

# The Commercial Record

## RECORDS SECTION

### TOWNS MISSING DUE TO COLLECTION ISSUES

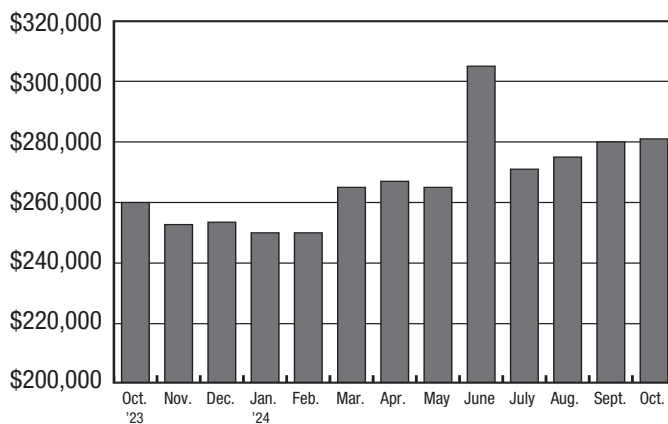
Records for the following municipalities were not collected this week. All records will be published as they become available. Counties are in bold.

NO MISSING TOWNS

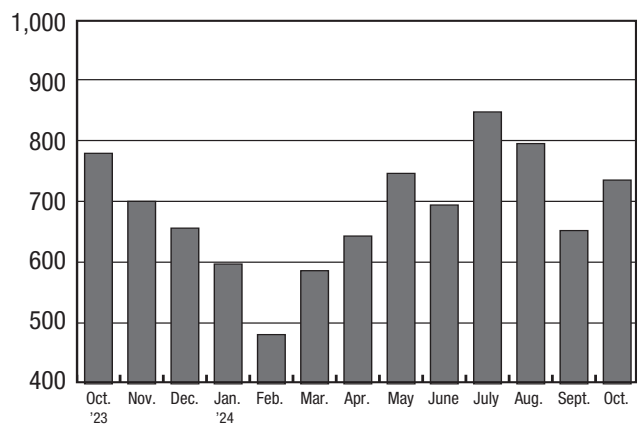
### CONNECTICUT WEEKLY MORTGAGE REPORT

## CONNECTICUT MARKET STATISTICS

**CT Statewide Monthly Condo Median Sale Price**



**CT Statewide Monthly Number of Condo Sales**



**October Median Price**

Year	October Price	% Change
2020	\$195,000	15.9%
2021	\$205,000	5.13%
2022	\$235,888	15.07%
2023	\$260,000	10.22%
2024	\$281,000	8.08%

**October Number of Sales**

Year	Number of Sales	% Change
2020	1,025	26.23%
2021	1,061	3.51%
2022	807	-23.94%
2023	779	-3.47%
2024	735	-5.65%

