth Caslin
 Vol/Page: 5533/491, Date: 08/22/24, Warranty
 Use: 2-Family Two Family, Lot: 5227sf
 Prior Sale: \$85,000 (08/24)

162 HOBART ST..... **\$85,000**
 B: Seth Caslin
 S: Ann M Barnes
 Vol/Page: 5533/489, Date: 08/22/24, Warranty
 Use: 2-Family Two Family, Lot: 5227sf
 Prior Sale: \$72,900 (02/02)

432 JOHNSON AVE..... **\$426,000**
 B: Danya Ahmad
 S: Edward H Rogers Jr
 Vol/Page: 5533/462, Date: 08/22/24, Warranty
 Mtg: First World Mortgage \$362,100
 Use: 1 Bdrm Colonial, Lot: 60113sf

34 METACOMET DR U:34..... **\$310,000**
 B: Paul Tarantino & Heather Tarantino
 S: Donna Cronin, Tr for Delchiaro Firt
 Vol/Page: 5533/33, Date: 08/19/24, Trustee
 Use: 2 Bdrm Condo
 Prior Sale: \$106,000 (12/94)

198 MILDRED RD..... **\$379,000**
 B: Ashley Dejesus & Anthony King
 S: Christopher Frazza & Elizabeth Frazza
 Vol/Page: 5533/653, Date: 08/23/24, Warranty
 Mtg: Newrez LLC \$372,135
 Use: 3 Bdrm Ranch, Lot: 12197sf
 Prior Sale: \$119,900 (04/00)

82 MYRTLE ST..... **\$225,000**
 B: Miguel A Rodriguez-Sandov
 S: Jesus A Sandoval
 Vol/Page: 5533/107, Date: 08/19/24, Warranty
 Mtg: Equity Based Loan LLC \$210,000
 Use: 2-Family Two Family, Lot: 3920sf
 Prior Sale: \$160,000 (07/21)

1655 N COLONY RD U:5002..... **\$199,000**
 B: Thomas Sheldon & Catherine Sheldon
 S: Alexis Ortiz
 Vol/Page: 5533/698, Date: 08/23/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$60,000 (04/16)

490 NEW HANOVER AVE..... **\$250,000**
 B: Vannesa L Olmos & Victorino Aquino
 S: Betram Schmitz, Tr for Betram & Lizabeth Schmitz
 Vol/Page: 5533/50, Date: 08/19/24, Trustee
 Mtg: CMG Home Loans \$232,750
 Use: 2 Bdrm Cape Cod, Lot: 25265sf

264 PRATT ST..... **\$175,000**
 B: Jin Ct 275 LLC
 S: Bruce A Watford
 Vol/Page: 5533/789, Date: 08/23/24, Warranty
 Use: 3 Bdrm Colonial, Lot: 10019sf
 Prior Sale: \$87,000 (04/05)

112 SAGAMORE RD..... **\$335,000**
 B: Ingrid Tamariz
 S: Ricky Longley & Daphne M Longley
 Vol/Page: 5533/498, Date: 08/22/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 10019sf

104 TUMBLEBROOK RD..... **\$340,000**
 B: Elmore Ligon
 S: Jennifer Ferrari & Frank Ferrari
 Vol/Page: 5533/676, Date: 08/23/24, Warranty
 Mtg: CMG Home Loans \$255,000
 Use: 3 Bdrm Colonial, Lot: 13939sf
 Prior Sale: \$211,900 (07/19)

9 VILLAGE VIEW TER U:9..... **\$252,000**
 B: Kevin A Mokarry
 S: Meghan A Wininger
 Vol/Page: 5533/554, Date: 08/22/24, Warranty
 Mtg: Revolution Mtg \$236,680
 Use: 2 Bdrm Condo

288 W MAIN ST..... **\$800,000**
 B: Deantonio Mgmt LLC
 S: Marcos Gialelis & Stavros Gialelis
 Vol/Page: 5533/500, Date: 08/22/24, Warranty
 Mtg: TD Bank NA \$500,000
 Use: Mixed Use-Prim Comm & Other, Lot: 34924sf

560 YALE AVE U:146..... **\$215,000**
 B: Joaquin Soto & Ivette Soto
 S: Mihiels Laura L Est & Shawn F Cormier
 Vol/Page: 5533/533, Date: 08/22/24, Executor
 Mtg: First World Mortgage \$170,000
 Use: 2 Bdrm Condo
 Prior Sale: \$130,900 (04/88)

► MORTGAGES

300 BRADLEY AVE..... **\$197,000**
 Albert A Webb+ from New American Funding

48 CENTER ST..... **\$90,000**
 Creative Residences LLC+ from Dade Realty Co LLC

11 COTTAGE ST..... **\$60,000**
 Jose A Antunez+ from Sikorsky Financial Credit Uni

245 E WOODLAND ST U:32..... **\$9,000**
 Pauline R Keitt+ from Connecticut Housing Finance

460 HIGH HILL RD..... **\$40,000**
 Carolyn Gontarski+ from Mr Cooper

145 HIGHLAND AVE..... **\$18,750**
 Mickel J Estime+ from Connecticut Housing Finance

432 JOHNSON AVE..... **\$15,000**
 Danya Ahmad+ from Connecticut Housing Finance Auth

75 N MEADOW LN..... **\$10,308**
 Carolina E Price+ from USA Housing and Urban Devel

845 PADDOCK AVE..... **\$10,320,000**
 Meriden Ctr Rity LLC+ from Key Bank N.A.

108 PARK AVE.....	\$52,500
Ilann Invest LLC+ from Janco Lenders LLC	
85 THURROTT AVE.....	\$200,000
Denny L Kosovic+ from Citizens Bank	
86 WILLIS AVE.....	\$121,000
Harpreet Sandhu+ from Equity Based Loan LLC	

MIDDLEBURY

TOWN CLERK:BRIGITTE M BESSETTE

1212 Whittemore Rd, Middlebury, CT, 06762
Phone:203-758-2557

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	39
Median Price	\$424,000	\$525,000

► REAL ESTATE SALES

129 GLENWOOD AVE	\$292,500
B: Hannah Bates	
S: Suzanne Rosa	
Vol/Page: 343/677, Date: 08/21/24, Warranty	
Mtg: Guaranteed Rate Inc \$287,201	
Use: 2 Bdrm Cape Cod, Lot: 26136sf	
Prior Sale: \$190,000 (03/03)	

► MORTGAGES

19 HUNTING RIDGE RD	\$733,000
Dianne M Gasior+ from Union Savings Bank	
83 WESTWOOD DR.....	\$30,000
Paul E Beavers Jr+ from Connecticut State Employee	

MILFORD

TOWN CLERK:KAREN FORTUNATI

70 W River St, Milford, CT, 06460
Phone:203-783-3210

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	249	238
Median Price	\$440,000	\$467,250

► REAL ESTATE SALES

63 ANDREWS AVE.....	\$515,000
B: Frank D Coby 3rd	
S: Sharon Poole	
Vol/Page: 4107/432, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$257,500	
Use: 3 Bdrm Colonial, Lot: 5663sf	
Prior Sale: \$255,000 (07/02)	
16 ARGYLE RD.....	\$425,000
B: Justin Appleby	
S: 41 Rose Street LLC	
Vol/Page: 4107/390, Date: 08/20/24, Warranty	
Mtg: AFC Mortgage Grp LLC \$382,500	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$270,000 (06/18)	
24 BOTSFORD AVE.....	\$330,000
B: Flavia Kelm	
S: Leonard Lee	
Vol/Page: 4107/643, Date: 08/21/24, Warranty	
Mtg: Equity Based Loan LLC \$320,000	
Use: 3 Bdrm Conventional, Lot: 3485sf	
Prior Sale: \$265,000 (06/04)	

48 CARRIAGE DR U:48.....	\$367,500
B: Roxanne D Boampong	
S: Annette J Genovese & Nicolo Genovese	
Vol/Page: 4107/214, Date: 08/19/24, Warranty	
Mtg: United Wholesale Mtg \$356,475	
Use: 2 Bdrm Condo	
Prior Sale: \$240,500 (03/05)	
16 DREXEL RD	\$615,000
B: Valerie Razzette & Nicholas Razzette	
S: Rodger McDonald & Laura J McDonald	
Vol/Page: 4107/597, Date: 08/21/24, Warranty	
Mtg: CMG Mortgage Inc \$550,000	
Use: 4 Bdrm Ranch, Lot: 14375sf	
Prior Sale: \$247,500 (01/00)	
335 EDGEFIELD AVE	\$400,000
B: Jiajie Xu	
S: Andrea L Piselli	
Vol/Page: 4107/550, Date: 08/21/24, Warranty	
Mtg: Bank of America NA \$250,000	
Use: 3 Bdrm Ranch, Lot: 17424sf	
Prior Sale: \$172,500 (07/01)	
ELDER ST.....	\$7,000
B: Howard L Kreiger & Stefanie L Kreiger	
S: A&P Const Company Inc	
Vol/Page: 4107/187, Date: 08/19/24, Warranty	
36 GREAT MEADOW RD	\$445,000
B: Eleni M Chaber & Piotr Chaber	
S: Bagley David Est & Christine Bagley	
Vol/Page: 4107/169, Date: 08/19/24, Executor	
Mtg: Newtown Savings Bank \$348,000	
Use: 3 Bdrm Raised Ranch, Lot: 14375sf	
70 JENNIFER LN	\$750,000
B: Sarah Keegan & James Keegan	
S: Rosemary S Forte	
Vol/Page: 4107/290, Date: 08/19/24, Warranty	
Mtg: Onto Mortgage LLC \$600,000	
Use: 3 Bdrm Colonial, Lot: 20038sf	
Prior Sale: \$292,000 (02/89)	
129 MEADOW ST U:129.....	\$365,000
B: Rebecca Gelozin	
S: Charles Papagiannopoulos	
Vol/Page: 4107/270, Date: 08/19/24, Warranty	
Mtg: Ion Bank \$292,000	
Use: 2 Bdrm Condo	
Prior Sale: \$220,500 (04/18)	
21 MEADOWSIDE RD	\$365,000
B: Katherine L Fitzpatrick	
S: Darla Lenihan, Tr for William W Fiehn T	
Vol/Page: 4107/267, Date: 08/19/24, Trustee	
Use: 2 Bdrm Ranch, Lot: 13939sf	
131 MILFORD POINT RD	\$2,500,000
B: Eric Blanchard & Emily Blanchard	
S: 131 Milford Pt Road LLC	
Vol/Page: 4107/579, Date: 08/21/24, Warranty	
Mtg: Cross Country Mtg Inc \$2,000,000	
Use: Residential-Multiple Bldgs, Lot: 7841sf	
Prior Sale: \$415,000 (10/15)	
53 MYRTLEWOOD DR	\$840,000
B: Daniel Fitzsimmons & Michelle Johnstone	
S: Christie Asmussen, Tr for Christie Asmussen T	
Vol/Page: 4107/188, Date: 08/19/24, Trustee	
Use: 4 Bdrm Colonial, Lot: 24394sf	
Prior Sale: \$399,854 (12/00)	
12 NAUGATUCK AVE U:A7	\$699,900
B: Nancy Dippolito	
S: David A Fetter & Laura A Fetter	
Vol/Page: 4107/420, Date: 08/20/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$429,000 (07/19)	

99 NEW HAVEN AVE.....	\$640,000
B: Mary B Oliver & George M Chelednik	
S: 99 New Haven Avenue LLC	
Vol/Page: 4107/403, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$226,500	
Use: 3 Bdrm Conventional, Lot: 12197sf	
Prior Sale: \$350,000 (05/23)	
1120 NEW HAVEN AVE U:158.....	\$180,250
B: Patricia Oleary	
S: Earl B Benedetto	
Vol/Page: 4107/306, Date: 08/19/24, Warranty	
Mtg: CT Housing Fin Auth \$40,000	
Use: 1 Bdrm Condo	
Prior Sale: \$92,900 (05/89)	
1120 NEW HAVEN AVE U:58.....	\$180,250
B: Patricia Oleary	
S: Earl B Benedetto	
Vol/Page: 4107/306, Date: 08/19/24, Warranty	
Use: Condo	
42 RAYCROFT ST	\$536,000
B: Kelly A Diaz	
S: Beverly B Charland	
Vol/Page: 4107/462, Date: 08/20/24, Warranty	
Mtg: Sikorsky Fnci CU Inc \$461,000	
Use: 3 Bdrm Raised Ranch, Lot: 7405sf	
55 ROBBINS CT	\$495,000
B: Serkan Ocak	
S: Lazaros M Papazoglou	
Vol/Page: 4107/519, Date: 08/21/24, Warranty	
Mtg: First World Mortgage \$295,000	
Use: 3 Bdrm Raised Ranch, Lot: 49658sf	
Prior Sale: \$171,500 (09/97)	
17 TALL PINE RD.....	\$425,000
B: Stephen J Murzyn Jr & Marisa Zaffina	
S: Beth A Murray	
Vol/Page: 4107/198, Date: 08/19/24, Warranty	
Mtg: Primary Residentl Mtg \$350,000	
Use: 2 Bdrm Ranch, Lot: 49223sf	
► MORTGAGES	
39 ASHWOOD RD	\$175,000
Gregory Wachter+ from Kind Lending	
5 BARBARA DR	\$240,000
Jason Tarczali+ from Carrington Mortgage Services	
45 BARBARA DR	\$78,275
William A Rogers+ from Nationstar Mortgage	
48 CARRIAGE DR U:48.....	\$356,475
Roxanne D Boampong+ from United Wholesale Mortgage	
45 CEDAR SPRING RD	\$100,000
Josune Azpiri+ from TD Bank NA	
74 CINNAMON RD U:74	\$76,000
Peter Smith+ from New England Teamsters FCU	
686 E BROADWAY.....	\$49,000
Michael F Romano Jr+ from Romano Michael F Sr R	
970 E BROADWAY.....	\$309,529
Jackie J Guglielmi+ from Rocket Mortgage	
23 LAWRENCE AVE	\$32,300
Liane V Puleo+ from Bank of America NA	
14 LILAC LN.....	\$50,000
Amy Latka+ from Sikorsky Financial Credit Union In	
85 LOCUST ST	\$50,000
Suzette F Threet+ from Sikorsky Financial Credit U	
78 LOOMIS ST	\$52,484
Glen T Rosengrant Jr+ from USA Housing and Urban D	
300 MEADOWSIDE RD U:109	\$176,000
Luljeta Destefano+ from Citizens Bank	
223 MELBA ST	\$285,000
Nadine Lajeunesse+ from Cross Country Mortgage Inc	

22 MERLIN CIR.....	\$85,000
Michael T Milewski+ from Sikorsky Financial Credit	
668 MILFORD POINT RD.....	\$80,000
Amber T Hawks+ from Sikorsky Financial Credit Unio	
55 MILLER AVE.....	\$332,500
Daniel R Brelsford+ from Primelending	
1120 NEW HAVEN AVE U:158.....	\$93,100
Patricia M Oleary+ from Guaranteed Rate Inc	
376 NORTH ST.....	\$80,000
Brooke C Vargas+ from Americas First Network Credi	
58 OAK RIDGE LN.....	\$630,000
Senan Lonergan+ from Total Mortgage Services	
26 OAKLAND AVE.....	\$384,615
Jeffrey Wirth+ from Nationstar Mortgage	
40 PEACH TREE LN.....	\$100,000
Timothy Wydra+ from Webster Bank	
11 REVERE PL.....	\$100,000
Lisa C Schwabacher+ from Milford Bank	
127 SEABREEZE AVE.....	\$180,000
Penny Hedler+ from Connex Credit Union	
163 SETTLERS RIDGE RD.....	\$110,000
Brooke F Caponegro+ from Sikorsky Financial Credit	
54 SHELTER COVE RD.....	\$105,000
Ryan P Tobin+ from Crosspoint Federal Credit Union	
210 TANGLEWOOD CIR.....	\$510,000
Steve Drieghe+ from Maria Drieghe Revocab	
51 UNDERHILL RD.....	\$122,250
Lisa A Doyle+ from TD Bank NA	
282 W RIVER ST.....	\$193,000
Neil C Tan+ from Connex Credit Union	
17 W SHORE DR.....	\$215,000
Cheryl C Colwell+ from Sikorsky Financial Credit U	

NAUGATUCK

TOWN CLERK:MICHELLE DOWLING
229 Church St, Naugatuck, CT, 06770
Phone:203-720-7055

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	118
Median Price	\$290,000	\$310,000

► REAL ESTATE SALES

180 AUBURN ST.....	\$425,000
B: Alexander Orosz & Ashley Orosz	
S: Joseph Brancato & Diana Brancato	
Vol/Page: 1144/268, Date: 08/19/24, Warranty	
Mtg: Newtown Savings Bank \$340,000	
Use: 3 Bdrm Colonial, Lot: 9583sf	
61 CARRIAGE DR.....	\$360,000
B: Alex Gordon & Linda Gordon	
S: Shahida Dulay	
Vol/Page: 1144/592, Date: 08/20/24, Warranty	
Mtg: Rocket Mortgage LLC \$342,000	
Use: 4 Bdrm Raised Ranch, Lot: 8276sf	
Prior Sale: \$125,000 (07/15)	
196 FIELD ST.....	\$417,000
B: Sonia M Santana & Gergely Fenyves	
S: Gabriela K Rivera & Anthony H Jones	
Vol/Page: 1144/207, Date: 08/19/24, Warranty	
Mtg: United Wholesale Mtg \$350,000	
Use: 3 Bdrm Cape Cod, Lot: 57935sf	
Prior Sale: \$348,000 (09/20)	

36 FULLER ST.....	\$375,000
B: Shelton O Neale & Shaunakay A Neale	
S: James Higgins	
Vol/Page: 1144/229, Date: 08/19/24, Warranty	
Mtg: CMG Mortgage Inc \$368,207	
Use: 4 Bdrm Conventional, Lot: 6534sf	
Prior Sale: \$199,000 (07/17)	
41 GORMAN ST.....	\$269,900
B: Galo J Coronel	
S: Carlos Rodrigues	
Vol/Page: 1144/252, Date: 08/19/24, Warranty	
Mtg: Bar Properties Llc \$163,200	
Use: 2-Family Two Family, Lot: 8712sf	
Prior Sale: \$120,000 (06/01)	
44 GUS ST.....	\$320,000
B: Joseph Rodrigues & Susan Rodrigues	
S: Mark A Rodrigues, Tr for Rodrigues T	
Vol/Page: 1144/654, Date: 08/21/24, Trustee	
Use: 3 Bdrm Ranch, Lot: 15246sf	
43 NEAGLE ST.....	\$280,000
B: Connor Gerardi	
S: Mark J Brilliant & Tiffany A Brilliant	
Vol/Page: 1144/678, Date: 08/21/24, Warranty	
Use: 3 Bdrm Cape Cod, Lot: 6970sf	
5 RIDGE RD U:12.....	\$160,000
B: Leonid Bogdanov & Victoria Sepalsky	
S: Namen Nassif Jr	
Vol/Page: 1144/502, Date: 08/20/24, Warranty	
Use: 3 Bdrm Condo	
16 RIDGELAND DR.....	\$260,100
B: Edward Olena & Clare Olena	
S: Jasinski Stella M Est & Frances M Palomba	
Vol/Page: 1144/566, Date: 08/20/24, Executor	
Mtg: Rocket Mortgage LLC \$234,090	
Use: 2 Bdrm Ranch, Lot: 17424sf	
25 THUNDERBIRD DR.....	\$130,000
B: Carlos Rodrigues	
S: Fairways & Greens LLC	
Vol/Page: 1144/203, Date: 08/19/24, Conveyance	
Use: Mobile Home	
Prior Sale: \$25,000 (05/10)	
53 W HILL TER.....	\$375,000
B: Jessica L Wilton & Nicholas M Riordan	
S: David Szast & Stephanie Szast	
Vol/Page: 1144/619, Date: 08/21/24, Warranty	
Use: 3 Bdrm Raised Ranch, Lot: 8276sf	
Prior Sale: \$140,000 (10/14)	

► MORTGAGES

10 ANDERSON ST.....	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
16 ANDERSON ST.....	\$50,000
Michael Utitus+ from Connex Credit Union	
387 ATWOOD ST.....	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
771 BEACON VALLEY RD.....	\$106,675
Philip Dion+ from Connex Credit Union	
22 CARDINAL LN.....	\$198,412
Rachel Crowley+ from Freedom Mortgage Corp	
109 COURTLAND ST.....	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
61 DARCANGELO DR.....	\$386,650
Lenin Valdez+ from Mtg One Funding Llc	
36 FAWN MEADOW DR.....	\$527,578
Timothy T Boyd+ from Mortgage Research Center	
36 FULLER ST.....	\$18,750
Shelton O Neale+ from Connecticut Housing Finance	
5 MARSHALL AVE.....	\$20,450
Susan Beauregard+ from USA Housing and Urban Devel	

100 N HOADLEY ST.....	\$50,100
Rebecca J Kindilien+ from Newrez LLC	
SOUTHERLY ST.....	\$13,760,000
Glendale Center Rity LLC+ from Key Bank N.A.	
61 VILLAGE CIR.....	\$14,138
Nicole S Willoughby+ from USA Housing and Urban De	

NEW HAVEN

TOWN CLERK:MICHAEL B. SMART
200 Orange St, RM 202, New Haven, CT, 06512
Phone:203-946-8339

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	176	187
Median Price	\$286,750	\$300,000

► REAL ESTATE SALES

10 DOTY PL.....	\$432,500
B: Mailok Altamirano	
S: Joann Mazzetta	
Vol/Page: 10727/118, Date: 08/21/24, Warranty	
Mtg: Carrington Mtg Svcs \$300,000	
Use: 2-Family Two Family, Lot: 6098sf	
89 EVERIT ST.....	\$880,000
B: Charles M Super & Sara Harkness	
S: Leonard Conversi & Ronald Derosa	
Vol/Page: 10726/143, Date: 08/19/24, Executor	
Mtg: Liberty Bk \$660,000	
Use: 4 Bdrm Colonial, Lot: 10019sf	
360 FOUNTAIN ST U:18.....	\$275,000
B: Marcia Jefferys & Stephen White	
S: Shona Evans & Lee-Stuart Evans	
Vol/Page: 10727/240, Date: 08/22/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$149,000 (01/18)	
40 FOXON HILL RD U:14.....	\$220,000
B: Sarah N Alkire	
S: Dias Laurena P Est & Bruce Dias	
Vol/Page: 10727/15, Date: 08/21/24,	
Use: Condo	
250 HEMLOCK RD.....	\$375,000
B: Colleen Putzel-Kavanaugh & Jonah P Kavanaugh	
S: Leah Levinger	
Vol/Page: 10726/117, Date: 08/19/24, Warranty	
Mtg: Liberty Bk \$337,400	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$175,000 (08/20)	
128 HILLSIDE AVE.....	\$225,000
B: Malik Mclamb & Semhar Woldu	
S: Ryan J Evans	
Vol/Page: 10727/225, Date: 08/21/24, Warranty	
Mtg: Cross Country Mtg Inc \$220,924	
Use: 2 Bdrm Cape Cod, Lot: 4356sf	
Prior Sale: \$124,000 (09/16)	
58 HOUSTON ST.....	\$640,000
B: Oscar R Calle	
S: Joseph P Barone	
Vol/Page: 10727/60, Date: 08/21/24, Warranty	
Mtg: LoanDepot.Com \$608,000	
Use: 3-Family Family Flat, Lot: 7405sf	
Prior Sale: \$75,000 (08/98)	
106 IVY ST.....	\$320,000
B: Diego J Moscoso	
S: Netz Climax De LLC	
Vol/Page: 10727/85, Date: 08/21/24, Warranty	
Mtg: Prysma Lending Group \$309,320	
Use: 2-Family Two Family, Lot: 4792sf	
Prior Sale: \$205,000 (08/22)	

17 MAIN ST \$450,000 B: Marco F Yanza & Lupe A Aucapina S: Louis E Negron & Carmen I Morales Vol/Page: 10727/299, Date: 08/22/24, Quit Claim Mtg: Orion Lending \$438,033 Use: 2-Family Two Family, Lot: 6098sf Prior Sale: \$270,000 (12/07)	324 CAMPBELL AVE \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL	703 GEORGE ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
670 MIDDLETOWN AVE U:670 \$169,900 B: Fadeiiblack Re LLC S: Eldridge J Albert Sr Est & Dawn Skipworth Vol/Page: 10725/334, Date: 08/19/24, Mtg: Kiavi Funding Inc \$172,400 Use: 3 Bdrm Condo, Lot: 2178sf Prior Sale: \$80,000 (11/96)	97 CARMEL ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC	73 GIBBS ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance
245 MUNSON ST \$178,900 B: Chrispin B Stewart S: Beulah Land Dev Corp Vol/Page: 10728/237, Date: 08/23/24, Warranty Mtg: M&T Bank NA \$161,000 Use: 3 Bdrm Colonial, Lot: 3485sf Prior Sale: \$1,000 (12/19)	95 CARROLL ST \$300,000 Susan M Renkun+ from TD Bank NA	83 GIBBS ST \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
637 ORANGE ST U:1 \$440,000 B: Kevin F Langstaff & Michael P Glasgow S: Daniel Loehr & Gabriel L Low Vol/Page: 10728/298, Date: 08/23/24, Warranty Mtg: Liberty Bk \$395,560 Use: 2 Bdrm Condo, Lot: 8400sf Prior Sale: \$391,000 (05/22)	95 CARROLL ST \$300,000 Susan M Renkun+ from TD Bank NA	54 GILBERT AVE \$192,000 Kwame Annor-Mensah+ from HomeXpress Mortgage Corpo
433 SHELTON AVE \$280,000 B: Refreshed Homes LLC S: Nhcd 2 LLC Vol/Page: 10726/323, Date: 08/20/24, Warranty Mtg: RCN Capital LLC \$278,400 Use: 3-Family Family Flat, Lot: 3920sf Prior Sale: \$240,000 (07/08)	150 CEDAR HILL AVE \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	220 GLEN HAVEN RD \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
493 WOODWARD AVE \$200,500 B: Johninon O Jimenez & Talia Carchipulla S: Residential Asset Securit & Us Bank Vol/Page: 10725/259, Date: 08/19/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 13504sf Prior Sale: \$24,033 (02/00)	12 CHAMBERLAIN ST U:12 \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	18 GRAFTON RD \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
21 YOUNG ST \$490,000 B: Aldwayne Smikle S: Ocean 80 LLC Vol/Page: 10728/176, Date: 08/23/24, Warranty Mtg: Cross Country Mtg Inc \$465,500 Use: Apartment Bldg - 4-8 Units, Lot: 6534sf Prior Sale: \$165,000 (07/09)	109 CHAPEL ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC	307 GREENWICH AVE \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
► MORTGAGES	707 CONGRESS AVE U:707 \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	135 HALLOCK AVE \$90,000 Cheryl N Brantle+ from Connex Credit Union
63 ANN ST \$230,000 Krikko Productions Intl I+ from Westnor Cap Group	135 COUNTY ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC	138 HALLOCK AVE \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
63 ARCH ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	151 COUNTY ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC	76 HOUSTON ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance
65 ARCH ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	196 CROWN ST U:101 \$79,200 Andre Gabriel+ from Navy Federal Credit Union	425 HUNTINGTON ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
67 ARCH ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	22 DAGGETT ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	105 IVY ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC
205 BLAKE ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	106 DEWITT ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	91 JEFFREY ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance
12 BUTTON ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	477 DIXWELL AVE \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL	230 KENNETH ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
68 CABOT ST \$375,000 Lisa Santoroski+ from Guilford Savings Bank	483 DIXWELL AVE \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL	2 KILBORN ST U:71 \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
70 CABOT ST \$375,000 Lisa Santoroski+ from Guilford Savings Bank	624 DIXWELL AVE \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	6 KILBORN ST U:73 \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
72 CABOT ST \$375,000 Lisa Santoroski+ from Guilford Savings Bank	696 DIXWELL AVE \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance	10 KILBORN ST \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
	21 DODGE AVE \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	121 LEXINGTON AVE U:1 \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	60 DONNA DR U:5 \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	90 LEXINGTON ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	60 DONNA DR U:A3 \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	280 LIGHTHOUSE RD \$150,000 Lisa Daniele+ from Rocket Mortgage
	60 DONNA DR U:C5 \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	80 MOUNTAIN RD \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	52 ELIZABETH ANN DR \$282,750 Luis O Jara-Suarez+ from Velocity Commercial Capit	181 MOUNTAIN RD \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	1446 ELLA T GRASSO BLVD \$250,000 Abraham Meer+ from Eli Dagan	245 MUNSON ST \$20,000 Chrispin B Stewart+ from New Haven, City of
	1599 ELLA T GRASSO BLVD \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL	387 NEWHALL ST \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance
	429 ELLSWORTH AVE \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	84 OSBORN AVE \$20,000 Diane Glenn+ from Connex Credit Union
	526 ELLSWORTH AVE \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL	44 OXFORD ST \$6,090,415 Abcd Properties De LLC+ from Encore SFR Finance LL
	12 FERRY ST \$409,500 Bryant Thomas+ from Equity Based Loan LLC	88 PARDEE ST \$409,500 East Ferry St LLC+ from Equity Based Loan LLC
	12 FERRY ST \$409,500 East Ferry St LLC+ from Equity Based Loan LLC	88 PARDEE ST \$409,500 Bryant Thomas+ from Equity Based Loan LLC
	447 FERRY ST \$2,213,003 Life Haven Inc+ from New Haven, City of	47-1/2 PARK ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	330 FORBES AVE U:330 \$25,000 Maria F Davalos+ from Citizens Bank	164 PEAT MEADOW RD \$4,045,000 Real Estate Grp Xiv De LL+ from Encore SFR Finance
	40 FOXON HILL RD \$19,000 Sarah N Alkire+ from Connecticut Housing Finance A	85 PIERPONT ST \$1,300,000 Atlantic Bay 3 LLC+ from BVT Iska LLC
	40 FOXON HILL RD U:E14 \$208,000 Sarah N Alkire+ from Province Mortgage Associates	21 POND ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	173 FRANK ST \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance	505 QUINNIPIAC AVE \$6,331,000 Real Estate Grp Xii De LL+ from Encore SFR Finance
	217 FULTON ST \$210,000 217 Fulton St LLC+ from Commercial Lender LLC	

515 QUINNIPIAC AVE.....	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
1423 QUINNIPIAC AVE U:902	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
61 ROCK CREEK RD	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
11 ROSETTE ST	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
24 SHELTER ST	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
114 SHELTON AVE	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
222 SHERMAN AVE.....	\$1,300,000
Atlantic Bay 3 LLC+ from BVT Iska LLC	
205 SPRING ST.....	\$120,000
Jorge S Ruiz+ from Sikorsky Financial Credit Union	
85 STIMSON RD	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
465 TAMPA ST	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
395 TEMPLE ST U:395	\$450,000
Tamas L Horvath RET+ from Bank of America NA	
476 THOMPSON AVE.....	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
185-189 THOMPSON ST	\$6,090,415
Abcd Properties De LLC+ from Encore SFR Finance LL	
86 VILLAGE CIR.....	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
341 WASHINGTON AVE.....	\$290,000
Peace & Love Rlty Co LLC+ from Trustee Norton LLC	
210 WEST ST.....	\$230,000
Krikko Productions Intl I+ from Westnor Cap Group	
212 WEST ST.....	\$230,000
Krikko Productions Intl I+ from Westnor Cap Group	
215 WEST ST.....	\$230,000
Krikko Productions Intl I+ from Westnor Cap Group	
104 WESTERLEIGH RD.....	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
58 WHITE ST.....	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
101 WINCHESTER AVE.....	\$640,000
101 Winchester LLC+ from New Haven Bank	
694 WINCHESTER AVE.....	\$337,500
Dlw Prop LLC+ from Direct Money Lenders	
738 WINCHESTER AVE.....	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
198 WOLCOTT ST.....	\$4,045,000
Real Estate Grp Xiv De LL+ from Encore SFR Finance	
7 WOOLSEY ST.....	\$6,331,000
Real Estate Grp Xii De LL+ from Encore SFR Finance	
120 WOOSTER ST U:H.....	\$290,000
Peace & Love Rlty 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 JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	72
Median Price	\$370,000	\$428,500

► REAL ESTATE SALES

52 BRIARWOOD DR.....	\$415,000
B: Michele E Denitto & Dakota S Bouve	
S: David E Dupuis & Maureen G Dupuis	
Vol/Page: 551/127, Date: 08/23/24, Warranty	
Mtg: Guaranteed Rate Affin \$373,500	
Use: 4 Bdrm Raised Ranch, Lot: 55321sf	
Prior Sale: \$198,900 (07/00)	
253 CLINTONVILLE RD.....	\$450,000
B: Tyler Luedee & Erika E Farr	
S: James P Luedee Jr	
Vol/Page: 551/98, Date: 08/22/24, Warranty	
Mtg: United Wholesale Mtg \$360,000	
Use: 2 Bdrm Split Level, Lot: 60984sf	
Prior Sale: \$340,000 (02/08)	

► MORTGAGES

47 COLONIAL DR.....	\$148,000
David Sagnella+ from TD Bank NA	
2433 FOXON RD	\$228,200
Nilesh Patel+ from Northwest Hills Inc (Northwest	
4 HUBBARD RD	\$196,000
Vikhil Patel+ from Northwest Hills Inc (Northwest	
1 MCMAHON LN.....	\$213,627
Joan Christensen+ from Rocket Mortgage	

NORTH HAVEN

TOWN CLERK:J. STACEY YARBROUGH

18 Church Street, North Haven, CT, 06473
Phone:203-239-5321

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	128
Median Price	\$375,000	\$426,000

► REAL ESTATE SALES

BRADLEY ST L:2.....	\$400,000
B: Katelyn Puglisi	
S: Wolfgang Z Keeney	
Vol/Page: 1086/228, Date: 08/23/24, Warranty	
30 CARINA RD	\$383,500
B: Tarkeshwar K Singh & Poonam Singh	
S: Lsf9 Master Participation & Us Bank	
Vol/Page: 1086/37, Date: 08/20/24, Warranty	
Mtg: Better Mortgage Corp \$345,200	
Use: 3 Bdrm Ranch, Lot: 19166sf	
Prior Sale: \$125,000 (05/95)	
65 CHAPEL HILL RD.....	\$385,000
B: Wtby 5 Dev LLC	
S: Robert Monaco & Patricia Monaco	
Vol/Page: 1086/61, Date: 08/21/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$385,000	
Use: 3 Bdrm Split Level, Lot: 25265sf	
Prior Sale: \$435,000 (06/24)	
MANOR DR L:9	\$462,500
B: Gazmir Zenell	
S: Gary S Cacace, Tr for Judith H Cacace Firt	
Vol/Page: 1086/139, Date: 08/22/24, Trustee	
126 N HILL RD.....	\$1,075,000
B: Nancy L Gallo & Patrick J Gallo	
S: Michael L Barbaro & Eileen D Barbaro	
Vol/Page: 1086/198, Date: 08/22/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 28750sf	
Prior Sale: \$750,000 (01/18)	

30 PINE RIVER RD.....	\$472,000
B: Daniel Duffy & Marie C James	
S: Christopher Lucatino & Taylor Lucatino	
Vol/Page: 1085/952, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$424,800	
Use: 3 Bdrm Ranch, Lot: 20038sf	
Prior Sale: \$270,500 (03/19)	

19 SHAW DR.....	\$425,000
B: Nicholas J Abate	
S: Anthony C Dielsi Jr & Dawn Dielsi	
Vol/Page: 1085/979, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$340,000	
Use: 3 Bdrm Ranch, Lot: 30056sf	
Prior Sale: \$265,000 (11/04)	

2083 WHITNEY AVE	\$420,000
B: Eugenio A Rosa & Emily Charles	
S: Lynne Gronostalski	
Vol/Page: 1086/1, Date: 08/19/24, Warranty	
Mtg: Citizens Bank \$391,880	
Use: 4 Bdrm Colonial, Lot: 11326sf	
Prior Sale: \$168,000 (02/91)	

► FORECLOSURE DEEDS

21 DRAZEN DR	\$305,000
B: Mortgage Assets Mgmt Seri & Bank Of Ny Mellon T Co	
S: Mtg Assets Mgmt Series I & Bank Of Ny Mellon T Co	
Vol/Page: 1086/33, Date: 08/19/24, Committee	
Use: 4 Bdrm Ranch, Lot: 39640sf	

► MORTGAGES

55 BRADLEY ST.....	\$120,000
Yasser E Elabd+ from Connex Credit Union	
80-A BRADLEY ST.....	\$388,000
Katelyn Puglisi+ from TD Bank NA	
11 CHARTER OAK PL	\$1,439
Jeffrey Frigo+ from USA Housing and Urban Developm	
171 CLINTONVILLE RD.....	\$30,000
Alan Riggs+ from Americas First Network Credit Uni	
11 GOODWILL RD	\$520,120
Francisco Chase+ from First Federal Bank	
34 MANOR DR	\$262,500
Gazmir Zeneli+ from JP Morgan Chase Bank	
22 MIDDLETOWN AVE	\$85,160
22 Middletown Ave Assoc L+ from TD Bank NA	
54 POND HILL RD	\$116,772
Pond Hill Rd 54 LLC+ from Paul Duhl	
54 POND HILL RD	\$279,500
Pond Hill Road 54 LLC+ from Nqm Funding Llc	
54 POND HILL RD.....	\$279,500
Pond Hill Road 54 LLC+ from Nqm Funding Llc	
54 POND HILL RD.....	\$279,500
Pond Hill Road 54 LLC+ from Nqm Funding Llc	
54 POND HILL RD.....	\$279,500
Pond Hill Road 54 LLC+ from Nqm Funding Llc	
5 RIMMON RD	\$74,000
Robert J Nicoletta Jr+ from Connex Credit Union	
19 SHAWMUT AVE	\$419,210
Michael Pepe Jr+ from Allied Mortgage Group	
141 SOUTH AVE.....	\$50,000
Dale Norton+ from Connex Credit Union	
18 TENEDINE DR	\$250,000
John W Francis+ from Webster Bank	

ORANGE

TOWN CLERK:MARY SHAW

617 Orange Center Rd, Orange, CT, 06477
Phone:203-891-4730

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	55
Median Price	\$525,000	\$565,000

► REAL ESTATE SALES

791 DENNIS DR..... \$500,000

B: Miroslaw Gruszkos & Alexandra J Didomizio
S: Justin Woychowski
Vol/Page: 732/378, Date: 08/20/24, Warranty
Mtg: Sikorsky Fnci CU Inc \$400,000
Use: 3 Bdrm Ranch, Lot: 33106sf

158 OLD HICKORY RD..... \$660,000

B: Yuan Hsiao & Yawen Chiu
S: Martin Kinstler & Judith R Kinstler
Vol/Page: 732/434, Date: 08/21/24, Warranty
Mtg: HSBC Bank \$528,000
Use: 4 Bdrm Split Level, Lot: 46609sf

623 SADDLE RIDGE RD..... \$525,000

B: Daniel Buchholz
S: Fan Li & Ling Wang
Vol/Page: 732/399, Date: 08/20/24, Warranty
Mtg: Rocket Mortgage LLC \$525,000
Use: 3 Bdrm Contemporary, Lot: 52272sf