Source: The Warren Group

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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				
		<b>Fairfield County</b>			
5	12/06/2024	Bethel (B)	27	12/06/2024	Rocky Hill (W)
5	12/06/2024	Bridgeport (W)	27	12/06/2024	Simsbury (W)
6	12/06/2024	Brookfield (W)	27	12/06/2024	South Windsor (W)
7	12/05/2024	Danbury (W)	28	12/06/2024	Southington (W)
8	12/05/2024	Darien (W)	28	12/06/2024	Suffield (B)
8	12/06/2024	Easton (B)	29	12/06/2024	West Hartford (W)
8	12/06/2024	Fairfield (W)	29	12/06/2024	Wethersfield (W)
9	12/06/2024	Greenwich (W)	30	12/06/2024	Windsor (W)
10	12/06/2024	Monroe (W)	30	12/06/2024	Windsor Locks (B)
10	11/22/2024	New Canaan (W)			
10	12/06/2024	New Fairfield (B)			
11	12/06/2024	Newtown (W)			
11	12/04/2024	Norwalk (W)			
12	12/05/2024	Redding (B)			
12	12/06/2024	Ridgefield (W)			
13	12/06/2024	Shelton (W)			
13	12/06/2024	Sherman (M)			
14	12/06/2024	Stamford (W)			
15	12/06/2024	Stratford (W)			
16	12/06/2024	Trumbull (W)			
17	12/06/2024	Weston (B)			
17	12/06/2024	Westport (W)			
17	12/06/2024	Wilton (W)			
		<b>Hartford County</b>			
18	12/05/2024	Avon (W)			
18	12/06/2024	Berlin (W)			
18	12/06/2024	Bloomfield (W)			
19	12/06/2024	Bristol (W)			
20	12/06/2024	Burlington (B)			
20	12/05/2024	Canton (B)			
20	12/04/2024	East Granby (W)			
20	12/06/2024	East Hartford (W)			
21	12/06/2024	East Windsor (B)			
21	12/06/2024	Enfield (W)			
22	12/06/2024	Farmington (W)			
23	12/06/2024	Glastonbury (W)			
23	12/06/2024	Granby (B)			
23	12/06/2024	Hartford (W)			
	11/26/2024	Hartland (M)			
24	12/06/2024	Manchester (W)			
25	12/06/2024	Marlborough (B)			
25	12/06/2024	New Britain (W)			
26	12/06/2024	Newington (W)			
26	12/05/2024	Plainville (B)			
		<b>Litchfield County</b>			
31	12/02/2024	Barkhamsted (M)			
31	12/05/2024	Bethlehem (M)			
31	12/06/2024	Bridgewater (M)			
	11/26/2024	Canaan (M)			
31	12/04/2024	Colebrook (M)			
31	12/02/2024	Cornwall (M)			
31	12/05/2024	Goshen (M)			
31	12/05/2024	Harwinton (M)			
31	12/03/2024	Kent (M)			
32	12/06/2024	Litchfield (B)			
32	12/05/2024	Morris (M)			
32	12/05/2024	New Hartford (B)			
32	12/06/2024	New Milford (W)			
	11/27/2024	Norfolk (M)			
32	12/05/2024	North Canaan (M)			
33	12/06/2024	Plymouth (B)			
33	12/06/2024	Roxbury (M)			
33	12/06/2024	Salisbury (M)			
	12/04/2024	Sharon (M)			
33	12/05/2024	Thomaston (M)			
33	12/06/2024	Torrington (W)			
	12/02/2024	Warren (M)			
34	12/06/2024	Washington (M)			
34	12/06/2024	Watertown (B)			
34	12/04/2024	Winchester (B)			
34	12/06/2024	Woodbury (B)			
		<b>Middlesex County</b>			
35	12/05/2024	Chester (M)			
35	12/06/2024	Clinton (B)			
35	12/06/2024	Cromwell (B)			
35	12/05/2024	Deep River (M)			
35	12/05/2024	Durham (B)			
35	12/06/2024	East Haddam (B)			
36	12/06/2024	East Hampton (B)			
		<b>New Haven County</b>			
39	12/06/2024	Ansonia (B)			
39	12/04/2024	Beacon Falls (M)			
39	12/05/2024	Bethany (M)			
39	12/06/2024	Branford (W)			
40	12/06/2024	Cheshire (W)			
40	12/06/2024	Derby (B)			
40	12/06/2024	East Haven (W)			
41	12/06/2024	Guilford (W)			
42	12/02/2024	Hamden (W)			
42	12/05/2024	Madison (W)			
42	12/06/2024	Meriden (W)			
43	12/06/2024	Middlebury (B)			
44	12/06/2024	Milford (W)			
44	12/06/2024	Naugatuck (W)			
45	12/06/2024	New Haven (W)			
46	12/06/2024	North Branford (B)			
46	12/06/2024	North Haven (W)			
47	12/05/2024	Orange (B)			
47	12/05/2024	Oxford (B)			
47	12/05/2024	Prospect (M)			
47	12/06/2024	Seymour (B)			
48	12/06/2024	Southbury (W)			
48	12/06/2024	Wallingford (W)			
48	12/06/2024	Waterbury (W)			
50	12/06/2024	West Haven (W)			
51	12/06/2024	Wolcott (B)			
51	12/06/2024	Woodbridge (B)			
		<b>New London County</b>			
	12/03/2024	Bozrah (M)			
52	12/06/2024	Colchester (W)			
52	12/05/2024	East Lyme (B)			
52	12/09/2024	Franklin (M)			
52	12/06/2024	Griswold (B)			
53	12/06/2024	Groton (W)			
53	12/06/2024	Lebanon (B)			
		<b>Tolland County</b>			
58	11/27/2024	Andover (M)			
58	12/04/2024	Bolton (M)			
58	12/04/2024	Columbia (M)			
58	12/06/2024	Coventry (B)			
59	12/05/2024	Ellington (B)			
59	12/06/2024	Hebron (B)			
59	12/04/2024	Mansfield (B)			
59	12/05/2024	Somers (B)			
60	12/03/2024	Stafford (B)			
60	12/05/2024	Tolland (B)			
	12/03/2024	Union (M)			
60	11/27/2024	Vernon (W)			
	11/27/2024	Willington (M)			
		<b>Windham County</b>			
62	12/06/2024	Ashford (M)			
62	12/05/2024	Brooklyn (B)			
62	12/05/2024	Canterbury (M)			
62	12/05/2024	Chaplin (M)			
62	12/04/2024	Eastford (M)			
	11/07/2024	Hampton (M)			
62	12/05/2024	Killingly (B)			
63	12/05/2024	Plainfield (B)			
63	12/05/2024	Pomfret (M)			
63	12/06/2024	Putnam (B)			
63	12/04/2024	Scotland (M)			
63	12/03/2024	Sterling (M)			
64	12/06/2024	Thompson (B)			
64	12/05/2024	Windham (B)			
64	12/05/2024	Woodstock (B)			

## HOW TO READ THE REAL ESTATE RECORDS

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

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

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

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

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

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

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

### MARKET STATISTICS THROUGH APRIL

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

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

### ► REAL ESTATE SALES

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

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

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

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

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

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

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

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

### ► REAL ESTATE SALES

**32 ELM ST .....\$175,000**

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

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

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

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

### ► FORECLOSURE DEEDS

**43 MAIN ST .....\$142,200**

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

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

### ► MORTGAGES

**102 MAIN ST .....\$132,000**

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

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

### KEY TO LABELS

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

### KEY TO ABBREVIATIONS

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

**VILLAGE/TOWN GUIDE**

<b>VILLAGE</b>	<b>TOWN</b>						
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 . . . . .	Hartford
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 . . . . .	Norwich





# FAIRFIELD COUNTY

## BETHEL

**TOWN CLERK:LISA BERGH**  
1 School St, Bethel, CT, 06801  
Phone:203-794-8505

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	117
Median Price	\$488,500	\$500,000

### ► REAL ESTATE SALES

**16 BRIAR RIDGE DR U:16..... \$647,500**

B: Kristina P Olmsted, Tr for Kristina P Olmsted T  
S: Alexandro Pereira  
Vol/Page: 1184/1034, Date: 12/04/24, Warranty  
Mtg: Guaranteed Rate Affin \$397,500  
Use: 3 Bdrm Condo  
Prior Sale: \$565,000 (03/23)

**59 COPPER SQUARE DR U:59..... \$649,900**

B: Joseph R Galluzzo & Deburor L Galluzzo  
S: Patrick Quigley & Laurie Quigley  
Vol/Page: 1184/1066, Date: 12/05/24, Warranty  
Use: 3 Bdrm Condo, Lot: 26136sf  
Prior Sale: \$459,460 (06/18)

**15 CORTLAND DR ..... \$975,000**

B: Supriya S Hallikar & Nitesh B Shah  
S: Ivette E Diaz, Tr for Ivette E Diaz T  
Vol/Page: 1184/1010, Date: 12/03/24, Trustee  
Mtg: Allied Mortgage Group \$650,000  
Use: 4 Bdrm Colonial, Lot: 40075sf  
Prior Sale: \$352,947 (10/96)

**111 PLUMTREES RD ..... \$857,000**

B: Binal R Sheth & Saurabh Mehta  
S: Joseph P Powell & Amy L Powell  
Vol/Page: 1184/1103, Date: 12/05/24, Warranty  
Mtg: MLB Residential Lndg \$766,550  
Use: 4 Bdrm Colonial, Lot: 122404sf  
Prior Sale: \$555,000 (02/18)

**SUMMIT VILLAGE CONDO U:13..... \$535,000**

B: Xiaonan Li & Lei Yu  
S: Leon Kagan & Sofia Kagan  
Vol/Page: 1184/981, Date: 12/02/24, Warranty  
Use: Condo

**105 WALNUT HILL RD..... \$825,000**

B: Peggy J Yochum & Jerome Yochum  
S: Tandler Marlene R Est & Marlene R Tandler  
Vol/Page: 1184/1000, Date: 12/03/24, Trustee  
Use: 4 Bdrm Contemporary, Lot: 24394sf  
Prior Sale: \$339,083 (08/95)

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

B: Rose M Marino  
S: Richard P Glowacki 2nd  
Vol/Page: 1184/1121, Date: 12/06/24, Warranty

### ► MORTGAGES

**15 CASTLE HILL DR ..... \$23,716**  
Eric R Lawlor+ from USA Housing and Urban Developm

**143 NASHVILLE RD..... \$50,000**  
Courtney N Shanley+ from Newtown Savings Bank

**49 PUTNAM PARK RD..... \$340,000**  
Rose M Marino+ from Total Mortgage Services

**12 TROWBRIDGE DR..... \$275,000**  
12 Trowbridge Drive LLC+ from Webster Bank

## BRIDGEPORT

**TOWN CLERK:CHARLIE L. STALLWORTH**  
45 Lyon Ter, Rm 122, Bridgeport, CT, 06604  
Phone:203-576-7208

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	441	411
Median Price	\$319,000	\$365,000

### ► REAL ESTATE SALES

**10 ARCADIA AVE..... \$299,000**

B: Ketiā Demosthenes & Dorian V Demosthenes  
S: Marie Erodici  
Vol/Page: 11301/333, Date: 12/02/24, Warranty  
Mtg: New American Funding \$293,584  
Use: 2 Bdrm Duplex, Lot: 2412sf

**75 BELL ST ..... \$290,000**

B: 77 Bell Street Assoc LLC  
S: 75 Bell Street Assoc LLC  
Vol/Page: 11303/113, Date: 12/04/24, Warranty  
Use: 3-Family Family Flat, Lot: 3975sf  
Prior Sale: \$55,000 (09/10)

**315 BIRMINGHAM ST ..... \$530,000**

B: Paul I White  
S: Luis A Torres  
Vol/Page: 11301/260, Date: 12/02/24, Warranty  
Mtg: Total Mtg Svcs \$424,000  
Use: 4 Bdrm Cape Cod, Lot: 6250sf

**BOND ST ..... \$255,000**

B: 276 Bond St LLC  
S: Dacca Shabazz  
Vol/Page: 11304/326, Date: 12/06/24, Warranty

**751 CLARK ST ..... \$410,000**

B: Matthias Sportini & Thomas Sportini 2nd  
S: 751 Clark LLC  
Vol/Page: 11303/267, Date: 12/05/24, Warranty  
Mtg: Kind Lending \$328,000  
Use: 4 Bdrm Cape Cod, Lot: 5000sf  
Prior Sale: \$315,000 (09/21)

**25-27 COLUMBIA ST..... \$260,000**

B: Imaar Hm Improvements LLC  
S: Helen O Irvine  
Vol/Page: 11303/158, Date: 12/04/24, Warranty  
Mtg: Jean Capital Llc \$138,000  
Use: 2-Family Two Family, Lot: 4000sf

**1429 E MAIN ST ..... \$775,000**

B: Putnam & East LLC  
S: Omonte Enterprises Inc & Abraham Omonte  
Vol/Page: 11303/252, Date: 12/05/24, Warranty  
Mtg: Omonte Enterprises In \$700,000  
Use: Commercial Building, Lot: 11699sf  
Prior Sale: \$300,000 (12/88)

**76 EATON ST ..... \$440,000**

B: Malter O Grant  
S: Jill A Sagliano  
Vol/Page: 11303/95, Date: 12/04/24, Warranty  
Mtg: Mortgage Research Ctr \$432,030

**78 EATON ST ..... \$440,000**

B: Malter O Grant  
S: Jill A Sagliano  
Vol/Page: 11303/95, Date: 12/04/24, Warranty  
Mtg: Mortgage Research Ctr \$432,030