► MORTGAGES

116-118 BOSTON POST RD..... \$3,210,000

112 Boston Post Rd Lend L+ from Layla Lending li L

121 BOSTON POST RD..... \$760,000

Ct Restaurant Prop LLC+ from Rose Krain

465 CART LN..... \$25,000

Sara Mahon+ from Connex Credit Union

45 CONNAIR RD..... \$1,430,000

45 Connair Road LLC+ from Sikorsky Financial Credi

372 ORANGE CENTER RD..... \$130,000

Michael Wydra+ from Ct Firefighters Fcu

271 PECK LN..... \$90,000

Orange Peck LLC+ from Mortgage Line Connecticut LL

277 PECK LN..... \$90,000

Orange Peck LLC+ from Mortgage Line Connecticut LL

72 PUTTING GREEN LN..... \$709,000

Xuehong Zhang+ from US Bank NA

OXFORD

TOWN CLERK:MARGARET A WEST

486 Oxford Rd, Oxford, CT, 06478
Phone:203-828-6602

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	47
Median Price	\$460,000	\$465,000

► REAL ESTATE SALES

297 LOUGHLIN RD..... \$195,000

B: Katharine Armstrong
S: Ct Assets 2 LLC
Vol/Page: 474/107, Date: 08/20/24, Warranty
Use: 4 Bdrm Colonial, Lot: 63162sf
Prior Sale: \$137,000 (06/24)

6 OLD COUNTRY RD..... \$525,000

B: Diana P Rivera
S: Pamela Brushie
Vol/Page: 474/110, Date: 08/20/24, Warranty
Mtg: Total Mtg Svcs \$480,260
Use: 4 Bdrm Colonial, Lot: 77972sf
Prior Sale: \$370,000 (05/16)

15 RIVERBEND DR U:15..... \$535,000

B: Lawrence Marini & Holly Marini
S: Gary Viscione & Mary A Viscione
Vol/Page: 474/134, Date: 08/20/24, Warranty
Use: 2 Bdrm Condo

► MORTGAGES

154 JACKS HILL RD..... \$180,000

Helder Esteves+ from M&T Bank NA

4 MOUNTAIN RD..... \$3,000,000

Gondal Corp+ from William J Ragozzine

14 OAKWOOD DR..... \$175,000

Thomas E Lennon+ from Sikorsky Financial Credit Un

58 OLD COUNTRY RD..... \$200,000

Domenic W Casablanca+ from Sikorsky Financial Cred

30 OLD STATE ROAD 1..... \$120,000

Jonathan Ribas+ from Sikorsky Financial Credit Uni

1 OXFORD RD..... \$3,000,000

Gondal Corp+ from William J Ragozzine

14 WYANT RD..... \$358,125

Nicole M Dunlap+ from Primelending

PROSPECT

TOWN CLERK:MICHELLE LISOWSKI

36 Center St, Prospect, CT, 06712
Phone:203-758-4461

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	44
Median Price	\$385,500	\$390,000

► REAL ESTATE SALES

26 PORTER HILL RD..... \$20,500

B: Prospect Town Of
S: Conn Water Co
Vol/Page: 929/349, Date: 08/20/24, Quit Claim
Use: Land-Vacant & Open, Lot: 12275644sf
15 VALLEY LN..... \$100,000
B: Carmen A Bouchard & Gerard J Bouchard
S: William Hollis & Carol A Hollis
Vol/Page: 929/402, Date: 08/23/24, Conveyance
Use: Mobile Home
Prior Sale: \$45,000 (12/23)

► MORTGAGES

17 COUNTRY BROOK RD..... \$90,000

Nancy K Clement+ from Waterbury Ct Teachers

21 GREENWOOD DR..... \$110,000

Courtney E Ligi+ from FD Community Federal Credit

22 SOUTHRIDGE RD..... \$406,000

Robeka Krivca+ from Movement Mortgage LLC

12 STERLING WOODS..... \$100,000

Bernadette W Chura+ from Connex Credit Union

SEYMOUR

TOWN CLERK:LIANNA MCMURRAY

1 1st St, Seymour, CT, 06483
Phone:203-888-0519

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	64	70
Median Price	\$344,000	\$380,000

► 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

37-41 MARTHA ST..... \$11,565

Roberto Diaz+ from USA Housing and Urban Developme

14 MOLSICK RD..... \$22,000

Rosemary Westhaver T+ from Ion Bank

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

37 SQUANTUCK RD..... \$92,000

Joan Kotenski+ from Manufacturers and Traders Trus

22 WYCLIFFE TER..... \$17,000

William J Zenkus Jr+ from Sikorsky Financial Credi

SOUTHBURY

TOWN CLERK:ALICE MAISANO

501 Main St S, Southbury, CT, 06488
Phone:203-262-0657

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	71
Median Price	\$561,000	\$560,000

► REAL ESTATE SALES

32 E FLAT HILL RD..... \$280,000

B: Madeline M Ross
S: Jacob J Helwig & Joy Helwig
Vol/Page: 772/940, Date: 08/21/24, Warranty
Mtg: Total Mtg Svcs \$245,000
Use: 3 Bdrm Conventional, Lot: 14810sf
Prior Sale: \$173,000 (07/20)

1164 GEORGES HILL RD..... \$740,000

B: Alexander T Nguyen & Katherine E Nguyen
S: Alexander F Davis & Keristen M Estabrooks
Vol/Page: 772/915, Date: 08/21/24, Warranty
Mtg: Wells Fargo Bank \$440,000
Use: 3 Bdrm Colonial, Lot: 177725sf
Prior Sale: \$705,000 (12/23)

144 HERITAGE VLG U:B..... \$253,000

B: Raymond Gabrielle
S: Dennis Keane
Vol/Page: 772/985, Date: 08/21/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$90,000 (12/16)

351 HERITAGE VLG U:B..... \$260,000

B: Colin Doolittle
S: Spencer Myles
Vol/Page: 772/864, Date: 08/19/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$82,000 (07/17)

395 HERITAGE VLG U:B **\$147,500**
 B: Brugnolo LLC
 S: John B Chouinard, Tr for Chouinard Survivors T
 Vol/Page: 772/976, Date: 08/21/24, Trustee
 Use: 3 Bdrm Condo
 Prior Sale: \$147,500 (08/24)

395 HERITAGE VLG U:B **\$147,500**
 B: Brugnolo LLC
 S: Richard S Chouinard, Tr for Chouinard Ft
 Vol/Page: 772/971, Date: 08/21/24, Trustee
 Use: 3 Bdrm Condo
 Prior Sale: \$220,000 (08/91)

899 HERITAGE VLG U:A **\$439,000**
 B: Peter D Cokin, Tr for Cokin-Shimlock Ft
 S: Toyger LLC
 Vol/Page: 772/994, Date: 08/22/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$265,000 (05/24)

1019 HERITAGE VLG U:A **\$275,000**
 B: Phillip K Vaughn & Lesley Vaughn
 S: Maryann Beck
 Vol/Page: 772/980, Date: 08/21/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$61,000 (09/11)

1021 HERITAGE VLG U:B **\$341,000**
 B: Thomas Taylor Jr
 S: Joanne H Johnson
 Vol/Page: 772/869, Date: 08/20/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$325,000 (05/23)

► MORTGAGES

32 E FLAT HILL RD **\$25,000**
 Madeline M Ross+ from Connecticut Housing Finance

95 LUM LOT RD **\$250,000**
 Jeanne M Marquis+ from Union Savings Bank

105 WATCH HILL DR **\$60,000**
 Matthew T Hapken+ from Connex Credit Union

WALLINGFORD

TOWN CLERK:KRISTEN PANZO
 45 South St, Wallingford, CT, 06492
 Phone:203-294-2145

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	147	136
Median Price	\$330,000	\$380,000

► REAL ESTATE SALES

38 CLEARVIEW DR **\$75,000**
 B: Madison Ciatto & Frank Ciatto
 S: Debra Cassesse & Anthony Cassesse
 Vol/Page: 1727/376, Date: 08/20/24, Warranty
 Mtg: Novus Home Mtg \$332,500
 Use: 3 Bdrm Raised Ranch, Lot: 34315sf
 Prior Sale: \$315,000 (05/18)

814 CLINTONVILLE RD **\$440,000**
 B: Michael Kelsey & Kelly-Lynn Tartaglia
 S: Cheryl Holuba
 Vol/Page: 1727/159, Date: 08/19/24, Warranty
 Mtg: Plaza Home Mtg \$374,000
 Use: 4 Bdrm Split Level, Lot: 40050sf
 Prior Sale: \$285,509 (09/18)

11 DEME RD **\$490,000**
 B: Christopher E Daniells
 S: Ana F Jawor
 Vol/Page: 1727/633, Date: 08/22/24, Warranty
 Mtg: Harry W Daniells Jr \$200,000
 Use: 2 Bdrm Cape Cod, Lot: 26185sf
 Prior Sale: \$263,000 (05/06)

5 GINA LN **\$555,000**
 B: David P Cacace & Stacy Cacace
 S: Louis E Faiella Jr & Corinne Faiella
 Vol/Page: 1727/451, Date: 08/21/24, Warranty
 Use: 3 Bdrm Raised Ranch, Lot: 43996sf

55 HALLMARK HILL DR U:55 **\$381,000**
 B: John Lindner
 S: Guy J Fazzino
 Vol/Page: 1727/417, Date: 08/20/24, Warranty
 Mtg: Citizens Bank \$261,000
 Use: 3 Bdrm Condo
 Prior Sale: \$180,000 (05/18)

54 JAMESTOWN CIR **\$415,000**
 B: William B Russo
 S: James V Russo
 Vol/Page: 1727/207, Date: 08/19/24, Warranty
 Mtg: Fairway Ind Mtg \$315,000
 Use: 3 Bdrm Raised Ranch, Lot: 20155sf
 Prior Sale: \$305,000 (05/20)

13 MARY ANN LN **\$350,000**
 B: Heather Rizza & David Rizza
 S: Vivian B Schultz
 Vol/Page: 1727/268, Date: 08/20/24, Warranty
 Mtg: Novus Home Mtg \$172,975
 Use: 4 Bdrm Cape Cod, Lot: 13014sf

138 MOHAWK DR **\$370,000**
 B: Chelsea Cortright & Brandon Butler
 S: Jennifer L Siconolfi
 Vol/Page: 1727/179, Date: 08/19/24, Warranty
 Mtg: First World Mortgage \$351,500
 Use: 3 Bdrm Ranch, Lot: 19911sf
 Prior Sale: \$21,500 (11/07)

662 N ELM ST **\$300,000**
 B: James Vitali
 S: Lori C Ferguson
 Vol/Page: 1727/472, Date: 08/21/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 40196sf
 Prior Sale: \$127,000 (07/94)

280 N MAIN ST **\$540,000**
 B: Molly Daniels & Nathaniel Westrick
 S: Mitchell R Kops & Amy K Kops
 Vol/Page: 1727/532, Date: 08/21/24, Warranty
 Mtg: Prosperity Home Mtg \$486,000
 Use: 4 Bdrm Conventional, Lot: 9749sf
 Prior Sale: \$375,900 (06/18)

100 S CHERRY ST **\$610,000**
 B: Nextgen Dev LLC
 S: Jeffrey Raup
 Vol/Page: 1727/646, Date: 08/23/24, Warranty
 Use: Commercial Building, Lot: 51401sf

235 S WHITTLESEY AVE **\$446,000**
 B: Franklin M Granizo-Silva
 S: Constantin Chelmu, Tr for Chelmu Ft
 Vol/Page: 1727/599, Date: 08/22/24, Trustee
 Mtg: Nqm Funding \$356,800
 Use: 3-Family Family Flat, Lot: 7500sf

2 SEITER HILL RD **\$550,000**
 B: David B Krechevsky & Katherine F Krechevsky
 S: Hector A Rodriguez
 Vol/Page: 1727/393, Date: 08/20/24, Warranty
 Mtg: Rocket Mortgage LLC \$438,400
 Use: 3 Bdrm Ranch, Lot: 18036sf
 Prior Sale: \$134,950 (10/16)

NO STREET GIVEN **\$375,000**
 B: Chun R Jiang & Dinglin Chen
 S: Eric Slayton & Charlotte Allen
 Vol/Page: 1727/333, Date: 08/20/24, Warranty

NO STREET GIVEN **\$240,000**
 B: Colleen Socha
 S: Jane B Socha
 Vol/Page: 1727/371, Date: 08/20/24, Warranty

► MORTGAGES

486 CHURCH ST **\$50,000**
 Philip Pia+ from Connex Credit Union

8 CIRCLE DR **\$273,750**
 Dinglin Chen+ from AmWest Funding Corp.

5 GINA LN **\$385,000**
 David P Cacace+ from Primary Residential Mortgage

28 GREGORY RD **\$210,000**
 Miguel A Rodriguez-Sandov+ from Equity Based Loan

25 GROVE ST **\$60,000**
 Alexandra L Nobili+ from Bank of America NA

55 HALLMARK HILL DR U:55 **\$261,000**
 John Lindner+ from Citizens Bank

53 HARRISON AVE **\$80,000**
 Lcm Prop LLC+ from Statewide Dev

329 HARRISON RD **\$250,000**
 Michael J Geremia+ from Guilford Savings Bank

121 HOPE HILL RD **\$47,471**
 Robert J Spina Jr+ from USA Housing and Urban Deve

20 JACKSON AVE **\$17,000**
 Drew Blythe+ from Members First Credit Union

21 LAKE ST **\$100,000**
 Elizabeth Ranchinsky+ from Manufacturers and Trade

6 LAURA LN **\$127,239**
 Liz Schacht+ from CSE Credit Union Inc

8 NOD BROOK RD **\$100,000**
 Edoardo L Scala Sr+ from Crosspoint Federal Credit

17 PLEASANT ST **\$592,500**
 Brian Osullivan+ from Community Fnb

17 PLEASANT ST **\$592,500**
 Brian Osullivan+ from Federal Hsng Cmsnr

54 POND HILL RD **\$116,772**
 Pond Hill Rd 54 LLC+ from Paul Duhl

9 REENE LN **\$60,000**
 Frank C Poggioli+ from Liberty Bank

9 RIDGEFIELD RD **\$12,331**
 Jeffrey A Cash+ from USA Housing and Urban Develop

411 S MAIN ST **\$200,000**
 Frank Kovacs Jr+ from Liberty Bank

235 S WHITTLESEY AVE **\$356,800**

5 SHIRE DR **\$585,000**
 John A Lamonaca+ from Fairway Independent Mortgage

37 WAREHOUSE POINT RD **\$500,000**
 Cv Rity LLC+ from Liberty Bank

11 WHITE TAIL LN U:11 **\$50,000**
 Kaitlyn E Plant+ from M&T Bank NA

NO STREET GIVEN **\$50,000**
 Michael Colantonio+ from Connecticut Housing Finan

WATERBURY

TOWN CLERK: ANTOINETTE SPINELLI
235 Grand St, FL 1, Waterbury, CT, 06704
Phone: 203-574-6809

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	442	337
Median Price	\$235,125	\$255,000

► REAL ESTATE SALES

184 BEECH ST	\$235,000
B: Diana Mattox	
S: Angel Pina	
Vol/Page: 8919/175, Date: 08/19/24, Warranty	
Mtg: Keystone Funding \$227,156	
Use: 3 Bdrm Cape Cod, Lot: 15253sf	
Prior Sale: \$80,000 (06/23)	
94 BENTWOOD DR	\$410,000
B: Amanda Jones & Dwayne Jones	
S: Exquisite Re Mgmt LLC	
Vol/Page: 8919/193, Date: 08/19/24, Warranty	
Mtg: Gold Star Mtg Grp \$402,573	
Use: 4 Bdrm Cape Cod, Lot: 15246sf	
Prior Sale: \$250,751 (09/23)	
152 CHESTNUT AVE	\$450,000
B: Jose E Galarza	
S: Paul A Hibbert & Christie C Hibbert	
Vol/Page: 8919/127, Date: 08/19/24, Warranty	
Mtg: Pryma Lending Group \$315,000	
Use: 3-Family Mlti-Unt Bldg, Lot: 5227sf	
Prior Sale: \$350,000 (08/22)	
98 COTTAGE GROVE LN	\$290,000
B: Emely Fraser	
S: Jose A Sarmiento	
Vol/Page: 8920/266, Date: 08/20/24, Warranty	
Mtg: CMG Mortgage Inc \$284,747	
Use: 2 Bdrm Ranch, Lot: 16117sf	
Prior Sale: \$223,000 (12/22)	
487 E MAIN ST	\$25,000
B: Romulo Arias	
S: Nutcracker Assoc LLC	
Vol/Page: 8920/218, Date: 08/20/24, Warranty	
Mtg: Nutcracker Assoc Lic \$25,000	
Use: 3 Bdrm Cape Cod, Lot: 5663sf	
Prior Sale: \$75,000 (03/07)	
489 E MAIN ST	\$25,000
B: Romulo Arias	
S: Nutcracker Assoc LLC	
Vol/Page: 8920/218, Date: 08/20/24, Warranty	
175 EDGEWOOD AVE	\$250,000
B: Manuel A Muyolema	
S: Javier M Roman Sr	
Vol/Page: 8920/213, Date: 08/20/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 11761sf	
102 FAIRVIEW ST	\$300,000
B: Deanna D Howard	
S: 102 Fairview Street LLC	
Vol/Page: 8919/150, Date: 08/19/24, Warranty	
Mtg: Primary Residentl Mtg \$285,000	
Use: 3-Family Mlti-Unt Bldg, Lot: 3920sf	
Prior Sale: \$241,000 (12/22)	
4 GLENRIDGE ST	\$5,000
B: 93 Hillside Ave LLC	
S: Waterbury Land Bk Autho I	
Vol/Page: 8920/85, Date: 08/20/24, Quit Claim	
Use: Residential Developable Land, Lot: 3485sf	
Prior Sale: \$119,000 (09/04)	

93 HILLSIDE AVE	\$5,000
B: 93 Hillside Ave LLC	
S: Waterbury Land Bk Autho I	
Vol/Page: 8920/85, Date: 08/20/24, Quit Claim	
Use: Apartment Bldg - 4-8 Units, Lot: 4792sf	
Prior Sale: \$55,000 (05/17)	
130 LOCKHART AVE	\$310,000
B: Nancy Mascary	
S: Grimes Maurice L Est & Carla E Boddie	
Vol/Page: 8921/31, Date: 08/21/24, Executor	
Mtg: Guaranteed Rate Inc \$295,743	
Use: 2-Family Two Family, Lot: 9583sf	
Prior Sale: \$200,000 (07/21)	
1 MOUNTAIN PARK AVE	\$335,000
B: Nicholas Blaszk & Katelyn A Mcdougal	
S: Peter Dubroski	
Vol/Page: 8919/246, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$301,500	
Use: 4 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$85,000 (06/16)	
23 OLIVER AVE	\$310,000
B: Kimberley S Dacosta	
S: Arjan Saraci & Justina Saraci	
Vol/Page: 8920/107, Date: 08/20/24, Warranty	
Mtg: CMG Mortgage Inc \$304,385	
Use: 3 Bdrm Raised Ranch, Lot: 10454sf	
Prior Sale: \$71,500 (02/87)	
73 PARKWOOD AVE	\$320,500
B: Shawn D Kirkwood & Brittany Kirkwood	
S: Madeline Trotman	
Vol/Page: 8920/88, Date: 08/20/24, Warranty	
Mtg: Mortgage Research Ctr \$331,076	
Use: 3 Bdrm Raised Ranch, Lot: 7405sf	
106 PROCTOR ST U:106	\$90,000
B: Condo 84 LLC	
S: Muhamed Gjonbalaj & Fadilj Gjonbalaj	
Vol/Page: 8919/110, Date: 08/19/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$5,000 (07/99)	
TREE HILL RD	\$240,000
B: Joe Lliguizaca	
S: Joan Ciasullo	
Vol/Page: 8919/240, Date: 08/20/24, Warranty	
185 WILLOW ST	\$525,000
B: 185 Willow St LLC	
S: 11 Units Holdings LLC	
Vol/Page: 8919/263, Date: 08/20/24, Warranty	
Mtg: Broadview Capital LLC \$497,000	
Use: Mixed Use-Prim Comm & Resd, Lot: 4792sf	
Prior Sale: \$449,500 (11/22)	
46 WINDSOR ST	\$225,000
B: Joselin Delarosa	
S: Tarlea Leffler	
Vol/Page: 8919/314, Date: 08/20/24, Warranty	
Mtg: Cross Country Mtg Inc \$168,750	
Use: 2 Bdrm Bngl/Cottage, Lot: 6098sf	
Prior Sale: \$117,000 (04/20)	
► MORTGAGES	
36 2ND AVE	\$100,000
Axel Santiago+ from Marcela Rodrigues	
10 ANDERSON ST	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	
165 ANNA AVE	\$219,750
Vladimir Vasquez+ from Deepehaven Mtg Llc	
393 ATWOOD AVE	\$36,601
Diana Irizarry+ from USA Housing and Urban Develop	
387 ATWOOD ST	\$567,000
K2 LLC+ from Eqs Cap Partners Llc	