**44 EDWIN ST ..... \$450,000**

B: Luis M Fajardo & Samuel M Fajardo  
S: Dolarek Iii LLC  
Vol/Page: 11304/229, Date: 12/06/24, Warranty

**46 EDWIN ST ..... \$450,000**

B: Luis M Fajardo & Samuel M Fajardo  
S: Dolarek Iii LLC  
Vol/Page: 11304/229, Date: 12/06/24, Warranty

**3250 FAIRFIELD AVE U:322..... \$351,000**

B: Vartuhi Ersan & Serkis Ersan  
S: Branden Goncalves  
Vol/Page: 11304/286, Date: 12/06/24, Warranty  
Use: 3 Bdrm Condo  
Prior Sale: \$332,073 (01/07)

**3250 FAIRFIELD AVE U:329..... \$315,000**

B: Mary Brooks  
S: Julia Frank  
Vol/Page: 11304/49, Date: 12/05/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$165,000 (12/17)

**3250 FAIRFIELD AVE U:334..... \$310,000**

B: Keenen Grace & Linette Grace  
S: Sharon Y Kriz  
Vol/Page: 11304/322, Date: 12/06/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$284,900 (05/07)

**200-202 HARRAL AVE ..... \$570,000**

B: Euisuk Sung & Eunjoo Jeong  
S: Ariana Solis  
Vol/Page: 11302/168, Date: 12/03/24, Warranty  
Mtg: Centreville Bank \$456,000  
Use: Apartment Bldg - 4-8 Units, Lot: 5500sf  
Prior Sale: \$310,000 (11/19)

**191 HAWLEY AVE..... \$150,000**

B: Ernest T Amaral  
S: Karen Bauco & Craig Amaral  
Vol/Page: 11304/294, Date: 12/06/24, Warranty

**193 HAWLEY AVE..... \$150,000**

B: Ernest T Amaral  
S: Karen Bauco & Craig Amaral  
Vol/Page: 11304/294, Date: 12/06/24, Warranty

**228-230 HOLLY ST..... \$190,000**

B: Hommes LLC  
S: Hill Dorothy M Est & Lola Hill  
Vol/Page: 11301/278, Date: 12/02/24, Executor  
Mtg: Pinnacle Fncl Svc LLC \$299,000  
Use: 2-Family Two Family, Lot: 5083sf

**597 JAMES ST..... \$315,000**

B: Jovon K Shippy  
S: Migdalia & Mariano LLC  
Vol/Page: 11304/173, Date: 12/05/24, Warranty  
Mtg: Total Mtg Svcs \$299,250  
Use: 3 Bdrm Duplex, Lot: 2315sf  
Prior Sale: \$183,000 (01/06)

**70 LUTHER ST** ..... **\$383,500**  
 B: Antonio A Nunes  
 S: Josephine C Melillo  
 Vol/Page: 11304/63, Date: 12/05/24, Warranty  
 Mtg: Total Mtg Svcs \$287,625  
 Use: 3 Bdrm Cape Cod, Lot: 6184sf

**537 OGDEN ST** ..... **\$500,000**  
 B: Luis M Fajardo & Samuel M Fajardo  
 S: Dolarek LLC  
 Vol/Page: 11304/256, Date: 12/06/24, Warranty

**539 OGDEN ST** ..... **\$500,000**  
 B: Luis M Fajardo & Samuel M Fajardo  
 S: Dolarek LLC  
 Vol/Page: 11304/256, Date: 12/06/24, Warranty

**1258 PARK AVE** ..... **\$500,000**  
 B: Luis M Fajardo & Samuel M Fajardo  
 S: Dolarek li LLC  
 Vol/Page: 11304/196, Date: 12/06/24, Warranty

**1260 PARK AVE** ..... **\$500,000**  
 B: Luis M Fajardo & Samuel M Fajardo  
 S: Dolarek li LLC  
 Vol/Page: 11304/196, Date: 12/06/24, Warranty

**3900 PARK AVE** ..... **\$7,614,150**  
 B: 3900 Park Ave LLC  
 S: Allen Levy Executive LLC  
 Vol/Page: 11302/145, Date: 12/03/24, Warranty  
 Use: Apartment Building, Lot: 142441sf

**101 PEARSALL WAY** ..... **\$996,000**  
 B: Deborah Lipschitz & Donna Karnal  
 S: Kristin Anderson  
 Vol/Page: 11304/146, Date: 12/05/24, Warranty  
 Mtg: Morgan Stanley Privat \$511,000  
 Use: 4 Bdrm Colonial, Lot: 12928sf  
 Prior Sale: \$780,750 (10/22)

**15 ROBERT ST** ..... **\$470,000**  
 B: Micael F Chagas & Doris Ferreira  
 S: Ignacio Navarro & Emiliano Navarro  
 Vol/Page: 11302/297, Date: 12/03/24, Warranty  
 Mtg: M&T Bank NA \$446,500  
 Use: 3 Bdrm Cape Cod, Lot: 7113sf  
 Prior Sale: \$259,900 (12/17)

**317 SAUNDERS AVE** ..... **\$365,000**  
 B: Nordia Williams  
 S: Dolores Crawley  
 Vol/Page: 11304/25, Date: 12/05/24, Warranty  
 Mtg: JPMorgan Chase Bank \$320,000  
 Use: 3 Bdrm Cape Cod, Lot: 9955sf

**1390-1392 STRATFORD AVE** ..... **\$175,000**  
 B: Edner Lors & Kettly Lors  
 S: Carlos Chompre  
 Vol/Page: 11301/73, Date: 12/02/24, Warranty  
 Mtg: Carlos Chompre \$140,000  
 Use: Commercial Building, Lot: 3635sf  
 Prior Sale: \$250,000 (10/19)

**123 SUMMERFIELD AVE** ..... **\$465,000**  
 B: Jose C Ferreira & Aide Ferreira  
 S: Francisco Pena  
 Vol/Page: 11304/298, Date: 12/06/24, Warranty

**125 SUMMERFIELD AVE** ..... **\$465,000**  
 B: Jose C Ferreira & Aide Ferreira  
 S: Francisco Pena  
 Vol/Page: 11304/298, Date: 12/06/24, Warranty

**1000 SYLVAN AVE** ..... **\$645,000**  
 B: Blue Island Seafood Corp  
 S: Carmen L Umplerre & Lyzaida Figueroa  
 Vol/Page: 11301/311, Date: 12/02/24, Warranty  
 Use: Commercial Vacant Land, Lot: 5602sf  
 Prior Sale: \$97,500 (01/95)

**1018-1020 SYLVAN AVE** ..... **\$645,000**  
 B: Blue Island Seafood Corp  
 S: Carmen L Umplerre & Lyzaida Figueroa  
 Vol/Page: 11301/311, Date: 12/02/24, Warranty  
 Mtg: Blackburne & Brown Mt \$419,250  
 Use: Commercial Building, Lot: 6013sf

**642 WILLIAM ST** ..... **\$450,000**  
 B: Pedro L Luna & Nicet G Brao  
 S: Patrick Domond  
 Vol/Page: 11305/21, Date: 12/06/24, Warranty  
 Use: 2-Family Two Family, Lot: 4320sf  
 Prior Sale: \$158,000 (11/88)

**219 WILLOW ST** ..... **\$240,000**  
 B: Varun Pande  
 S: Louis M Maitto  
 Vol/Page: 11301/232, Date: 12/02/24, Warranty  
 Mtg: Union Savings Bank \$180,000  
 Use: 5 Bdrm Duplex, Lot: 2750sf