929 BANK ST	\$357,000
Kelvine J Clarke+ from ARK LA Tex Financial Serv	
1208 BANK ST	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
94 BENTWOOD DR	\$14,350
Amanda L Jones+ from Gold Star Mortgage Group	
94 BENTWOOD DR	\$402,573
Dwayne J Jones Jr+ from Gold Star Mortgage Group	
19 BUCKINGHAM ST	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
173 BUCKINGHAM ST	\$240,000
Wilfred Harris+ from New American Funding	
37 CARRIAGE DR	\$8,734
Gatia Pierre+ from USA Housing and Urban Developme	
51 CHAPIN AVE	\$12,690
Sereta Ellis+ from USA Housing and Urban Developme	
53 CLYDE AVE	\$165,000
James R Lanuto+ from Sikorsky Financial Credit Uni	
577 CONGRESS AVE	\$250,750
Luis Z Saeteros+ from First National Bank	
757 COOKE ST	\$102,000
Lillian Rosario+ from Equity Based Loan LLC	
COTTAGE GROVE LN	\$18,750
Emely Fraser-Duncan+ from Connecticut Housing Fina	
148 DELLWOOD DR	\$110,000
Gretchen Gallagher+ from Thomaston Savings Bank	
93 DIKEMAN ST	\$247,000
Robert Popovic+ from Angel Oak Mortgage Solutions	
1900 E MAIN ST	\$915,000
Eastern Expansion LLC+ from Habib American Bank	
106 ENOCH ST	\$191,500
Your Home Choice LLC+ from Dre Capital Llc	
18 FALCON AVE	\$11,397
Jay M Costanzo Jr+ from USA Housing and Urban Deve	
20 FOX ST	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
23 FRIEND ST	\$7,584
Ramon Vazquez+ from USA Housing and Urban Developm	
37 GAIL DR	\$276,760
Michael Byrd+ from Top Flite Financial Inc	
37 GAIL DR	\$276,760
Michael Byrd+ from Top Flite Financial Inc	
HARLAND AVE	\$25,000
Michelle R Brown+ from Connecticut Housing Finance	
110 HARLAND AVE	\$235,000
Michelle R Brown+ from CMG Mortgage Inc	
59 HARTLEY DR	\$170,000
Fostina T Devito+ from Equity Resources Of O	
48 HILLCREST AVE	\$208,802
Megan K Brown+ from First World Mortgage	
48 HILLCREST AVE	\$8,610
Megan K Brown+ from Connecticut Housing Finance Au	
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	
105 INDUSTRY LN U:10	\$101,250
Diego Ramos+ from AmWest Funding Corp.	
102 IRENE AVE	\$188,746
Esperanza Alcega+ from Prosperity Home Mortgage LL	
238 JUNIPER RIDGE DR	\$368,207
Alfred Dipre+ from Reliant Home Funding	
91 KNOLL ST	\$40,718
Barbara Sedlak+ from Amerisave Mortgage Corporatio	
LAKESIDE BLVD E	\$18,750
Deino Wilson+ from Connecticut Housing Finance Aut	
246 LAKESIDE BLVD E	\$316,442
Deino Wilson+ from First World Mortgage	

LOCKHART AVE	\$25,000
Nancy Mascary+ from Connecticut Housing Finance Au	
86 LOCUST ST	\$191,250
Vladimir Vasquez+ from Deephaven Mtg Llc	
LONE OAK AVE	\$25,000
Ashur Heard+ from Connecticut Housing Finance Auth	
38 LONE OAK AVE	\$277,268
Ashur Heard+ from Total Mortgage Services	
99 LOUNSBURY AVE	\$285,000
Betterhaven LLC+ from LendingOne LLC	
101 MADELINE AVE U:60	\$58,000
Edward T Wilcox+ from Thomaston Savings Bank	
288 MAPLERIDGE DR	\$25,091
Gary Huggins+ from USA Housing and Urban Developme	
35 MILLER ST	\$50,001
Jacqueline Arroyo-Torres+ from Newrez LLC	
4 MOUNTAIN LAUREL DR	\$18,073
Bryant Cox+ from USA Housing and Urban Development	
11 N BARNES ST	\$10,768
Joshua Smith+ from USA Housing and Urban Developme	
208 NEWBRIDGE AVE	\$40,000
King J Phengvath+ from State Department Federal Cr	
199 NICHOLS DR	\$178,062
Valerie Kee+ from Paramount Residential Mortgage G	
113 OAKVILLE AVE	\$270,019
Shahzad A Syed+ from T2 Financial LLC	
364 PERKINS AVE	\$595,000
Mancini Realty LLC+ from 360 Federal Credit Union	
541 PIERPONT RD U:2	\$143,850
Wanderley Pinto+ from American Heritage	
28 ROMA AVE	\$242,165
Lawrence H Goodyear 3rd+ from Freedom Mortgage Cor	
264 ROSENGARTEN DR	\$7,974
Sheena Mcelrath+ from USA Housing and Urban Develo	
44 SPLIT ROCK DR	\$88,000
Davendra Gumtie+ from Thomaston Savings Bank	
112 STONE ST	\$85,000
Chris-Ellen Coyle+ from FD Community Federal Credi	
16 TERRACE AVE	\$232,800
Edwin E Leon-Moroch+ from United Wholesale Mortga	
238 TRANSIT ST	\$195,000
Dezaun Thomas+ from Thomaston Savings Bank	
39 WALES ST	\$71,500
Towanda Johnson+ from FD Community Federal Credit	
45 WEBB ST	\$311,250
45 Webb Street LLC+ from Loan Funder LLC	
88 WESTPORT DR	\$150,000
Shaneka N Hernandez+ from Liberty Bank	
59 WHITE BIRCH DR	\$255,750
Frank A Scott+ from Citizens Bank	
111 WHITE BIRCH DR	\$33,835
Amanda L Kydd+ from USA Housing and Urban Developm	
72 WHITEWOOD RD	\$162,640
Lydia E Sanchez+ from Freedom Mortgage Corp	
30 WHITTLESEY AVE	\$13,989
Bridgette S Reddick+ from USA Housing and Urban De	
88-90 WILLOW ST	\$2,240,000
Waterbury Ct Holdings LLC+ from Encore SFR Finance	
324 WILLOW ST	\$392,755
Bethelheim Asres+ from United Wholesale Mortgage	
168 WOLCOTT ST	\$266,000
Galo Coronel+ from United Wholesale Mortgage	
168 WOLCOTT ST	\$266,000
Galo Coronel+ from United Wholesale Mortgage	
789 WOLCOTT ST	\$760,000
Ct Restaurant Prop LLC+ from Rose Krain	
201 WOODTICK RD	\$220,000
Luis H Abril-Sarmiento+ from Citadel Servicing	

WEST HAVEN

TOWN CLERK:JOHN W. LEWIS

355 Main St, West Haven, CT, 06516
Phone:203-937-3535

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	215	180
Median Price	\$295,000	\$330,000

► REAL ESTATE SALES

233 1ST AVE..... **\$417,500**

B: Nicolo Genovese & Annette J Genovese
S: Nancy Kelly
Vol/Page: 1996/783, Date: 08/19/24, Warranty
Mtg: Bank of America NA \$330,000
Use: 4 Bdrm Conventional, Lot: 8712sf
Prior Sale: \$119,000 (06/18)

140 CAPTAIN THOMAS BLVD U:603..... **\$180,000**

B: Metin R Aliev & Nancy J Aliev
S: John Armstrong Jr
Vol/Page: 1996/774, Date: 08/19/24, Warranty
Use: 1 Bdrm Condo, Lot: 1sf
Prior Sale: \$163,000 (08/07)

690 FOREST RD U:771..... **\$530,000**

B: Ying Wang & Wei Li
S: Nancy E Dippolito
Vol/Page: 1996/845, Date: 08/20/24, Warranty
Use: 3 Bdrm Condo, Lot: 1sf
Prior Sale: \$465,000 (01/22)

42 IVY ST..... **\$400,000**

B: Samuel Grimes
S: James P Doherty
Vol/Page: 1996/1007, Date: 08/23/24, Warranty
Mtg: Prosperity Home Mtg \$320,000
Use: 3 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$295,000 (08/20)

334 MAIN ST..... **\$700,000**

B: M & S 6 LLC
S: 334 Main St Tu LLC
Vol/Page: 1996/968, Date: 08/22/24, Warranty
Use: Office Bldg-General, Lot: 4356sf
Prior Sale: \$422,000 (09/19)

10 MORSE AVE U:10..... **\$610,000**

B: Masaki Yokose
S: Madeco Dev LLC
Vol/Page: 1996/867, Date: 08/20/24, Warranty
Mtg: Zillow Home Loans \$549,000
Use: 3 Bdrm Condo, Lot: 62989sf

125 TAFT AVE..... **\$385,000**

B: Julio R Chacon
S: Anand Rity LLC
Vol/Page: 1996/976, Date: 08/22/24, Warranty
Mtg: Total Mtg Svcs \$327,250
Use: 2-Family Family Flat, Lot: 4792sf
Prior Sale: \$147,000 (11/13)

► MORTGAGES

12 BEDFORD ST..... **\$11,073**

Lizette Martinez+ from USA Housing and Urban Deve

231 DAYTONA ST..... **\$1,000,000**

CSWC LLC+ from Thomaston Savings Bank

19 EASY RUDDER LN..... **\$63,000**

Frank M Jackson+ from United Wholesale Mortgage

59 MAGNOLIA AVE..... **\$121,800**

Carman J Selezan+ from Liberty Bank

82 MAIN ST..... **\$35,000**

Kathleen Higgins+ from American Heritage

55 MORRIS AVE..... **\$15,653**

Jordyn P Harrell+ from USA Housing and Urban Devel

10 MORSE AVE U:10..... **\$549,000**

Masaki Yokose+ from Zillow Home Loans LLC

714 ORANGE AVE..... **\$1,000,000**

CSWC LLC+ from Thomaston Savings Bank

744 ORANGE AVE..... **\$1,000,000**

CSWC LLC+ from Thomaston Savings Bank

750 ORANGE AVE..... **\$1,000,000**

CSWC LLC+ from Thomaston Savings Bank

13 PERRY MERRILL DR..... **\$180,000**

Helen M Grable+ from M&T Bank NA

201 W WALK U:201..... **\$236,600**

Kim A Zabilowski+ from Rocket Mortgage

192 WINSLOW DR..... **\$36,388**

Scott Mcauley+ from USA Housing and Urban Developm

WOLCOTT

TOWN CLERK:KAREN MOWAD

10 Kenea Ave, Wolcott, CT, 06716
Phone:203-879-8100

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	81
Median Price	\$302,500	\$359,000

► REAL ESTATE SALES

213 WOODTICK RD..... **\$385,000**

B: Monique R Thomas & Reagan C Shepherd
S: Darnell G Owens
Vol/Page: 566/299, Date: 08/22/24, Warranty
Use: 5 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: \$63,250 (02/21)

► MORTGAGES

61 BAYVIEW CIR..... **\$116,000**

Amy E Miller+ from Waterbury Ct Teachers

72 CHICORY DR..... **\$75,000**

Michele Totten+ from TD Bank NA

109 GARRIGUS CT..... **\$50,000**

Troy D Poynton+ from FD Community Federal Credit U

7 JEAN ST..... **\$50,000**

Robert J Cohen+ from Amerisave Mortgage Corporatio

48 MIDWOOD AVE..... **\$114,000**

Renee Elliott+ from Liberty Bank

12 SPINDLE HILL RD U:6D..... **\$46,000**

Kathleen Calo+ from Thomaston Savings Bank

WOODBIDGE

TOWN CLERK:STEPHANIE CIARLEGGIO

11 Meetinghouse Ln, Woodbridge, CT, 06525
Phone:203-389-3422

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	54	57
Median Price	\$627,500	\$612,215

► REAL ESTATE SALES

38 HILLCREST DR..... **\$708,709**

B: Edward B Moir
S: Northeast V Corp
Vol/Page: 927/265, Date: 08/19/24, Warranty
Use: Residential Developable Land

► MORTGAGES

30 BURMA RD..... **\$40,000**

Bryan Brown+ from Bank of America NA

11 BUTTON BALL RD..... **\$490,000**

Katherine Pfiffer+ from US Bank NA

8 LUNAR DR..... **\$260,000**

Peter P Krawczyk Jr Spray+ from Sachem Capital Cor



NEW LONDON COUNTY

BOZRAH

TOWN CLERK:LYNNE A SKINNER

1 River Rd, Bozrah, CT, 06334
Phone:860-889-2689

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	13
Median Price	\$290,000	\$319,900

► REAL ESTATE SALES

25 COTTAGE RD \$1,860,000

B: Michelle Swoboda & Robert Swoboda
S: William D Montanile, Tr for William D Montanile Lt
Vol/Page: 116/913, Date: 08/22/24, Trustee
Use: Mixed Use-Prim Res & Agricul, Lot: 313632sf

► MORTGAGES

118 SOUTH RD..... \$75,000

Steven A Rolfechild+ from Bank of America NA

COLCHESTER

TOWN CLERK:GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415
Phone:860-537-7215

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	82
Median Price	\$360,000	\$410,000

► REAL ESTATE SALES

203 AMSTON RD \$800,000

B: Mannarino Builders Inc
S: Robert M Gagnon
Vol/Page: 1560/76, Date: 08/23/24, Warranty
Mtg: Robert M Gagnon \$600,000
Use: Residential Developable Land, Lot: 342382sf
Prior Sale: \$400,000 (07/24)

8 CATO CORNER RD..... \$586,000

B: Michael B Ahearn
S: Mentan Associates LLC
Vol/Page: 1560/71, Date: 08/23/24, Warranty
Use: 3 Bdrm Colonial, Lot: 2657160sf

18 CLARK RD..... \$450,000

B: Jamie P Fellows & Ann M Fellows
S: Mentan Associates LLC
Vol/Page: 1560/28, Date: 08/22/24, Warranty
Mtg: Dime Bank \$350,000
Use: 3 Bdrm Colonial, Lot: 3615480sf

49 DANIEL DR..... \$660,000

B: Linda Lastella
S: Matthew W Klansek & Molly Klansek
Vol/Page: 1559/333, Date: 08/20/24, Warranty
Use: 4 Bdrm Colonial, Lot: 137650sf
Prior Sale: \$615,000 (07/22)

56 FERN DR \$222,200

B: Salvatore C Guarnaccia
S: David R Shain
Vol/Page: 1559/64, Date: 08/20/24, Warranty
Use: 3 Bdrm Ranch, Lot: 17860sf

148 LAKEVIEW DR \$435,000

B: Alma R Barreto
S: Patrick Kirby
Vol/Page: 1560/50, Date: 08/23/24, Warranty
Mtg: Allied Mortgage Group \$326,250
Use: 2 Bdrm Raised Ranch, Lot: 16553sf
Prior Sale: \$249,900 (03/08)

192 STANAVAGE RD \$539,000

B: Matthew Suski & Rachel Guimond
S: Dylan J Pedro & Ashley R Pedro
Vol/Page: 1559/337, Date: 08/20/24, Warranty
Mtg: United Wholesale Mtg \$431,200
Use: 4 Bdrm Colonial, Lot: 273121sf
Prior Sale: \$373,391 (08/20)

► MORTGAGES

98 CAISSON RD \$500,610

Sarah T Connell+ from Freedom Mortgage Corp

60 DEER RUN DR..... \$407,814

Patrick Clark+ from Carrington Mortgage Services L

64 ELMWOOD HTS \$40,000

Keri J Rowley+ from Nationstar Mortgage

HARRINGTON CT \$9,497,000

Harrington Court Rlty LLC+ from Key Bank N.A.