► **MORTGAGES**

**10 ARCADIA AVE** ..... **\$11,960**  
 Ketia Demosthenes+ from Connecticut Housing Financ

**65 BATTERY PARK DR** ..... **\$100,000**  
 Dawn Theodorsen+ from Citizens Bank

**59 BIRDSEY ST** ..... **\$48,948**  
 Valerie Buckham+ from USA Housing and Urban Develo

**69 BLACKMAN PL** ..... **\$82,554**  
 Dwayne R Hanson+ from USA Housing and Urban Develo

**346-348 BUNNELL ST** ..... **\$412,500**  
 Dexter Doyley+ from Pen Lending Group Inc

**161 CLARENCE ST** ..... **\$406,000**  
 Jessica M Lopez-Guzman+ from Meadowbrook Financial

**391 COLEMAN ST** ..... **\$165,750**  
 Alexia R Andrade+ from Prysma Lending Group LLC

**67 CORN TASSEL RD** ..... **\$14,915**  
 Syron J Kira+ from USA Housing and Urban Developme

**2269 E MAIN ST** ..... **\$165,000**  
 Luis J Sanchez+ from Cross Country Mortgage Inc

**284 EARL AVE** ..... **\$200,000**  
 Joe E Pulliam+ from Palmetto Surety Corp

**66 FAYERWEATHER TER** ..... **\$52,645**  
 Nicholas Bodor+ from Guaranteed Rate Inc

**90 FAYERWEATHER TER** ..... **\$135,000**  
 Chris Boland+ from GE Employees Credit Union

**135 GARDEN DR** ..... **\$21,740**  
 Mia Alexis+ from USA Housing and Urban Development

**567 GLENDALE AVE U:567** ..... **\$47,000**  
 Colette Jean+ from Community Credit Union Lynn

**16-18 HADLEY ST** ..... **\$10,969**  
 Angel Galloza+ from USA Housing and Urban Developm

**297 HANOVER ST** ..... **\$83,000**  
 Crisermey Vega+ from Spring Equity Llc

**410 HOOKER RD** ..... **\$20,404**  
 Wyateigha Hanley+ from USA Housing and Urban Develo

**133 HUGHES AVE** ..... **\$255,392**  
 Kenny Kalap+ from Freedom Mortgage Corp

**810 HUNTINGTON TPKE** ..... **\$355,500**  
 Wayne Garner+ from Swift Home Loans Inc

**597 JAMES ST** ..... **\$25,000**  
 Jovon K Shippy+ from Connecticut Housing Finance A

**515-519 JANE ST** ..... **\$770,000**  
 515 Jane LLC+ from Deal Funding Llc

**50 KAECEHE PL** ..... **\$20,321**  
 Kency Perard+ from USA Housing and Urban Developme

**90 MORGAN AVE** ..... **\$252,310**  
 Kimberly L Richardson+ from Amerisave Mortgage Cor

**253 NOBLE AVE** ..... **\$325,000**  
 Smile Properties LLC+ from Jefferson L Sharpe

**277-285 NOBLE AVE** ..... **\$325,000**  
 Smile Properties LLC+ from Jefferson L Sharpe

**116-118 OCEAN AVE** ..... **\$130,000**  
 Camille Fox+ from Bank of America NA

**60 OLIVE ST** ..... **\$34,563**  
 Fitz W Clark+ from USA Housing and Urban Developme

**1297 PARK AVE** ..... **\$300,000**  
 Gabriel Properties LLC+ from Ives Bank

**2310 PARK AVE** ..... **\$20,000**  
 Christian F Aguirre+ from Webster Bank

**2318 PARK AVE** ..... **\$20,000**  
 Christian F Aguirre+ from Webster Bank

**81 PIERCE AVE** ..... **\$72,128**  
 Bryan Martin+ from USA Housing and Urban Developme

**300 PUTNAM ST** ..... **\$700,000**  
 Putnam & East LLC+ from Omonte Enterprises In

**304 PUTNAM ST** ..... **\$700,000**  
 Putnam & East LLC+ from Omonte Enterprises In

**308 PUTNAM ST** ..... **\$700,000**  
 Putnam & East LLC+ from Omonte Enterprises In

**312 PUTNAM ST** ..... **\$700,000**  
 Putnam & East LLC+ from Omonte Enterprises In

**719 QUEEN ST** ..... **\$431,293**  
 Lino Torres+ from Freedom Mortgage Corp

**139-141 READ ST** ..... **\$10,525**  
 Enrico Cato+ from USA Housing and Urban Developmen

**290 REMINGTON ST** ..... **\$77,954**  
 Mellisa I Ford-Hollie+ from Better Mortgage Corp

**183 UNION AVE** ..... **\$586,300**  
 59 Ellis Pl LLC+ from STormfield SPV I LLC

**87 VICTORY AVE** ..... **\$135,000**  
 Luis Cajas+ from M&T Bank NA

**24 VOIGHT AVE** ..... **\$242,673**  
 Lisa Cox+ from United Wholesale Mortgage

**BROOKFIELD**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	138
Median Price	\$533,336	\$617,000

► **REAL ESTATE SALES**

**13 HEARTHSTONE DR U:13** ..... **\$372,000**  
 B: Alex Kunkel & Aylin Sivri  
 S: Coryn H Mccarroll  
 Vol/Page: 836/158, Date: 12/06/24, Warranty  
 Mtg: Mutual Of Omaha Bk \$297,600  
 Use: 1 Bdrm Condo  
 Prior Sale: \$189,000 (01/17)

**23 LOGGING TRAIL LN** ..... **\$1,785,000**  
 B: 23 Logging Trl LLC  
 S: Danford W Davis & Shannon M Davis  
 Vol/Page: 836/154, Date: 12/06/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 170713sf  
 Prior Sale: \$1,797,047 (09/22)

**4 MAYFLOWER DR** ..... **\$625,000**  
 B: Nicola Disavino & Giuditta Disavino  
 S: Ines Graziosa  
 Vol/Page: 836/129, Date: 12/04/24, Warranty  
 Use: 5 Bdrm Raised Ranch, Lot: 39204sf

**5 VALE RD** ..... **\$660,000**  
 B: Tyler Campbell & Chelsea Donnelly  
 S: Barbara A Summa  
 Vol/Page: 836/103, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$580,000  
 Use: 4 Bdrm Colonial, Lot: 53579sf  
 Prior Sale: \$570,000 (12/07)

► **MORTGAGES**

**114 COMMERCE RD** ..... **\$1,500,000**  
 Adf Rlty LLC+ from Webster Bank

**115 COMMERCE RD** ..... **\$1,500,000**  
 Adf Rlty LLC+ from Webster Bank

**3 FLEETWOOD LN** ..... **\$130,000**  
 Jamilyn E Zapata+ from Greenwood Credit Union

**21 N PLEASANT RISE** ..... **\$310,000**  
 Guy Chadash+ from Reliance First Capital LLC

**118 POCONO RD** ..... **\$481,000**  
 Jorge M Galhardo+ from Mr Cooper

**202 WHISCONIER RD** ..... **\$44,671**  
 Patricia R Vesely+ from Figure Lending LCC

**DANBURY**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	264	268
Median Price	\$432,500	\$465,000

► **REAL ESTATE SALES**

**26 BENEDICT AVE U:B** ..... **\$420,000**  
 B: Monique Dixon  
 S: Maite Duran Gv LLC  
 Vol/Page: 2708/766, Date: 12/02/24, Warranty  
 Mtg: Cross Country Mtg Inc \$336,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$358,000 (09/24)

**51 CEDAR DR** ..... **\$1,840,000**  
 B: Marianne Semenetz & Eric Semenetz  
 S: Edward J Choiniere & Margaret M Choiniere  
 Vol/Page: 2708/1096, Date: 12/05/24, Warranty  
 Use: 4 Bdrm Contemporary, Lot: 6970sf  
 Prior Sale: \$430,000 (08/14)

**17 CHUCK WAGON LN** ..... **\$420,000**  
 B: Leslie Acevedo & America Barreda  
 S: Randolph L Anderson & Kathryn M Anderson  
 Vol/Page: 2708/666, Date: 12/02/24, Warranty  
 Mtg: Movement Mtg LLC \$415,648  
 Use: 3 Bdrm Raised Ranch, Lot: 45738sf  
 Prior Sale: \$190,000 (09/93)

**44 E HAYESTOWN RD U:16** ..... **\$505,000**  
 B: Breanne Lott & Atota Halkiyo  
 S: Jennifer M Massier & Laurie L Massier  
 Vol/Page: 2708/344, Date: 11/26/24, Warranty  
 Mtg: Newtown Savings Bank \$429,250  
 Use: 3 Bdrm Condo  
 Prior Sale: \$430,000 (07/22)

**E STARRS PLAIN RD** ..... **\$600,000**  
 B: James T Caraluzzi & Pamela Caraluzzi  
 S: Jack A Venning & Agatha Venning  
 Vol/Page: 2708/925, Date: 12/04/24, Warranty

**18 FIR DR** ..... **\$570,000**  
 B: Anthony M Gomez & Avery A Gomez  
 S: Deborah A Smith & Peter A Swaby  
 Vol/Page: 2708/704, Date: 12/02/24, Warranty  
 Mtg: Union Home Mortgage \$541,500  
 Use: 4 Bdrm Colonial, Lot: 49658sf  
 Prior Sale: \$415,000 (10/18)

**3 HOMESTEAD AVE** ..... **\$425,000**  
 B: Diana Chimbo & Jessica Chimbo  
 S: Mohammad Faisal  
 Vol/Page: 2708/322, Date: 11/26/24, Warranty  
 Mtg: United Wholesale Mtg \$410,815  
 Use: 3 Bdrm Colonial, Lot: 3920sf  
 Prior Sale: \$210,000 (12/03)

**57 LIBERTY AVE** ..... **\$610,000**  
 B: Marco E Sarango  
 S: Narcisca Criollo  
 Vol/Page: 2708/1049, Date: 12/05/24, Warranty  
 Mtg: Prysm Lending Group \$457,500  
 Use: 6 Bdrm Colonial, Lot: 10019sf  
 Prior Sale: \$480,000 (11/06)

**8 MANNIONS LN U:1** ..... **\$350,000**  
 B: Dodge Sgaglio  
 S: Gabriella Palmeri & Matthew Terwilliger  
 Vol/Page: 2708/857, Date: 12/03/24, Warranty  
 Mtg: Union Savings Bank \$270,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$240,000 (03/21)

**20 OAKLAND AVE U:10C** ..... **\$250,000**  
 B: Bella House LLC  
 S: Michael F Jackson & Cathleen Jackson  
 Vol/Page: 2708/888, Date: 12/03/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$228,000 (08/07)

**166 OLD BROOKFIELD RD U:31-3** ..... **\$330,000**  
 B: Nilson D Teixeira & Kristin N Apuzzo  
 S: John M Spera & Anthony P Spera  
 Vol/Page: 2708/993, Date: 12/04/24, Warranty  
 Mtg: First Natl Bk \$264,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$285,000 (03/05)

**7 PADANARAM RD U:H164** ..... **\$190,000**  
 B: Marco A De Faria  
 S: Nare Pessa & Havazelet Pessa  
 Vol/Page: 2708/940, Date: 12/04/24, Warranty  
 Mtg: OCMBBC Inc \$142,500  
 Use: 1 Bdrm Condo  
 Prior Sale: \$110,000 (06/20)

**60 PLEASANT ST** ..... **\$510,000**  
 B: Lessandra B Martins & Lucinei P Deoliveira  
 S: Stacy C Lawless  
 Vol/Page: 2708/746, Date: 12/02/24, Warranty  
 Mtg: Stacy C Lawless \$480,000  
 Use: 2-Family Two Family, Lot: 7841sf  
 Prior Sale: \$74,000 (09/01)

**14 PRINCE ST** ..... **\$435,000**  
 B: Saul A Guillen & Norma M Saiguero  
 S: John H Brown  
 Vol/Page: 2708/723, Date: 12/02/24, Warranty  
 Mtg: Prysm Lending Group \$413,250  
 Use: 2 Bdrm Cape Cod, Lot: 8276sf  
 Prior Sale: \$90,000 (10/14)

**101-103 SOUTH ST U:7** ..... **\$245,000**  
 B: Blanca J Quizhpi  
 S: Gilmar F Campos  
 Vol/Page: 2708/1076, Date: 12/05/24, Warranty  
 Mtg: Total Mtg Svcs \$232,750  
 Use: 2 Bdrm Condo  
 Prior Sale: \$194,900 (04/06)

**67 TOPSTONE DR** ..... **\$435,000**  
 B: Sophareth Seng & Malay Hem  
 S: Evelyn Lucas  
 Vol/Page: 2708/301, Date: 11/26/24, Warranty  
 Mtg: Homestead Fund Corp \$412,425  
 Use: 3 Bdrm Ranch, Lot: 10890sf  
 Prior Sale: \$325,250 (10/20)

**22 VALLEY STREAM DR** ..... **\$400,000**  
 B: Vanessa Tyrrell  
 S: Ayoub Helen G Est & Kenneth M Ayoub  
 Vol/Page: 2708/371, Date: 11/26/24, Executor  
 Mtg: Plaza Home Mtg \$320,000  
 Use: 3 Bdrm Ranch, Lot: 20038sf

**29 WEDGEWOOD DR** ..... **\$625,000**  
 B: Trevor J Doherty & Allison R Doherty  
 S: John H Baker & Barbara A Baker  
 Vol/Page: 2708/831, Date: 12/03/24, Warranty  
 Mtg: Sikorsky Fncl CU Inc \$500,000  
 Use: 4 Bdrm Cape Cod, Lot: 43560sf  
 Prior Sale: \$520,000 (08/06)

**10-12 WILLIAM ST** ..... **\$679,000**  
 B: Kenneth Kuilan & Deborah Kuilan  
 S: Quan H Truong, Tr for Natalie M Do  
 Vol/Page: 2708/1099, Date: 12/05/24, Warranty  
 Mtg: Sun West Mtg Co \$509,250  
 Use: Apartment Bldg - 4-8 Units, Lot: 10019sf  
 Prior Sale: \$380,000 (09/17)