575 LEBANON AVE..... \$1,000,000

Michael L Baldi+ from Chelsea Groton Bank

87 MILL HILL RD \$340,000

Nicholas Scotti 4th+ from Freedom Mortgage Corp

64 PARK RD \$15,228

Mathew Doyon+ from USA Housing and Urban Developme

59 RESERVOIR RD..... \$170,000

James B Gancarz+ from Berkshire Bank

71 STARWOOD TRL..... \$35,000

Michael A Burton+ from Chelsea Groton Bank

EAST LYME

TOWN CLERK:KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06357
Phone:860-739-6931

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	82
Median Price	\$425,500	\$425,000

► REAL ESTATE SALES

8 HERSTER DR \$500,000

B: Thomas Tinnerello
S: Dolores R Crane
Vol/Page: 1114/145, Date: 08/21/24, Warranty
Use: 3 Bdrm Contemporary, Lot: 53068sf
Prior Sale: \$300,000 (08/16)

7 MACKINNON PL \$680,000

B: Cesar Lara & Nicole M Lara
S: Matthew Mcloughlin & Mary E Jukoski
Vol/Page: 1114/64, Date: 08/20/24, Warranty
Mtg: M&T Bank NA \$544,000
Use: 4 Bdrm Colonial, Lot: 30492sf
Prior Sale: \$245,000 (05/93)

166 W MAIN ST \$340,000

B: Earl J Smith & Eran Chocho
S: Anita F Speirs & Vito Fatone Jr
Vol/Page: 1114/111, Date: 08/20/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 43920sf

WALNUT HILL RD \$135,000

B: Craig D Caulkins Custom B
S: John G Prokop
Vol/Page: 1114/142, Date: 08/21/24, Warranty

NO STREET GIVEN..... \$515,000

B: William R Murphy
S: Edward J Eagle Jr
Vol/Page: 1113/681, Date: 08/19/24, Warranty

► MORTGAGES

44 BRAINARD RD \$100,000

Jeffrey Bruno+ from Chelsea Groton Bank

60 CARRIAGE HILL DR..... \$50,000

John T Crampton+ from American Eagle Financial Cre

105 DEAN RD..... \$444,352

Matthew Cooper+ from Mortgage Research Center

46 HOLMES RD \$497,470

Devon Guerette+ from United Wholesale Mortgage

39 JEREMY DR \$283,000

David J Am-Ende+ from LoanDepot.Com LLC

9 MACKINNON PL \$200,000

Anthony Yany+ from Citizens Bank

45 MAYFIELD TER..... \$496,125

Kevin W Seery+ from Navy Federal Credit Union

9 N EDGEWOOD RD.....	\$350,000
Thomas W Fitting Jr+ from Chelsea Groton Bank	
11 OSPREY LN.....	\$71,000
Rebecca J Stewart+ from Scient Federal Credit Unio	
17 SUMMIT AVE.....	\$190,000
Gerald T Whaley+ from PARDA Federal Credit Union	
36 WHITECAP RD.....	\$500,000
Daniel J Lemieux+ from Liberty Bank	

GRISWOLD

TOWN CLERK:VALERIE PUDVAH

28 Main St, Griswold, CT, 06365
Phone:860-376-7060

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	25
Median Price	\$319,000	\$314,900

► REAL ESTATE SALES

139 PARKS RD.....	\$311,940
B: State Of Connecticut	
S: Windswept Corp	
Vol/Page: 429/730, Date: 08/22/24, Warranty	

► MORTGAGES

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	
333 BROWNING RD.....	\$75,000
Rick L Rarogiewicz+ from Charter Oak Federal Credi	
5 DAVID AVE.....	\$53,788
Marc J Gaudet+ from Amerisave Mortgage Corporation	
319 ROODE RD.....	\$80,000
Stephen G Lunt+ from Discover Bank	

GROTON

TOWN CLERK:BETSY MOUKAWSHER

45 Fort Hill Rd, Groton, CT, 06355
Phone:860-441-6640

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	104	125
Median Price	\$364,000	\$360,000

► REAL ESTATE SALES

375 ALLYN ST.....	\$575,000
B: Alice Munyan	
S: Paul J Vandal, Tr for Sally J Vandal T	
Vol/Page: 1310/85, Date: 08/22/24, Trustee	
146 CEDAR RD.....	\$725,000
B: Paolo A Spada & Suzanne Spada	
S: Glasfeld Elizabeth H Est & Elizabeth Dushin	
Vol/Page: 1309/1080, Date: 08/20/24, Executor	
Use: 3 Bdrm Split Level, Lot: 45520sf	
Prior Sale: \$390,000 (03/94)	

146 CEDAR RD.....	\$725,000
B: Paolo A Spada & Suzanne Spada	
S: Elizabeth Dushin, Tr for Rolf D Glasfeld T	
Vol/Page: 1309/1083, Date: 08/20/24, Trustee	
Mtg: Wells Fargo Bank \$1,155,138	
Use: 3 Bdrm Split Level, Lot: 45520sf	
Prior Sale: \$725,000 (08/24)	
9 CHASE OAK CT U:3.....	\$205,000
B: Kaitlyn Kuehn	
S: Thai Taylor	
Vol/Page: 1309/1181, Date: 08/21/24, Warranty	
Mtg: Mortgage Research Ctr \$172,125	
Use: 1 Bdrm Condo	
Prior Sale: \$84,500 (09/17)	
295 DEERFIELD RIDGE DR.....	\$521,000
B: Victoria A Sabbatini	
S: Juan C Cirilo & Yanira Cirilo	
Vol/Page: 1309/1133, Date: 08/20/24, Warranty	
Mtg: T2 Financial LLC \$375,637	
Use: 3 Bdrm Colonial, Lot: 20038sf	
Prior Sale: \$413,000 (03/22)	
459 FISHTOWN RD.....	\$520,000
B: Ann K Webster	
S: Webster Ruth G Est & Steven D Webster	
Vol/Page: 1310/199, Date: 08/23/24, Executor	
Use: 3 Bdrm Cape Cod, Lot: 62639sf	
1297 FLANDERS RD.....	\$175,000
B: Sla Homes LLC	
S: John W Bright	
Vol/Page: 1309/833, Date: 08/19/24, Warranty	
Mtg: Jason Vincent Gallagher \$359,000	
Use: 5 Bdrm Cape Cod, Lot: 21780sf	
76 KINGS HWY.....	\$145,000
B: Clover Real Estate LLC	
S: Melissa A Hewlitt	
Vol/Page: 1310/149, Date: 08/23/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$196,000	
Use: 3 Bdrm Ranch, Lot: 8712sf	
Prior Sale: \$78,000 (03/16)	
13 MARK TRL.....	\$337,000
B: Diana M Bories, Tr for Diana Bories T	
S: lasaih Cleveland & Sabrina Cleveland	
Vol/Page: 1309/1049, Date: 08/20/24, Warranty	
Mtg: Chelsea Groton Bank \$160,000	
Use: 3 Bdrm Ranch, Lot: 12850sf	
Prior Sale: \$245,000 (09/20)	
26 MINER ST.....	\$263,000
B: Acea D Cluff & Dewayne J Cluff	
S: Patrick R Howard	
Vol/Page: 1310/57, Date: 08/22/24, Warranty	
Mtg: Navy FCU \$267,602	
Use: 2 Bdrm Ranch, Lot: 15464sf	
820 POQUONNOCK RD.....	\$1,600,000
B: Sn Convenience LLC	
S: Petroluem Mktg Inv Grp LL	
Vol/Page: 1310/9, Date: 08/21/24, Warranty	
Use: Gas/Service Station, Lot: 42166sf	
Prior Sale: \$215,000 (10/18)	

► FORECLOSURE DEEDS

515 COW HILL RD.....	\$287,000
B: Kristie L Ackley	
S: Wendy L Fontaine & Deutsche Bank Na	
Vol/Page: 1309/1071, Date: 08/20/24, Committee	
Use: 3 Bdrm Ranch, Lot: 23914sf	
Prior Sale: \$73,500 (05/99)	

► MORTGAGES

16 BLUEBERRY HILL RD.....	\$50,000
Annalyn Spitz+ from Lawrence Memorial Hospital	
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	
12 COURTLAND DR U:12.....	\$100,000
John Rinaldi Jr+ from Chelsea Groton Bank	
13 CRESCENT ST.....	\$500,000
Jill S Norris+ from Chelsea Groton Bank	
77 HUNTING RIDGE DR.....	\$20,000
Matthew Szymonik+ from Coreplus FCU	
171 INDIAN FIELD RD.....	\$30,000
Samuel Braffith+ from Dime Bank	
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	
135 MIDWAY OVAL.....	\$246,727
Joshua A Hanna+ from United Wholesale Mortgage	
12 MOHEGAN RD.....	\$382,500
Alice M Munyan+ from Washington Trust Co	
32 MORGAN CT.....	\$344,850
Marquez Hamilton+ from Navy Federal Credit Union	
POQUONNOCK RD.....	\$20,400,000
Groton Regency Realty LLC+ from Key Bank N.A.	
19 SHEPARD ST.....	\$50,000
Lisa J Noonan+ from Scient Federal Credit Union	
22 SWAN LN.....	\$150,000
Matthew Fallon+ from Chelsea Groton Bank	

LEBANON

TOWN CLERK:MARY ELLEN WIECZOREK

579 Exeter Rd, Lebanon, CT, 06249
Phone:860-642-7319

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	27	46
Median Price	\$348,000	\$324,500

► REAL ESTATE SALES

86 LAKEVIEW HTS.....	\$230,000
B: Tyler Manchester	
S: William J Eastwood Jr	
Vol/Page: 340/115, Date: 08/20/24, Warranty	
Mtg: Total Mtg Svcs \$184,000	
Use: 2 Bdrm Ranch, Lot: 5227sf	
Prior Sale: \$27,500 (07/01)	

151 RYAN TER..... \$250,000
 B: Lori Monaco & Thomas Frigon
 S: Douglas D Reid & Elaine H Reid
 Vol/Page: 340/93, Date: 08/19/24, Warranty
 Use: 2 Bdrm Cottage, Lot: 10019sf
 Prior Sale: \$500,000 (06/93)

► MORTGAGES

255 BEAUMONT HWY \$8,127
 Dana Spears+ from USA Housing and Urban Developmen
227 MCCALL RD..... \$100,000
 Christopher Darrow+ from Scient Federal Credit Uni

LEDYARD

TOWN CLERK: PATRICIA A. RILEY

741 Colonel Ledyard Hwy, Ledyard, CT, 06339
 Phone: 860-464-3229

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	98
Median Price	\$337,000	\$381,188

► REAL ESTATE SALES

18 APPLEWOOD DR \$60,000
 B: Craig D Caulking Ctm Bldg
 S: Luis N Velez & Edleen Rojas
 Vol/Page: 647/448, Date: 08/21/24, Warranty
 Use: Residential Open Land, Lot: 104980sf
 Prior Sale: \$45,000 (09/20)

BOGDANSKI DR \$250,000
 B: Susan Andrews & Blair Andrews
 S: Martha Cook
 Vol/Page: 647/265, Date: 08/20/24, Warranty

17 HURLBUTT RD \$430,350
 B: Mason Barnett
 S: Margaret M Johnson, Tr for Margaret M Johnson T
 Vol/Page: 647/171, Date: 08/19/24, Trustee
 Mtg: Charter Oak Fed Cr Un \$344,280
 Use: Apartment Bldg - 4-8 Units, Lot: 6534sf
 Prior Sale: \$219,000 (05/06)

37 LAKE ST \$249,000
 B: Justin J Ferland
 S: Paul Opalka & Megan McNabney
 Vol/Page: 647/464, Date: 08/22/24, Warranty
 Mtg: Navigant Credit Union \$241,500
 Use: 1 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$122,151 (10/09)

15 LAKESIDE DR U.K..... \$205,000
 B: Donald L Jessop
 S: Linda A Cersosimo
 Vol/Page: 647/196, Date: 08/19/24, Warranty
 Mtg: CT Housing Fin Auth \$8,200
 Use: 2 Bdrm Condo
 Prior Sale: \$110,000 (08/18)

844 LONG COVE RD \$398,000
 B: Xunda Li
 S: Wilfredo Garrastegui & Gladys M Garrastegui
 Vol/Page: 647/321, Date: 08/20/24, Warranty
 Mtg: AmWest Funding Corp \$298,500
 Use: 3 Bdrm Raised Ranch, Lot: 25700sf
 Prior Sale: \$150,000 (05/15)

26 MARTYS WAY RD \$129,900
 B: Jacob Bickett & Dawn Bickett
 S: R & N Hld Co LLC
 Vol/Page: 647/144, Date: 08/19/24, Warranty
 Mtg: Centreville Bank \$565,272
 Use: Residential Open Land, Lot: 52272sf

PALMER DR \$190,000
 B: Catherine M Antezzo & David Antezzo
 S: James J Nixon
 Vol/Page: 647/191, Date: 08/19/24, Warranty

55 PARTRIDGE HOLLOW RD..... \$356,000
 B: Joseph Nott 3rd
 S: John G Davies & Charlotte A Davies
 Vol/Page: 647/398, Date: 08/21/24, Warranty
 Mtg: Homestead Fund Corp \$284,800
 Use: 4 Bdrm Colonial, Lot: 40511sf

41 WOODRIDGE CIR..... \$615,000
 B: Max G Dannecker & Natalie J Dannecker
 S: Christopher M Callaghan & Marya Callaghan
 Vol/Page: 647/351, Date: 08/20/24, Warranty
 Mtg: United Wholesale Mtg \$528,750
 Use: 3 Bdrm Ranch, Lot: 52272sf
 Prior Sale: \$225,000 (08/16)

NO STREET GIVEN..... \$312,000
 B: Cody Lanphere & Angelina Marinelli
 S: Frederick R Houde 3rd
 Vol/Page: 647/224, Date: 08/20/24, Warranty

► MORTGAGES

35 BARTON LN \$535,694
 James C Meyers+ from First Federal Bank

12 ESKA DR \$270,000
 Hahdi H Perfect+ from Citizens Bank

15 LAKESIDE DR U.K..... \$198,850
 Donald L Jessop+ from Homestead Funding Corp

116 LAMBTOWN RD..... \$179,970
 Nicholas Grant+ from Wells Fargo Bank NA

999-R LONG COVE RD \$190,700
 Margaret V Sitter+ from Newrez LLC

38 MEETING HOUSE LN \$295,237
 Angelina G Marinelli+ from Chelsea Groton Bank

23 OAKRIDGE DR \$24,000
 Strout Ft+ from Charter Oak Federal Credit Union

9 PHILLIP LN..... \$324,000
 Jason A Cummings+ from Navy Federal Credit Union

4 STODDARDS VW \$250,000
 Amie Pelletier+ from Citizens Bank

NO STREET GIVEN..... \$25,000
 Angelina G Marinelli+ from Connecticut Housing Fin

LISBON

TOWN CLERK: MICHELLE GRANT

1 Newent Rd RFD 2, Lisbon, CT, 06351
 Phone: 860-376-2708

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	14
Median Price	\$293,500	\$346,500

► MORTGAGES

51 ETHEL ACRES..... \$141,000

Robert E Dziomba+ from Charter Oak Federal Credit

165 KIMBALL RD..... \$295,570

Andrew J Armstrong+ from United Wholesale Mortgage

MONTVILLE

TOWN CLERK: KATIE HARING

310 Norwich New London Tpke, Montville, CT, 06382
 Phone: 860-848-6784

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	68
Median Price	\$286,000	\$325,000

► REAL ESTATE SALES

31 FIELDING TER..... \$270,000

B: Rachel Berube

S: Dhondup Lobsang & Chein Lobsang

Vol/Page: 705/778, Date: 08/20/24, Warranty

Mtg: Cross Country Mtg Inc \$240,000

Use: 2 Bdrm Ranch, Lot: 14810sf

Prior Sale: \$110,000 (05/11)

4 KATHERINE CT \$405,000

B: Nathan L Medina

S: Cary Thompson

Vol/Page: 705/830, Date: 08/23/24, Warranty

Mtg: Homestead Fund Corp \$383,150

Use: 4 Bdrm Colonial, Lot: 22651sf

Prior Sale: \$259,900 (05/16)

9 MARIE AVE \$250,000

B: Vz Oconnor Re LLC

S: Wei R Chen & Ye Zhang

Vol/Page: 705/856, Date: 08/23/24, Warranty

Mtg: Commercial Lender LLC \$262,000

Use: 10 Bdrm Split Level, Lot: 14810sf

Prior Sale: \$256,000 (12/05)

► MORTGAGES

4 ANDERSEN LN..... \$176,000

Richard K Edwards+ from Charter Oak Federal Credit

32 BERGMAN DR..... \$35,001

Cynthia M Oatley+ from Carrington Mortgage Service

63 COTTONWOOD LN..... \$25,000

Justine M Deluca+ from Chelsea Groton Bank

31 FIELDING TER..... \$240,000

Rachel E Berube+ from Cross Country Mortgage Inc

1691 NORWICH NEW LONDON TPKE U:C4.....	\$51,000
Suzanne M Brum+ from Scient Federal Credit Union	
1281 ROUTE 163	\$153,900
Bonita M McGann+ from LoanDepot.Com LLC	
83 TURNER RD	\$162,800
Jo-Ann Levanti+ from Rocket Mortgage	

NEW LONDON

TOWN CLERK: JONATHAN AYALA

181 State St, New London, CT, 06320
Phone: 860-447-5205

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	67
Median Price	\$232,500	\$295,000

► REAL ESTATE SALES

296 COLMAN ST	\$270,000
B: Riley Barnes	
S: Godsgift B Doherty	
Vol/Page: 2590/56, Date: 08/23/24, Warranty	
Use: 2 Bdrm Bngl/Cottage, Lot: 7200sf	
Prior Sale: \$124,000 (05/14)	
9 MAGNOLIA CT	\$240,000
B: Allyn G Kaneakua & Jennifer M Kaneakua	
S: 38 Raymond LLC	
Vol/Page: 2589/53, Date: 08/20/24, Warranty	
Mtg: Mortgage Research Ctr \$240,000	
Use: 2 Bdrm Conventional, Lot: 4500sf	
Prior Sale: \$147,000 (05/24)	
OCEAN AVE.....	\$245,000
B: Mara E Finkelstein & Rachael A Maginess	
S: Scott Wardwell	
Vol/Page: 2590/25, Date: 08/23/24, Warranty	
30 OCEAN AVE.....	\$395,800
B: Joshua Arce & Tracy Arce	
S: Fttb LLC	
Vol/Page: 2589/172, Date: 08/21/24, Warranty	
Mtg: Kind Lending \$296,850	
Use: 3-Family Family Flat, Lot: 3514sf	
PEQUOT AVE.....	\$15,000
B: Laurie D Humphrey	
S: Teresa A Rakow	
Vol/Page: 2588/293, Date: 08/19/24, Quit Claim	
184 PEQUOT AVE U:401	\$135,000
B: Kyle J Corrigan	
S: Emmanuel P Tsikitas	
Vol/Page: 2589/312, Date: 08/22/24, Warranty	
Mtg: First World Mortgage \$112,000	
Use: 1 Bdrm Condo	
Prior Sale: \$94,900 (01/18)	
190 VAUXHALL ST	\$275,000
B: Luke P Fauver	
S: Cdp Properties LLC	
Vol/Page: 2589/72, Date: 08/20/24, Warranty	
Mtg: Navy FCU \$280,912	
Use: 3 Bdrm Colonial, Lot: 6447sf	
Prior Sale: \$31,400 (09/07)	

78 WALLER ST	\$370,000
B: Rafaela E Contreras	
S: Luis E Diaz	
Vol/Page: 2589/15, Date: 08/19/24, Warranty	
Mtg: Guaranteed Rate Affin \$345,000	
Use: 2-Family Duplex, Lot: 11081sf	
Prior Sale: \$215,000 (12/18)	
47 WEST ST	\$355,000
B: Anderson M Espinal	
S: Jackie & Bobby Prop LLC	
Vol/Page: 2588/297, Date: 08/19/24, Warranty	
Mtg: Total Mtg Svcs \$376,475	
Use: 2-Family Two Family, Lot: 6875sf	
Prior Sale: \$195,000 (03/23)	
100 WILLETT'S AVE	\$244,000
B: James D Hall	
S: Stephen V Miceli & Michael J Miceli	
Vol/Page: 2588/242, Date: 08/16/24, Warranty	
Mtg: Fairway Ind Mtg \$224,000	
Use: 3 Bdrm Conventional, Lot: 5310sf	

► MORTGAGES

461 BANK ST U:210	\$304,515
Nicholas Rzeppa+ from Loandrone Inc	
183 CEDAR GRV EXT	\$4,180,000
Soapy Noble New London LL+ from Westfield Bank	
13 COIT ST	\$568,000
Coti St New London LLC+ from CalCon Mutual Mortgage	
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	
145 CRYSTAL AVE	\$780,000
5central Rentals LLC+ from Sharestates Inv	
149 CRYSTAL AVE	\$780,000
5central Rentals LLC+ from Sharestates Inv	
8 GREENS ALY	\$303,738
Courtney N Bailey+ from Luminate Home Loans	
15 LEARNED ST	\$248,000
Eric L Shaw+ from New Day Financial LLC	
65 LEDYARD ST	\$282,000
Bryan Robinson+ from LoanDepot.Com LLC	
35 LINDEN ST	\$780,000
5central Rentals LLC+ from Sharestates Inv	
65 MOUNTAIN AVE	\$308,000
Sanky Properties LLC+ from Shamir Patel	
184 PEQUOT AVE U:401	\$25,000
Kyle J Corrigan+ from Connecticut Housing Finance	
2 TERRACE AVE	\$568,000
Coti St New London LLC+ from CalCon Mutual Mortgage	
78 WALLER ST	\$25,000
Rafaela E Arias-Contreras+ from Connecticut Housin	
47 WEST ST	\$18,750
Anderson M Espinal+ from Connecticut Housing Finan	
100 WILLETT'S AVE	\$224,000
James D Hall+ from Fairway Independent Mortgage	

NORTH STONINGTON

TOWN CLERK: ANTOINETTE PANCARO

40 Main St, North Stonington, CT, 06359
Phone: 860-535-2877

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	28
Median Price	\$387,500	\$373,000

► REAL ESTATE SALES

3 FARM PONDS RD	\$170,000
B: Christine M Maccione, Tr for Saint Crown T	
S: Peter Peloquin Jr	
Vol/Page: 250/15, Date: 08/19/24, Warranty	
Mtg: Dean M Denuccio \$280,000	
Use: Land-Vacant & Open, Lot: 86249sf	
Prior Sale: \$95,000 (07/02)	
400 PROVIDENCE NEW LONDON TPK.....	\$565,000
B: James J Moran 4th & Alison A Kulo	
S: Sally M Trice	
Vol/Page: 250/88, Date: 08/21/24, Warranty	
Mtg: Chelsea Groton Bank \$380,000	
Use: 3 Bdrm Cape Cod, Lot: 526205sf	
Prior Sale: \$54,000 (08/87)	

► MORTGAGES

362 DENISON HILL RD	\$302,500
Sarah P Nelson+ from Bank of America NA	
3 FOREST DR	\$288,000
Caleb D Bisset+ from Charter Oak Federal Credit Un	
158 WYASSUP RD	\$120,000
Evan Isted+ from Chelsea Groton Bank	
261 WYASSUP RD	\$570,000
Kelsey Wilson+ from Total Mortgage Services	

NORWICH

TOWN CLERK: ROSEANNE MUSCARELLA

100 Broadway, RM 215, Norwich, CT, 06360
Phone: 860-823-3732

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	157	141
Median Price	\$235,000	\$260,000

► REAL ESTATE SALES

35 ARNOLD PL	\$340,000
B: Bradley Harbottle & Kaylyn Harbottle	
S: Marion A Gregg 2nd	
Vol/Page: 3524/157, Date: 08/21/24, Warranty	
Mtg: Mortgage Research Ctr \$347,310	
Use: 3 Bdrm Conventional, Lot: 16553sf	
Prior Sale: \$249,000 (06/05)	
60 BRIAR HILL RD	\$385,000
B: Kenneth Stovall & Andrea Stovall	
S: Bonnie J Kuvalanka	
Vol/Page: 3523/119, Date: 08/16/24, Warranty	
Use: 3 Bdrm Raised Ranch, Lot: 41300sf	

50 CARROLL AVE	\$335,000
B: Yeimi Arellano	
S: Nith Chantha & Meut Chantha	
Vol/Page: 3525/24, Date: 08/23/24, Warranty	
Mtg: Ark-La-Tex Fin Svcs \$323,819	
Use: 4 Bdrm Raised Ranch, Lot: 9583sf	
Prior Sale: \$297,000 (02/23)	
49 CLIFF ST	\$300,000
B: Kevin Loschiavo	
S: Wallace S Anderson	
Vol/Page: 3524/71, Date: 08/20/24, Warranty	
Mtg: Rocket Mortgage LLC \$285,000	
Use: 3-Family Family Flat, Lot: 4792sf	
Prior Sale: \$50,000 (06/02)	
48 E TOWN ST	\$339,000
B: Timothy Schwanke	
S: Brian E Leach	
Vol/Page: 3523/241, Date: 08/19/24, Warranty	
Mtg: Charter Oak Fed Cr Un \$271,200	
Use: 4 Bdrm Colonial, Lot: 23087sf	
Prior Sale: \$262,000 (05/22)	
85 LAFAYETTE ST	\$250,000
B: Jill A Senior	
S: Gina M Cote	
Vol/Page: 3523/122, Date: 08/16/24, Warranty	
Mtg: Guaranteed Rate Affin \$237,500	
Use: 4 Bdrm Conventional, Lot: 3485sf	
Prior Sale: \$95,000 (12/12)	
11 N NORDON AVE	\$315,000
B: Francisco Florez & Lucero P Torres	
S: Emily A Lavallee & Christopher P Lavallee	
Vol/Page: 3523/266, Date: 08/19/24, Warranty	
Mtg: Homestead Fund Corp \$304,365	
74 NORWICH AVE	\$275,000
B: Laroux B&c Auto LLC	
S: James A Wood 2nd	
Vol/Page: 3524/176, Date: 08/22/24, Warranty	
Mtg: James A Wood 2nd \$175,000	
Use: Commercial Building, Lot: 34737sf	
Prior Sale: \$82,000 (05/96)	
15 WARREN ST	\$330,000
B: Monirul Islam	
S: Steven P Sawicki	
Vol/Page: 3524/108, Date: 08/21/24, Warranty	
Use: 2-Family Two Family, Lot: 5227sf	
Prior Sale: \$105,000 (07/87)	
136 WASHINGTON ST	\$304,000
B: Lfw LLC	
S: Flex Tutoring 401k T	
Vol/Page: 3523/152, Date: 08/16/24, Warranty	
Use: 3-Family Family Flat, Lot: 16553sf	
Prior Sale: \$179,000 (11/18)	
199 WIGHTMAN AVE	\$440,000
B: Drake Myers & Laura Myers	
S: Brett Haggan & Carlos Velazquez	
Vol/Page: 3525/39, Date: 08/23/24, Warranty	
Mtg: Mortgage Research Ctr \$440,000	
Use: 3 Bdrm Colonial, Lot: 76666sf	
Prior Sale: \$250,000 (06/91)	

30 YERRINGTON AVE	\$236,000
B: Devin E Brown	
S: Neilson Rosemarie M Est & Kathryn D Guinan	
Vol/Page: 3523/60, Date: 08/16/24, Warranty	
Use: 2 Bdrm Conventional, Lot: 10454sf	

► MORTGAGES

36 14TH ST	\$200
Louise P Fisher+ from USA Housing and Urban Develo	
84 ALICE ST EXT	\$33,900
Jonathan Woodward+ from Navy Federal Credit Union	
162 CANTERBURY TPKE	\$265,422
Matthew I Smith+ from Navy Federal Credit Union	
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	
24 CONVENT AVE	\$50,000
Edwin Cotto-Morales+ from Chelsea Groton Bank	
73 FANNING AVE	\$220,000
Jeff Mcminn Sr+ from Fairway Independent Mortgage	
73 FANNING AVE	\$25,000
Jeff Mcminn Sr+ from Connecticut Housing Finance A	
33 HARBOR VIEW LN U:33	\$199,500
Reece D Tenreiro+ from LoanDepot.Com LLC	
211 HUNTERS RD	\$274,978
Christopher Mcpherson-Pin+ from Mortgage Research	
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	
85 LAFAYETTE ST	\$237,500
Jill A Senior+ from Guaranteed Rate Affinity LLC	
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	
49 LUCAS PARK RD	\$60,000
Jonathan P Fister+ from Chelsea Groton Bank	
102 MIDWAY OVAL	\$714,000
Lynch Properties LLC+ from Loan Funder LLC	
NORDON AVE	\$18,750
Lucero P Zagarra-Torres+ from Connecticut Housing	
1614 OLD POND LN U:1614	\$25,000
Angelo Yeitz+ from Charter Oak Federal Credit Unio	
6 PEGGY LN	\$8,959
Celines Cardona+ from USA Housing and Urban Develo	
114 PROSPECT ST	\$175,000
Cody A Lemire+ from Nationstar Mortgage	
74 RUSSELL RD	\$328,652
Janel Pierre+ from Semper Home Loans	
3-7 S 2ND AVE	\$312,796
Stanley Stalamuerte+ from Brightline Ptnrshp L	

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	

OLD LYME

TOWN CLERK:VICKI URBOWICZ

52 Lyme St, Old Lyme, CT, 06371
Phone:860-434-1605

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	45
Median Price	\$630,000	\$585,000

► REAL ESTATE SALES

25 BILLOW RD	\$785,000
B: Peter Cash & Lisa Cash	
S: Doreen L Rosenberg & David L Rosenberg	
Vol/Page: 462/603, Date: 08/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 6098sf	
Prior Sale: \$580,000 (11/20)	
1 BISCAYNE BLVD	\$729,900
B: Michael S Stone & Karen K Stone	
S: William Vincenzi & Elizabeth Vincenzi	
Vol/Page: 462/710, Date: 08/23/24, Warranty	
Use: Residential Open Land, Lot: 10436sf	
Prior Sale: \$130,000 (06/21)	
HAWKS NEST RD	\$265,000
B: Lawrence Pisko	
S: Lois Dwyer	
Vol/Page: 462/682, Date: 08/22/24, Warranty	

► MORTGAGES

11 BELLAIRE RD	\$260,000
David Frech+ from Rocket Mortgage	
9 GRISWOLD AVE	\$75,000
Bryce C Mcdougall+ from Liberty Bank	
12 HATCHETTS HILL RD	\$406,700
Scott C Crysler+ from Rocket Mortgage	
19 HILLSIDE RD	\$211,082
Daniel Oreilly+ from Liberty Bank	
254 MILE CREEK RD	\$50,000
Pierre Rouigny+ from Coreplus FCU	
7 WASHINGTON AVE	\$465,000
Nunziatina Cirinna+ from Guaranteed Rate Inc	

PRESTON

TOWN CLERK:JILL KEITH

389 Route 2, Preston, CT, 06365
Phone:860-887-5581

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	15
Median Price	\$367,500	\$340,000

► REAL ESTATE SALES

52 LAKEVIEW DR **\$499,975**
 B: John Brunelle
 S: Albert M Mallett & Janis K Mallett
 Vol/Page: 224/232, Date: 08/20/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 18295sf
 Prior Sale: \$205,000 (03/01)

► MORTGAGES

33-A BURDICK RD **\$200,000**
 David E Johnson+ from Liberty Bank

38 LAKEVIEW DR **\$60,000**
 Brandi L Glover+ from Dime Bank

3 NELSON DR **\$160,000**
 On Sight Rlty LLC+ from Whb Enterprises

5 NELSON DR **\$70,000**
 On Sight Rlty LLC+ from Heather A Smith

SALEM

TOWN CLERK:JULIE STOKEN
 270 Hartford Rd, Salem, CT, 06420
 Phone:860-859-3873

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	19
Median Price	\$441,500	\$385,000

► REAL ESTATE SALES

61 HILL TOP TRL **\$820,000**
 B: Alexander Cafaro & Meghan L Sponheimer
 S: Michael P Furlan
 Vol/Page: 277/847, Date: 08/22/24, Warranty
 Use: Residential Open Land, Lot: 387684sf

62 HILL TOP TRL **\$820,000**
 B: Alexander Cafaro & Meghan L Sponheimer
 S: Michael P Furlan
 Vol/Page: 277/847, Date: 08/22/24, Warranty
 Mtg: Navy FCU \$604,000
 Use: 2-Family Colonial, Lot: 199940sf

52 VALLEY DR **\$598,000**
 B: Chozo Dolma & Dongmei Zhong
 S: Panna D Pallan & Devinder P Pallan
 Vol/Page: 277/830, Date: 08/21/24, Warranty
 Mtg: OCMBC Inc \$378,000
 Use: 5 Bdrm Cape Cod, Lot: 81457sf
 Prior Sale: \$300,000 (08/98)

► MORTGAGES

48 HORSE POND RD **\$12,267**
 Rodnie Sauterlien+ from USA Housing and Urban Dev

148 OLD COLCHESTER RD **\$540,000**
 Anthony Schiavone+ from Fairway Independent Mortga

SPRAGUE

TOWN CLERK:JENNIFER M. SYNNETT
 1 Main St, Sprague, CT, 06330
 Phone:860-822-3000

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	8
Median Price	\$259,500	\$275,000

► REAL ESTATE SALES

198 MAIN ST **\$300,000**
 B: Benjamin Mccarthy
 S: Bretten S House
 Vol/Page: 113/366, Date: 08/22/24, Warranty
 Use: 3 Bdrm Bngl/Cottage, Lot: 17424sf
 Prior Sale: \$230,000 (03/22)

STONINGTON

TOWN CLERK:SALLY DUPLICE
 152 Elm St, Stonington, CT, 06379
 Phone:860-535-5060

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	76
Median Price	\$451,000	\$461,000

► REAL ESTATE SALES

1 CRONIN AVE **\$610,000**
 B: Ian P Willets & Christine E Willets
 S: Ethel E Geberth
 Vol/Page: 860/558, Date: 08/19/24, Warranty
 Mtg: NFM Inc \$355,200
 Use: 3 Bdrm Colonial, Lot: 33977sf

36 ELM ST **\$575,000**
 B: Andrew M Livingston & Melissa B Livingston
 S: Cynthia C Lichtenstein, Tr for Cynthia C Lichtenstein T
 Vol/Page: 860/512, Date: 08/19/24, Trustee
 Mtg: Homestead Fund Corp \$575,000
 Use: 3 Bdrm Conventional, Lot: 5663sf
 Prior Sale: \$330,000 (01/03)

54 GRISWOLD ST **\$310,000**
 B: School Place Prop LLC
 S: Blh Properties LLC
 Vol/Page: 860/602, Date: 08/21/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 50530sf
 Prior Sale: \$285,000 (05/24)

4 NORTHWEST ST U:B11 **\$52,500**
 B: Christopher J Clark
 S: G & R Marine Unltd LLC
 Vol/Page: 860/643, Date: 08/22/24, Warranty
 Use: Condo Parking-Residential
 Prior Sale: \$55,000 (02/24)

► MORTGAGES

30 BARNES RD **\$40,000**
 Helen H Moore+ from US Bank NA

8 CHERRY ST **\$42,000**
 Lawrence Moosey Jr+ from Charter Oak Federal Credi

168 NEW LONDON TPKE **\$407,550**
 Shawn D Beil+ from Movement Mortgage LLC

11 TROLLEY XING **\$60,000**
 Joseph R Rose Jr+ from Chelsea Groton Bank

VOLUNTOWN

TOWN CLERK:PAMELA THEROUX
 115 Main St, Voluntown, CT, 06384
 Phone:860-376-4089

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	6
Median Price	\$336,250	\$306,000

► REAL ESTATE SALES

8 BEACH VIEW RD EXT **\$311,000**
 B: Paul M Szczepanek
 S: Paul Opalka
 Vol/Page: 124/602, Date: 08/19/24, Warranty
 Mtg: Seacoast Mortgage Cor \$317,686
 Use: 1 Bdrm Cottage, Lot: 4792sf

WATERFORD

TOWN CLERK:DAVID L. CAMPO
 15 Rope Ferry Rd, Waterford, CT, 06385
 Phone:860-444-5831

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	94
Median Price	\$329,205	\$385,000

► REAL ESTATE SALES

12 GRABNER DR **\$352,000**
 B: Dylan Muller
 S: Mark A Clark & Deborah B Clark
 Vol/Page: 1868/42, Date: 08/19/24, Warranty
 Mtg: Homestead Fund Corp \$281,600
 Use: 3 Bdrm Ranch, Lot: 22651sf
 Prior Sale: \$117,500 (09/95)

► MORTGAGES

524 BOSTON POST RD **\$231,990**
 Heidi Haring+ from Reliance First Capital LLC

12 GRABNER DR **\$37,500**
 Dyland E Muller+ from Connecticut Housing Finance

16 IVY HILL RD U:16 **\$369,000**
 Eileen L Brown+ from CalCon Mutual Mortgage LLC

49 KENYON RD **\$76,000**
 Gail Douglas+ from Scient Federal Credit Union

22 LAMPHERE RD **\$75,000**
 Andrew Cavasio+ from Liberty Bank

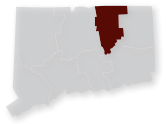
62 MINER LN **\$250,000**
 Hazel T Secchizoli+ from M&T Bank NA

12 MULLEN HILL RD **\$361,000**
 Carlos J Guzman+ from Plaza Home Mortgage Inc

63 OLD COLCHESTER RD **\$279,000**
 Seaside Capital LLC+ from Pinnacle Financial Servi

31 SAVI AVE **\$361,398**
 David L Moore+ from United Wholesale Mortgage

14 STONEY BROOK DR **\$160,000**
 Iris Garrison+ from Total Mortgage Services



TOLLAND COUNTY

BOLTON

TOWN CLERK: ELIZABETH C. WATERS

222 Bolton Center Rd, Bolton, CT, 06043
Phone: 860-649-8066

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	34	21
Median Price	\$364,950	\$360,000

► REAL ESTATE SALES

11 BRANDY ST \$251,000

B: Denis A Reyes & Lesly J Sarmiento
S: Bagley Terri M Est & Cindy L Bagley
Vol/Page: 195/356, Date: 08/22/24, Executor
Mtg: CMG Mortgage Inc \$200,800
Use: 2 Bdrm Ranch, Lot: 80586sf
Prior Sale: \$15,000 (07/19)

2 LAURWOOD DR \$450,000

B: Penelope L Smith
S: David C Bowne & Samara J Bowne
Vol/Page: 195/268, Date: 08/19/24, Warranty
Mtg: Sirva Mortgage \$300,000
Use: 4 Bdrm Colonial, Lot: 40946sf
Prior Sale: \$284,000 (07/16)

63 NOTCH RD \$351,200

B: Heather Strauss
S: Wesley H Sargent
Vol/Page: 195/245, Date: 08/19/24, Warranty
Mtg: Total Mtg Svcs \$296,046
Use: 2 Bdrm Cape Cod, Lot: 40075sf

16 POND VIEW RD \$257,112

B: Property Warehouse LLC
S: Dolores M Betti, Tr for Dolores M Betti Lt
Vol/Page: 195/188, Date: 08/19/24, Trustee
Use: 2 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$300,000 (01/88)

16 POND VIEW RD \$300,000

B: Landmark Realty Group LLC
S: Property Warehouse LLC
Vol/Page: 195/192, Date: 08/19/24, Warranty
Mtg: Kiavi Funding Inc \$397,100
Use: 2 Bdrm Ranch, Lot: 40075sf
Prior Sale: \$257,112 (08/24)

23 SHODDY MILL RD \$650,000

B: Richard C Hendricks & Heather Hendricks
S: Alison Romkey
Vol/Page: 195/305, Date: 08/21/24, Warranty
Mtg: First World Mortgage \$425,000
Use: 4 Bdrm Contemporary, Lot: 168142sf
Prior Sale: \$85,000 (04/99)

1153 VERNON RD \$12,000

B: James E Read
S: Domenic D Perito & Karen M Fofana
Vol/Page: 195/242, Date: 08/19/24, Warranty

► MORTGAGES

24 ANTHONY RD \$240,130

Andy P Bajnathsingh+ from LoanDepot.Com LLC

23 CONVERSE RD \$155,000

Sebastian P Motta+ from Liberty Bank

10 DIMOCK LN \$172,500

Donald W Fish+ from M&T Bank NA

63 NOTCH RD \$50,000

Heather Strauss+ from Connecticut Housing Finance

COLUMBIA

TOWN CLERK: ROBIN N KENEFICK

323 Rte 87, Columbia, CT, 06237
Phone: 860-228-3284

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	27
Median Price	\$390,000	\$332,500

► REAL ESTATE SALES

57 ERDONI RD \$460,000

B: Kelsey J Ouellette & Christina M Ouellette
S: Buy Or Sell Rity LLC
Vol/Page: 250/956, Date: 08/20/24, Warranty
Mtg: United Wholesale Mtg \$368,000
Use: 4 Bdrm Dutch Colonl, Lot: 65340sf
Prior Sale: \$279,000 (01/24)

125 WEST ST \$635,000

B: Liana Hammond & Dale Hammond
S: Glista Walter W Est & Kathy Thayer
Vol/Page: 250/979, Date: 08/21/24,
Mtg: Paramount Res Mtg Gp \$385,000
Use: 4 Bdrm Colonial, Lot: 554083sf
Prior Sale: \$65,000 (07/96)

► MORTGAGES

498 CT ROUTE 87 \$202,707

Gramajo Prop Hldg LLC+ from Oaktree Funding Corp

30 EDGARTON RD \$358,160

Donald B Cieslukowski Jr+ from Freedom Mortgage Co

COVENTRY

TOWN CLERK: LORI TOLLMAN

1712 Main St, Coventry, CT, 06238
Phone: 860-742-7966

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	71	58
Median Price	\$290,000	\$325,000

► REAL ESTATE SALES

2508 BOSTON TPKE \$333,000

B: Mackenzie A Cote
S: Larry R Cote & Jean L Cote
Vol/Page: 1302/403, Date: 08/19/24, Warranty
Mtg: Guaranteed Rate Affin \$266,400
Use: 3 Bdrm Ranch, Lot: 26136sf
Prior Sale: \$133,000 (06/90)

3351 MAIN ST \$320,000

B: Jessie N Morson
S: Brianna Keane & Walter Vannoy
Vol/Page: 1302/472, Date: 08/20/24, Warranty
Mtg: Allanach Mtg Grp Corp \$288,000
Use: 2 Bdrm Ranch, Lot: 60548sf
Prior Sale: \$205,000 (11/20)

745 MERROW RD U:190 \$225,000

B: Timothy G Bogues
S: Jennifer Oneil
Vol/Page: 1302/618, Date: 08/22/24, Warranty
Mtg: Total Mtg Svcs \$195,000
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (07/10)

207 N FARMS RD \$543,655

B: Amalia Morin & Robert A Morin
S: Karen M Leitao
Vol/Page: 1302/507, Date: 08/20/24, Warranty
Mtg: JPMorgan Chase Bank \$300,000
Use: 3 Bdrm Colonial, Lot: 108900sf
Prior Sale: \$419,000 (09/07)

► MORTGAGES

182 BABCOCK HILL RD \$255,000

James E Paul Jr+ from Rocket Mortgage

456 BABCOCK HILL RD \$50,000

Terry M Glendinning+ from Key Bank N.A.

2508 BOSTON TPKE \$50,000

Mackenzie A Jacobsen+ from Connecticut Housing Fin

76 BRIGHAM TAVERN RD \$156,000

Scott A Zygluski+ from Citizens Bank

73 HIGH ST \$50,000

Bruce D Holcomb+ from LoanDepot.Com LLC

108 MERROW RD \$213,634

Douglas C France+ from Steven G Ryan

108 MERROW RD \$213,634

Douglas C France+ from Steven G Ryan

31 OAK LEAF CIR \$325,000

Allison Pilcher+ from Tomo Mtg Llc

775 SWAMP RD \$90,000

Robert E Apruzese+ from American Eagle Financial C

825 SWAMP RD \$65,000

Trevor E Kinney+ from Charter Oak Federal Credit U

4 SWAMP RD EXT \$60,000

Jeffrey J Steves+ from Newrez LLC

845 WRIGHTS MILL RD \$534,000

Kimberly J Masson+ from M&T Bank NA

ELLINGTON

TOWN CLERK: DONNA HOSEY

55 Main St, Ellington, CT, 06029
Phone: 860-870-3105

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	60	74
Median Price	\$352,000	\$363,000

► REAL ESTATE SALES

22 ELIZABETH ST.....	\$320,000
B: Anesti Bicuni & Arjola Bicuni	
S: David Joy	
Vol/Page: 551/128, Date: 08/19/24, Warranty	
Use: Religious Property, Lot: 16988sf	
17 HEMLOCK TRL.....	\$140,000
B: Jocelyn Steinke & Larry Mallak	
S: Jeffrey H Joffray	
Vol/Page: 551/100, Date: 08/19/24, Warranty	
Use: Residential Developable Land, Lot: 87991sf	
Prior Sale: \$85,000 (05/05)	
LOWER BUTCHER RD.....	\$10,000
B: 50 West Road LLC	
S: Roger E Moser	
Vol/Page: 551/108, Date: 08/19/24, Warranty	
34 WINDERMERE VILLAGE RD U:34.....	\$630,000
B: Rupesh Mandala & Harini Muppidi	
S: Manimaran Soundararajan & Priyadharsini Jagadeesan	
Vol/Page: 551/204, Date: 08/22/24, Warranty	
Mtg: Chelsea Groton Bank \$450,000	
Use: 3 Bdrm Condo	
Prior Sale: \$496,775 (01/21)	

► MORTGAGES

5 BANCROFT RD.....	\$85,000
Ryan D Guilmette+ from American Eagle Financial Cr	
39 CRYSTAL RIDGE DR.....	\$200,000
Joshua J Charbonneau+ from Finex CU	
4 DOGWOOD LN.....	\$451,077
Sean P Chessman+ from Lakeview Loan Servicing LLC	
2 FERGUSON WAY.....	\$250,000
Donald Schaefer+ from Manufacturers and Traders Tr	
64 LOWER BUTCHER RD.....	\$75,000
Thomas J Walters+ from American Eagle Financial Cr	
136 ORCHARD ST.....	\$266,992
Samuel Flint+ from Total Mortgage Services	

HEBRON

TOWN CLERK:FRANCESCA VILLANI, ACTING
15 Gilead St, Hebron, CT, 06248
Phone:860-228-5971

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	51
Median Price	\$370,000	\$435,000

► REAL ESTATE SALES

66 BIRCH HILL RD.....	\$146,250
B: Nathaniel R Baldi & Lindsey N Baldi	
S: Grayville Ests Of Hebron	
Vol/Page: 619/87, Date: 08/20/24, Warranty	
Use: Residential Open Land, Lot: 68825sf	
375 BURROWS HILL RD.....	\$522,000
B: Thomas Wisniewski & Billie Mccarthy	
S: Leif Rauscher & Luisa M Rauscher	
Vol/Page: 619/52, Date: 08/19/24, Warranty	
Mtg: Liberty Bk \$417,600	
Use: 4 Bdrm Contemporary, Lot: 218236sf	
Prior Sale: \$455,000 (07/22)	

24 BUTTONWOOD RD U:24.....	\$440,000
B: Craig J Kilby & Trudy Kilby	
S: Keith Ronald B Est & Ronald W Keith	
Vol/Page: 619/100, Date: 08/20/24, Executor	
Use: 2 Bdrm Condo	
Prior Sale: \$352,075 (11/06)	

222 GILEAD ST.....	\$495,000
B: Cody Porter & Kayla Porter	
S: Margaret E Cope & James Rivera	
Vol/Page: 619/138, Date: 08/22/24, Warranty	
Mtg: First Alliance Home \$400,950	
Use: 3 Bdrm Salt Box, Lot: 67082sf	
Prior Sale: \$334,500 (05/15)	

► MORTGAGES

303 SKINNER LN.....	\$30,000
Megan E Kokofski+ from 360 Federal Credit Union	
19 TANNERY HILL LN.....	\$70,000
Carlton D Beach+ from American Eagle Financial Cre	
155 WEST ST.....	\$55,700
Michael J Macri+ from Newrez LLC	
24 WOOD ACRES RD.....	\$100,000
Stanford W Sevin+ from Rocket Mortgage	

MANSFIELD

TOWN CLERK:SARA-ANN CHAINE
4 S Eagleville Rd, Mansfield, CT, 06250
Phone:860-429-3302

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	43
Median Price	\$330,000	\$327,000

► REAL ESTATE SALES

19 BROOKSIDE LN.....	\$647,000
B: Michael P Neal & Allison A St Pierre	
S: Laurie E Best	
Vol/Page: 846/316, Date: 08/19/24, Warranty	
Mtg: Plaza Home Mtg \$388,200	
Use: 1 Bdrm Ranch, Lot: 91476sf	
20 HILLYNDALE RD.....	\$465,000
B: Shengxin Lin & Chen Li	
S: Patrick Eye & Christine M Wilson	
Vol/Page: 846/313, Date: 08/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 43560sf	
Prior Sale: \$228,500 (06/12)	
27 OLD KENT RD.....	\$101,250
B: Emmanuel Scigliano	
S: Thomas Hodgkins	
Vol/Page: 846/340, Date: 08/19/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$101,250 (08/24)	
27 OLD KENT RD.....	\$101,250
B: Emmanuel Scigliano	
S: Hodgkins Deborah D Est & Rebecca Hodgkins	
Vol/Page: 846/337, Date: 08/19/24,	
Use: 3 Bdrm Colonial, Lot: 43560sf	
9-A POPLAR LN.....	\$70,000
B: Zak Group LLC	
S: Paquette Raymond J Jr Est & Kathy A Mooney	
Vol/Page: 846/351, Date: 08/20/24,	

279 WOODLAND RD.....	\$430,000
B: Deborah A Schneider-Richa	
S: Seth C Kalichman & Moira O Kalichman	
Vol/Page: 846/355, Date: 08/20/24, Warranty	
Mtg: Ally Bank \$408,500	
Use: 3 Bdrm Colonial, Lot: 91476sf	
Prior Sale: \$189,900 (05/02)	

► MORTGAGES

859 STAFFORD RD.....	\$104,100
Blaine Cromie+ from Bank of America NA	

SOMERS

TOWN CLERK:DAVID MARTI
600 Main St, Somers, CT, 06071
Phone:860-763-8207

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	52
Median Price	\$367,000	\$410,000

► REAL ESTATE SALES

106 DILLENBACK RD.....	\$335,000
B: Robert Sullivan	
S: Federal Hm Loan Mtg Corp	
Vol/Page: 389/392, Date: 08/20/24, Warranty	
Mtg: First World Mortgage \$507,336	
Use: 3 Bdrm Conventional, Lot: 348480sf	
Prior Sale: \$263,074 (06/23)	
123 HALL HILL RD.....	\$12,000
B: Gregory Atkinson	
S: Lori A Atkinson	
Vol/Page: 389/506, Date: 08/22/24, Quit Claim	
Use: 3 Bdrm Colonial, Lot: 73616sf	
Prior Sale: \$249,900 (09/13)	
573 MAIN ST.....	\$405,000
B: Mary Baumann	
S: Patricia Jones	
Vol/Page: 389/409, Date: 08/20/24, Warranty	
Mtg: Freedom Mortgage Corp \$344,250	
Use: 2-Family Mlti-Unt Blg, Lot: 23522sf	
Prior Sale: \$110,000 (04/04)	
43 PIPER LN.....	\$608,000
B: Jeffrey Haun & Melinda Loiselle	
S: Edward J Murphy 3rd & Cynthia A Murphy	
Vol/Page: 389/307, Date: 08/19/24, Warranty	
Mtg: Movement Mtg LLC \$486,400	
Use: 3 Bdrm Colonial, Lot: 52272sf	
Prior Sale: \$272,900 (06/01)	
103 SKY RIDGE DR.....	\$365,987
B: Robert Baumann & Abigail Baumann	
S: Serra Barbara R Est & Raymond A Serra Jr	
Vol/Page: 389/342, Date: 08/19/24, Executor	
Mtg: Priority 1 Lending LI \$347,688	
Use: 4 Bdrm Ranch, Lot: 40511sf	
52 WHITE BIRCH CIR.....	\$450,000
B: Douglas Montas & Casey Pryor	
S: Joseph B Balog & Hillary S Balog	
Vol/Page: 389/446, Date: 08/21/24, Warranty	
Mtg: Newrez LLC \$350,000	
Use: 3 Bdrm Ranch, Lot: 40075sf	
Prior Sale: \$295,000 (06/15)	

► MORTGAGES

242 BILLINGS RD	\$155,000
Steven J Rumore+ from 360 Federal Credit Union	
24 BRADFORD LN	\$783,000
John Connelly+ from Movement Mortgage LLC	
24 BRADFORD LN	\$783,000
John Connelly+ from USA Housing and Urban Developm	
11 LAKE DR U:11.....	\$1,057,500
Nancy C Knorr LT+ from Mutual of Omaha Mortgage	
11 LAKE DR U:11.....	\$1,057,500
Nancy C Knorr LT+ from USA Housing and Urban Devel	
19 ROYAL MNR	\$354,000
Lorianne G Carenzo+ from M&T Bank NA	
16 SALEM DR	\$10,448
Kimberly J Mailhot+ from USA Housing and Urban Dev	
180 WATCHAUG RD	\$8,600
Jeffery S Mazeika+ from USA Housing and Urban Deve	

STAFFORD

TOWN CLERK:KAREN G. TROIANO

PO Box 11, Stafford, CT, 06076
Phone:860-684-1765

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	62
Median Price	\$275,250	\$290,000

► REAL ESTATE SALES

118 CONKLIN RD.....	\$170,000
B: Hickory Properties LLC	
S: Michael P John	
Vol/Page: 734/392, Date: 08/19/24, Warranty	
Mtg: Kiavi Funding Inc \$153,000	
Use: 2 Bdrm Ranch, Lot: 39640sf	
Prior Sale: \$220,000 (07/23)	
58 E MAIN ST	\$474,500
B: Maximilian C Heintzelman & Elizabeth P Santino	
S: Winfield Trice Jr	
Vol/Page: 734/499, Date: 08/21/24, Warranty	
Mtg: Primary Residentl Mtg \$450,775	
Use: 3 Bdrm Colonial, Lot: 23958sf	
Prior Sale: \$265,000 (07/17)	
140 EAST ST.....	\$266,500
B: Jeanine Smith & Kevin Morris	
S: Sandra A Lazzaris	
Vol/Page: 734/425, Date: 08/20/24, Warranty	
Mtg: Rocket Mortgage LLC \$261,672	
Use: 3 Bdrm Raised Ranch, Lot: 34412sf	
60 HIGHLAND TER.....	\$305,000
B: Michael Glinsky	
S: David M Courmoyer & Charlotte A Courmoyer	
Vol/Page: 734/472, Date: 08/20/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 34848sf	
Prior Sale: \$115,000 (08/00)	
56 LAKE SHORE BLVD	\$180,000
B: Cosh LLC	
S: Raymond E Michaud & Lucy M Kiermaier	
Vol/Page: 734/469, Date: 08/20/24, Warranty	
Use: 1 Bdrm Camp/Cabin, Lot: 9583sf	
Prior Sale: \$41,000 (10/97)	

14 MEADOW LN.....	\$174,000
B: Ali N Grzyb	
S: Phyllis M Capen & Gary T Matthewson	
Vol/Page: 734/356, Date: 08/19/24, Warranty	
Mtg: United Wholesale Mtg \$165,300	
Use: 3 Bdrm Cape Cod, Lot: 6970sf	
53 WESTFORD AVE	\$400,000
B: Erin Butler	
S: Emhoff James P Est & Michael J Emhoff	
Vol/Page: 734/478, Date: 08/21/24, Executor	
Mtg: M&T Bank NA \$360,000	
Use: 4 Bdrm Conventional, Lot: 375487sf	
Prior Sale: \$124,500 (09/87)	

► MORTGAGES

99 BOYER RD.....	\$11,059
Anthony M Thompson+ from USA Housing and Urban Dev	
25 BRENDAN ST	\$8,625
Christine M Urban+ from USA Housing and Urban Deve	
38 BUCKLEY HWY	\$287,000
Dylan K Ducharme+ from United Wholesale Mortgage	
128 OLD MONSON RD.....	\$99,195
Roseann M Boldin+ from 360 Federal Credit Union	
8 SUSAN DR	\$55,000
Gary C Myers+ from Point Titling Trust	

TOLLAND

TOWN CLERK:KATHLEEN PAGAN

21 Tolland Green, 5th Level, Tolland, CT, 06084
Phone:860-871-3630

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	82
Median Price	\$351,750	\$422,500

► REAL ESTATE SALES

112 CRYSTAL LAKE RD	\$390,000
B: Scott Leonard & Amanda Leonard	
S: Blais Richard P Est & April C Teveris	
Vol/Page: 1650/178, Date: 08/19/24, Executor	
Mtg: Rocket Mortgage LLC \$310,960	
Use: 4 Bdrm Ranch, Lot: 87120sf	
379 GEHRING RD.....	\$355,000
B: Wayne Boothroyd & Cynthia Boothroyd	
S: Richard C Hendricks	
Vol/Page: 1650/247, Date: 08/19/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 121968sf	
Prior Sale: \$174,000 (03/15)	
98 LADD RD.....	\$985,000
B: Alexander Ottaway	
S: Owi Ridge LLC	
Vol/Page: 1650/340, Date: 08/21/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 157252sf	
42 LAUREL RIDGE RD	\$390,000
B: Douglas Kirby & Aislinn Daniels	
S: Thomas Babiec & Kristin Babiec	
Vol/Page: 1651/33, Date: 08/21/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 130680sf	
Prior Sale: \$279,900 (10/05)	

212 METCALF RD	\$235,336
B: Play Action Prop LLC	
S: Fakhar M Khan	
Vol/Page: 1650/202, Date: 08/19/24, Warranty	
Mtg: Res Cap Partners Secu \$242,336	
Use: 3 Bdrm Raised Ranch, Lot: 43560sf	
Prior Sale: \$209,400 (10/04)	
135 OLD KENT RD N	\$600,000
B: Mallory Macdonald & Christopher Cottrell	
S: Michael J Gannon & Marie E Gannon	
Vol/Page: 1650/276, Date: 08/19/24, Warranty	
Mtg: Sanborn Mtg Corp \$350,000	
Use: 4 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$329,000 (06/00)	

► MORTGAGES

288 MERROW RD	\$316,800
Christopher M Army+ from Windsor Federal Bank	
339 MILE HILL RD	\$71,500
Christopher R Brown+ from M&T Bank NA	
135 OLD KENT RD N	\$190,000
Mallory Macdonald+ from Ion Bank	
28 PAULA JOY LN	\$62,700
Ary O Mello Jr+ from Berkshire Bank	

WILLINGTON

TOWN CLERK:ROBIN CAMPBELL

40 Old Farms Rd, Willington, CT, 06279
Phone:860-487-3121

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	10
Median Price	\$309,000	\$348,500

► REAL ESTATE SALES

47 BOSTON TPKE	\$455,000
B: Jls Rity LLC	
S: Mom Buys Houses LLC	
Vol/Page: 236/69, Date: 08/21/24, Warranty	
Use: Apartment Building, Lot: 405108sf	
Prior Sale: \$350,000 (03/19)	
227 TOLLAND TPKE	\$195,000
B: Alec Nystrom & Shannon Casey	
S: David A Leduc	
Vol/Page: 236/46, Date: 08/20/24, Warranty	
Mtg: First American Hm Ln \$156,000	
Use: 4 Bdrm Cape Cod, Lot: 21780sf	
Prior Sale: \$179,800 (07/09)	
164 WILLINGTON HILL RD	\$302,500
B: Macon Jeffreys & Carley W Brissette	
S: Alan J Bickley	
Vol/Page: 236/1, Date: 08/19/24, Warranty	
Mtg: Marc A Jeffreys \$300,000	
Use: 2 Bdrm Ranch, Lot: 85813sf	
Prior Sale: \$168,000 (06/11)	
► MORTGAGES	
16 FERMIER RD.....	\$190,000
Michael Senosk+ from Cornerstone Bank	
227 TOLLAND TPKE	\$156,000
Alec C Nystrom+ from First American Home Loan	



WINDHAM COUNTY

ASHFORD

TOWN CLERK:SHERRI L. MUTCH
5 Town Hall Rd, Ashford, CT, 06278
Phone:860-487-4401

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	9
Median Price	\$302,500	\$336,000

► REAL ESTATE SALES

7 BEBBINGTON RD..... \$315,000

B: Erin E Flood & Benjamin A Snow
S: Kathleen Wood
Vol/Page: 211/709, Date: 08/19/24, Warranty
Mtg: Fairway Ind Mtg \$252,000
Use: 2 Bdrm Cape Cod, Lot: 87120sf
Prior Sale: \$201,000 (07/03)

38 FERENC RD..... \$275,000

B: Thomas E Mazejka & Katelyn Belhumeur
S: Dennis Macdonald & Brittney Robinson
Vol/Page: 211/733, Date: 08/21/24, Warranty
Mtg: T2 Financial LLC \$270,019
Use: 3 Bdrm Ranch, Lot: 69260sf
Prior Sale: \$148,815 (01/18)

35 LAKE WOODS \$49,900

B: Crissy Stinson
S: Rcn Ashford LLC
Vol/Page: 211/749, Date: 08/23/24, Warranty

550-552 WESTFORD RD \$387,000

B: Anna Mermelstein & Alan Mermelstein
S: Kyle Linsley
Vol/Page: 211/752, Date: 08/23/24, Warranty
Mtg: A & D Mortgage LLC \$351,500
Use: 2-Family Duplex, Lot: 166835sf
Prior Sale: \$242,000 (07/19)

► MORTGAGES

550-552 WESTFORD RD \$351,500

Alan Mermelshteyn+ from A & D Mortgage LLC

BROOKLYN

TOWN CLERK:KATHERINE BISSON
4 Wolf Den Rd, Brooklyn, CT, 06234
Phone:860-779-3411

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	33
Median Price	\$346,950	\$380,000

► REAL ESTATE SALES

HARTFORD RD..... \$345,000

B: Kevin Caswell
S: Amba Cap Grp-Hartford LLC
Vol/Page: 731/255, Date: 08/21/24, Quit Claim

STETSON RD..... \$81,000

B: Kevin Caswell
S: John H Barry & James T Barry
Vol/Page: 731/269, Date: 08/22/24, Warranty

81 STETSON RD \$345,000

B: Kevin Caswell
S: Amba Cap Grp-Hartford LLC
Vol/Page: 731/255, Date: 08/21/24, Quit Claim
Use: Residential-Multiple Bldgs, Lot: 442570sf
Prior Sale: \$249,900 (05/20)

► MORTGAGES

379 CHRISTIAN HILL RD..... \$344,030

Zachariah U Medeiros+ from Nationstar Mortgage

14 DARBY RD \$4,713

Jason Johnson+ from USA Housing and Urban Developm

19 MASON RD \$7,248

Jillian H Keating+ from USA Housing and Urban Deve

109 TATNIC HILL RD \$65,441

Christopher Chipman+ from Guaranteed Rate Inc

176 WAUREGAN RD \$53,000

Marybeth Zmayefski+ from Charter Oak Federal Credi

650 WOLF DEN RD \$116,000

Ryan Kania+ from Citizens Bank

CANTERBURY

TOWN CLERK:NATALIE ELLSTON
1 Municipal Dr, Canterbury, CT, 06331
Phone:860-546-9377

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	11	18
Median Price	\$360,000	\$360,500

► MORTGAGES

124 COLBURN RD..... \$25,000

Eric D Post+ from Shoreham Bk

182 PACKER RD \$320,000

Mandy Orlando+ from Swift Home Loans Inc

182 PACKER RD \$320,000

Mandy Orlando+ from Swift Home Loans Inc

CHAPLIN

TOWN CLERK:SHARI SMITH
495 Phoenixville Rd, Chaplin, CT, 06235
Phone:860-455-0073

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	4
Median Price	\$275,000	\$301,500

► REAL ESTATE SALES

63 WILLIMANTIC RD \$480,000

B: Michelle L Burns
S: Karen E Woodward
Vol/Page: 114/162, Date: 08/19/24, Warranty
Mtg: Farm Credit East ACA \$360,000
Use: 3 Bdrm Old Style, Lot: 174240sf

► MORTGAGES

13 MOUNTAIN LAUREL LN \$15,000

Trevor K Albert+ from Charter Oak Federal Credit U

WILLIMANTIC RD L:91-13..... \$360,000

Michelle L Burns+ from Farm Credit East ACA

WILLIMANTIC RD L:91-15..... \$360,000

Michelle L Burns+ from Farm Credit East ACA

EASTFORD

TOWN CLERK:JOHANNA WOLFE
16 Westford Rd, Eastford, CT, 06242
Phone:860-974-0133

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	6
Median Price	\$330,000	\$360,000

► REAL ESTATE SALES

228 EASTFORD RD..... \$349,000

B: Cody Randall & Jessica Backman
S: Marcus A Guasp
Vol/Page: 81/259, Date: 08/21/24, Warranty
Mtg: Guaranteed Rate Inc \$352,525
Use: 3 Bdrm Cape Cod, Lot: 44867sf
Prior Sale: \$262,500 (02/23)

NO STREET GIVEN..... \$800

B: Carol Barry & Thomas Barry
S: Eastford Grv Cemetery Ass
Vol/Page: 81/258, Date: 08/20/24, Warranty

► MORTGAGES

156 WESTFORD RD \$68,000

Kathleen Ringuette+ from BankESB

HAMPTON

TOWN CLERK:KAYE H JOHNSON
164 Main St, Hampton, CT, 06247
Phone:860-455-9132

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$382,500	\$312,500

► REAL ESTATE SALES

11 BIGELOW RD \$264,000

B: Troy M Waterman & Caitlin Collelo
S: Glenn Hill LLC
Vol/Page: 89/320, Date: 08/22/24, Warranty
Mtg: Centerville Bank \$211,200
Use: 2 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$140,000 (05/08)

WINDHAM RD..... \$50,000

B: Jamie M Chokas & Jennifer A Chokas
S: The Corstone Bapt Chrch I
Vol/Page: 89/317, Date: 08/20/24, Warranty

182 WINDHAM RD \$50,000

B: Jamie M Chokas & Jennifer A Chokas
S: The Corstone Bapt Chrch I
Vol/Page: 89/317, Date: 08/20/24, Warranty
Use: Religious Property, Lot: 8712sf

► MORTGAGES

BROOK RD L16 \$90,000
Ka&g Investments LLC+ from Track Realty LLC

KILLINGLY

TOWN CLERK:ELIZABETH M. WILSON
172 Main St, Killingly, CT, 06239
Phone:860-779-5308

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	67
Median Price	\$315,100	\$320,000

► REAL ESTATE SALES

104 BROAD ST \$370,000

B: Christine Lafemina & Kaylynn G Lafemina
S: John T Boland & Cheryl E Boland
Vol/Page: 1425/215, Date: 08/19/24, Warranty
Mtg: Revolution Mtg \$363,298
Use: 4 Bdrm Victorian, Lot: 16988sf

1289 HARTFORD PIKE \$234,992

B: Eastern Postal Rlty Hldg
S: Ct Postal Hldg LLC
Vol/Page: 1425/235, Date: 08/20/24, Warranty
Use: Retail-Service, Lot: 16553sf
Prior Sale: \$100,000 (03/15)

LAUREL DR \$529,000

B: Randy M Jacques & Dawn M Jacques
S: Leonard Zadora & Sons LLC
Vol/Page: 1425/260, Date: 08/20/24, Warranty

7 OTIS ST \$485,000

B: Premier Rc Prop LLC
S: Bijal Patel
Vol/Page: 1425/177, Date: 08/19/24, Warranty
Mtg: Webster First FCU \$388,000
Use: Apartment Bldg - 4-8 Units, Lot: 13939sf
Prior Sale: \$465,000 (04/23)

80 PINE KNOLLS DR \$585,000

B: James D Perry
S: Randy M Jacques & Dawn M Jacques
Vol/Page: 1425/256, Date: 08/20/24, Warranty
Use: 4 Bdrm Ranch, Lot: 268330sf
Prior Sale: \$100,000 (05/08)

50 STATE AVE \$490,000

B: George Paniagua & James Catland
S: Pyramid Bldrs 993 Bank St
Vol/Page: 1425/268, Date: 08/21/24, Warranty
Use: Residential Developable Land, Lot: 71874sf
Prior Sale: \$66,000 (04/24)

1565 UPPER MAPLE ST \$315,000

B: Cassandra Soto & Luis Diaz Jr
S: Michael Choruzek
Vol/Page: 1425/155, Date: 08/19/24, Warranty
Mtg: Total Mtg Svcs \$309,294
Use: 3 Bdrm Old Style, Lot: 6098sf
Prior Sale: \$203,000 (04/06)

17 WILLIAMSVILLE RD \$325,000

B: Roger L Ashmore & Linda J Ashmore
S: Jamie L Ashmore
Vol/Page: 1425/109, Date: 08/19/24, Warranty
Mtg: United Wholesale Mtg \$315,250
Use: 3 Bdrm Colonial, Lot: 16988sf
Prior Sale: \$135,000 (12/11)

► MORTGAGES

36 BROAD ST \$76,508

Jordan Mccabe+ from Charter Oak Federal Credit Uni

9 SHIPPE SCHOOL HOUSE RD \$50,000

Rebecca L Bates+ from Bank of America NA

1565 UPPER MAPLE ST \$15,750

Luis Diaz Jr+ from Total Mortgage Services

254 WHEATLEY ST \$150,000

Michael A Shabenas+ from Roland J Toutant

17 WILLIAMSVILLE RD \$9,750

Roger L Ashmore+ from United Wholesale Mortgage

PLAINFIELD

TOWN CLERK:DIANNE TALBOT
8 Community Ave, Plainfield, CT, 06354
Phone:860-230-3009

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	41
Median Price	\$269,000	\$310,000

► REAL ESTATE SALES

546 N MAIN ST \$310,000

B: Calvin Mitnaul Jr & Farra Pierre
S: Fed Natl Mtg Assn
Vol/Page: 624/357, Date: 08/19/24, Warranty
Mtg: Cross Country Mtg Inc \$304,385
Use: 4 Bdrm Conventional, Lot: 6098sf
Prior Sale: \$150,000 (08/03)

► MORTGAGES

22 LILLIBRIDGE RD \$355,443

Brianna Gray+ from Norwich Commercial Group

102 LILLIBRIDGE RD \$17,751

John Liappes+ from USA Housing and Urban Developme

587 NORWICH RD \$94,641

Timothy Denis+ from Figure Lending LCC

1383 NORWICH RD \$220,000

Anna Landry+ from Centreville Bank

1391 NORWICH RD \$220,000

Anna Landry+ from Centreville Bank

PUTNAM

TOWN CLERK:CHRISTINE BRIGHT
200 School St, Putnam, CT, 06260
Phone:860-963-6800

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	42
Median Price	\$315,000	\$322,750

► REAL ESTATE SALES

73 E PUTNAM RD \$690,000

B: Daniel G De Matos
S: Alan Johnson
Vol/Page: 865/288, Date: 08/20/24, Warranty
Mtg: First Natl Bk \$552,000
Use: 3 Bdrm Colonial, Lot: 87120sf
Prior Sale: \$575,000 (08/22)

147 MECHANICS ST \$290,000

B: Zackery J Hebb
S: 52-54 School Street LLC
Vol/Page: 865/370, Date: 08/23/24, Warranty
Mtg: United Wholesale Mtg \$275,500

149 MECHANICS ST \$290,000

B: Zackery J Hebb
S: 52-54 School Street LLC
Vol/Page: 865/370, Date: 08/23/24, Warranty

127 THOMPSON AVE \$100,000

B: Jason Ferreira
S: Charles P Croteau
Vol/Page: 865/311, Date: 08/21/24, Warranty
Use: Land-Vacant & Open, Lot: 376358sf

► FORECLOSURE DEEDS

77 CHARLES ST \$218,000

B: Roger Breault
S: Marguerita Karpenski & Phh Mortgage Co
Vol/Page: 865/341, Date: 08/22/24, Committee
Use: 3 Bdrm Ranch, Lot: 22216sf

► MORTGAGES

77 CHARLES ST \$400,000

Luke Walker+ from RLB & PAB LLC

92 DAVID CIR \$162,000

Audrey D Laflamme+ from Nationstar Mortgage

4 EMOND ST \$55,000

Matthew Soares+ from Liberty Bank

22 FLAGG ST \$36,035

Cheryl Ortiz+ from Figure Lending LCC

21 JAMES ST W \$50,000

Maria N Wood+ from Lakeview Loan Servicing LLC

48 KILLINGLY AVE \$365,682

Lydia Pozzato+ from Federal Savings Bank

15 MYERS ST \$37,800

Amanda R Deterio+ from LoanDepot.Com LLC

6 PROSPECT ST \$75,000

David Labossiere+ from Mitchell D Phaiah Fnd

343 SABIN ST \$6,460

Ryan D Minkle+ from USA Housing and Urban Developm

194 SCHOOL ST \$315,000

Michelle S Addai+ from New American Funding

SCOTLAND**TOWN CLERK:SHARON GEORGE**

9 Devotion Rd, Scotland, CT, 06280
Phone:860-423-9634

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	7	8
Median Price	\$286,500	\$354,500

► MORTGAGES

39 GAGER HILL RD \$100,000

Michael Grow+ from Berkshire Bank

STERLING

TOWN CLERK:HEATHER R. GEORGE

1183 Plainfield Pike, Sterling, CT, 06377
Phone:860-564-2904

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$286,000	\$365,000

► REAL ESTATE SALES

483 VALLEY VIEW RD..... \$350,000

B: Ryan J White
S: Danny Loubier & Tina Loubier
Vol/Page: 177/490, Date: 08/22/24, Warranty
Mtg: Washington Tr Co \$200,000
Use: 3 Bdrm Ranch, Lot: 142006sf
Prior Sale: \$88,500 (04/13)

► MORTGAGES

633 EKONK HILL RD..... \$170,000

Adam Brais+ from Guaranteed Rate Inc

537 STERLING HILL RD..... \$70,000

Kenneth J Lavallee+ from Amerisave Mortgage Corpor

THOMPSON

TOWN CLERK:RENEE WALDRON

815 Riverside Dr, Thompson, CT, 06277
Phone:860-923-9900

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	45
Median Price	\$354,500	\$359,900

► REAL ESTATE SALES

13 DONOVAN DR..... \$429,900

B: Leigh A Greenwald
S: Lavallee Const LLC
Vol/Page: 1066/171, Date: 08/19/24, Warranty
Mtg: Webster FiveCent Svgs \$408,405

► FORECLOSURE DEEDS

681 RIVERSIDE DR..... \$350,000

B: Salama Youssef
S: Karen Maynard & Sachem Capital Corp
Vol/Page: 1066/252, Date: 08/23/24, Committee

683 RIVERSIDE DR..... \$350,000

B: Salama Youssef
S: Karen Maynard & Sachem Capital Corp
Vol/Page: 1066/252, Date: 08/23/24, Committee

► MORTGAGES

16 LIBERTY LN..... \$333,841

Sarah E Ouillette+ from Rocket Mortgage

95 RIVERSIDE DR..... \$96,236

Tina L Rekowski+ from Rocket Mortgage

1196 THOMPSON RD..... \$412,250

Jennifer R Rheault+ from Envoy Mortgage LTD

WINDHAM

TOWN CLERK:PATRICIA P. SPRUANCE

979 Main St, Windham, CT, 06280
Phone:860-465-3013

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	77
Median Price	\$242,500	\$248,000

► REAL ESTATE SALES

103-R BASS RD..... \$423,000

B: Matthew A Ducharme & Jessica A Ducharme
S: Ted Deloreto Jr
Vol/Page: 1393/482, Date: 08/20/24, Warranty
Use: Residential Open Land, Lot: 191664sf
Prior Sale: \$60,000 (09/97)

16 CAREY ST..... \$255,000

B: Joseph Gerard & Kayla Monahan
S: Theodore A Swol Jr
Vol/Page: 1393/429, Date: 08/19/24, Warranty
Mtg: Rocket Mortgage LLC \$247,350
Use: 3 Bdrm Old Style, Lot: 11326sf

28 CLORAN ST..... \$3,000

B: Sell Stuck Land LLC
S: Marie L Parker RET & George W Parker
Vol/Page: 1393/586, Date: 08/22/24, Warranty
Use: Residential Open Land, Lot: 7405sf

40 GIFFORD AVE..... \$280,000

B: Karen M Law
S: Babij Maria Est & Eugene Babij
Vol/Page: 1393/328, Date: 08/19/24, Executor
Mtg: Liberty Bk \$251,720
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$101,000 (01/88)

17 JACK HENRY DR..... \$459,000

B: Aaron Burr
S: B Goodreau & Sons Bldg LL
Vol/Page: 1393/412, Date: 08/19/24, Warranty
Mtg: American Ngbd Mtg Acc \$404,000
Use: Residential Open Land, Lot: 88862sf
Prior Sale: \$55,000 (09/23)

118 SOUTH ST..... \$273,000

B: Irma Caban
S: Chicken Parm LLC
Vol/Page: 1393/387, Date: 08/19/24, Warranty
Mtg: Nexbank SSB \$259,350
Use: 3 Bdrm Ranch, Lot: 7405sf
Prior Sale: \$67,700 (02/24)

2 STONY RIDGE RD..... \$390,000

B: Jorden Smith
S: Brendan Whelan
Vol/Page: 1393/453, Date: 08/19/24, Warranty
Mtg: Navy FCU \$390,000
Use: 3 Bdrm Colonial, Lot: 43560sf
Prior Sale: \$354,900 (09/22)

319 TUCKIE RD..... \$225,000

B: Tiana Puckerin
S: Crystal J Desrosiers
Vol/Page: 1393/499, Date: 08/20/24, Warranty
Mtg: Cimb Bank \$225,000
Use: 3 Bdrm Ranch, Lot: 99752sf
Prior Sale: \$88,000 (03/20)

187 WINDHAM BACK RD..... \$274,900

B: Aiden Gamache
S: Federal Natl Mtg Assn
Vol/Page: 1393/532, Date: 08/21/24, Warranty
Mtg: Guild Mortgage Co \$234,900

► MORTGAGES

271 BEAVER HILL RD..... \$220,499

Charles R Harris+ from New Day Financial LLC

28 CONE RD..... \$293,000

Matthew A Ducharme+ from Veterans United Home Loan

119 QUERCUS AVE..... \$17,467

Jennifer Doyle+ from USA Housing and Urban Develop

187 WINDHAM BACK RD..... \$25,000

Aiden Gamache+ from Connecticut Housing Finance Au

WOODSTOCK

TOWN CLERK:JUDY WALBERG

415 Route 169, Woodstock, CT, 06281
Phone:860-928-6595

MARKET STATISTICS THROUGH JULY

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	51
Median Price	\$435,000	\$430,000

► REAL ESTATE SALES

340 COUNTY RD..... \$375,000

B: J Mourato Masonry LLC
S: Melvyn E Cowher & Barbara P Cowher
Vol/Page: 729/272, Date: 08/19/24, Warranty
Mtg: Resmini Cap Inv \$250,000
Use: Mixed Use-Res Dwell & OpenSp, Lot: 675180sf
Prior Sale: \$165,000 (07/18)

MEADOWSIDE L:84..... \$70,000

B: Michael Fiorentino & Janet Fiorentino
S: Karen Frantz & James Frantz
Vol/Page: 729/319, Date: 08/21/24, Warranty

MEADOWSIDE L:85..... \$70,000

B: Michael Fiorentino & Janet Fiorentino
S: Karen Frantz & James Frantz
Vol/Page: 729/319, Date: 08/21/24, Warranty

1157 ROUTE 169..... \$485,000

B: Dylan Benoit
S: Theresa V Veilleux
Vol/Page: 729/294, Date: 08/19/24, Warranty
Mtg: Revolution Mtg \$415,000
Use: 3 Bdrm Colonial, Lot: 71438sf
Prior Sale: \$299,900 (09/07)

15 WAINWRIGHT DR..... \$349,500

B: Keith McGrath
S: Steven D St Laurent
Vol/Page: 729/334, Date: 08/22/24, Warranty
Mtg: Revolution Mortgage \$343,169
Use: 3 Bdrm Cape Cod, Lot: 17424sf
Prior Sale: \$305,000 (08/22)

NO STREET GIVEN..... \$45,000

B: Brian J Sweet 2nd & Shantelle L Sweet
S: Karen J Roy
Vol/Page: 729/350, Date: 08/22/24, Warranty

► MORTGAGES

12 DAVIS RD..... \$65,000

Kristianna M Lemire+ from Webster Five Cents Savin

179 HARRISVILLE RD..... \$13,153

Ryan Carney+ from USA Housing and Urban Developmen

58 PROSPECT ST..... \$173,700

Hope K Fitz+ from Bank of America NA

170 SENEXET RD..... \$80,500

Juliane J Macdonald+ from Centreville Bank