► **MORTGAGES**

**6 3 PARTNERS RD** ..... **\$150,000**  
 John Hermanowski+ from Sofi Bank Na

**5 BIRCH ST** ..... **\$10,016**  
 Louise Birmingham+ from USA Housing and Urban Deve

**5 CIRCLE DR** ..... **\$138,500**  
 Timothy J Merullo+ from Union Savings Bank

**44 E HAYESTOWN RD U:16** ..... **\$429,250**  
 Breanne Lott+ from Newtown Savings Bank

**39-B E LAKE RD** ..... **\$200,000**  
 James G Patton 3rd+ from Webster Bank

**3 HOMESTEAD AVE** ..... **\$410,815**  
 Diana Chimbo+ from United Wholesale Mortgage

**26 JOSH LN** ..... **\$250,000**  
 John Semmeles+ from M&T Bank NA

**12 KAREN RD** ..... **\$356,000**  
 Jose A Matute-Boni+ from Prysm Lending Group LLC

**49 STADLEY ROUGH RD** ..... **\$11,951**  
 Rosa L Nolasco+ from USA Housing and Urban Develop

**67 TOPSTONE DR** ..... **\$412,425**  
 Sophareth Seng+ from Homestead Funding Corp

**22 VALLEY STREAM DR** ..... **\$320,000**  
 Vanessa Tyrrell+ from Plaza Home Mortgage Inc

**10 WIXON RD** ..... **\$350,859**  
 Arlini S Castro+ from Rocket Mortgage



## DARIEN

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	172	138
Median Price	\$1,824,500	\$1,950,500

### ► REAL ESTATE SALES

**173 MIDDLESEX RD..... \$3,750,000**

B: James W Martin & Allison S Martin  
S: Aaron Jacobson & Catherine Jacobson  
Vol/Page: 1770/54, Date: 12/02/24, Warranty  
Mtg: Morgan Stanley Privat \$1,750,000  
Use: 6 Bdrm Colonial, Lot: 55321sf  
Prior Sale: \$3,300,000 (05/21)

### ► MORTGAGES

**4 HEDGE ROW..... \$325,000**

Sean Conk+ from Bank of America NA

**77 MAPLE ST..... \$575,000**

Saad I Alam+ from Sofi Bank Na

**1 PARK PL..... \$230,000**

Curtis R Troeger Jr+ from Webster Bank

**14 PARK PL..... \$100,000**

Gregory T Terlizzi+ from Quorum Federal Credit Uni

**23 WATERBURY LN..... \$1,000,000**

Gary Godshaw+ from Citizens Bank

**346 WEST AVE..... \$150,000**

Kimberly Ladu+ from Sound Federal Credit Union

## EASTON

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	62
Median Price	\$847,500	\$945,000

### ► MORTGAGES

**100 ASMARA WAY..... \$275,000**

Paul T Wizda+ from PNC Bank

**90 NORTON RD..... \$125,000**

James P Mcgrath 2nd+ from United Wholesale Mortgage

**45 REILLY RD..... \$300,000**

Mary P Tortora+ from M&T Bank NA

## FAIRFIELD

**TOWN CLERK:BETSY P. BROWNE**  
611 Old Post Rd, Fairfield, CT, 06824  
Phone:203-256-3090

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	445	455
Median Price	\$815,000	\$875,000

### ► REAL ESTATE SALES

**190 BEAUMONT ST..... \$1,550,000**

B: Pedro A Palandrani Di Vir & Anagabriela F Tuccella Va  
S: Ellen P Sepe, Tr for Ellen Patrice Sepe RET  
Vol/Page: 6566/197, Date: 12/05/24, Trustee  
Mtg: NJ Lenders Corp \$1,240,000  
Use: 2-Family Duplex, Lot: 16042sf  
Prior Sale: \$160,000 (10/98)

**334 BRAMBLY HEDGE CIR U:42..... \$1,725,000**

B: Cole M Carnemark  
S: Naveen Anand & Anupama Jain  
Vol/Page: 6565/286, Date: 12/03/24, Warranty  
Use: Condo

**12 CARRIE CIR U:12..... \$682,000**

B: Patricia Mcroberts  
S: Victor G Berecz, Tr for Victor G Berecz T  
Vol/Page: 6566/33, Date: 12/04/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$312,000 (08/98)

**16 ENNIS LN U:16..... \$1,125,000**

B: W&c Lynch Ft & William G Lynch  
S: Anthony V Formichelli & Patricia A Formichelli  
Vol/Page: 6566/287, Date: 12/06/24, Warranty  
Mtg: Bank of America NA \$675,000  
Use: 3 Bdrm Condo, Lot: 4484sf  
Prior Sale: \$680,000 (07/09)

**160 FAIRFIELD WOODS RD U:29..... \$437,000**

B: Melissa K Sepe-Johnston  
S: Pamela A Simon  
Vol/Page: 6566/145, Date: 12/05/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$310,000 (10/21)

**GRASMERE AVE..... \$57,800,000**

B: Ta Kings Crossing LLC  
S: TC Kings Crossing LLC  
Vol/Page: 6310/187, Date: 05/03/22, Warranty

**442 JOAN DR..... \$1,300,500**

B: Andrea Schulz & Andrew Kasim  
S: Barbara V Omohundro, Tr for Barbara V Omohundro RET  
Vol/Page: 6565/280, Date: 12/03/24, Trustee  
Use: 4 Bdrm Colonial, Lot: 59677sf

**64 KENWOOD AVE..... \$530,000**

B: Julian Munro & Emily Munro  
S: Yonghua He & Hao Xu  
Vol/Page: 6566/82, Date: 12/04/24, Warranty  
Mtg: Strong Home Mtg LLC \$520,400  
Use: 3 Bdrm Colonial, Lot: 8000sf  
Prior Sale: \$365,000 (07/08)

**50 LINDBERGH ST..... \$1,350,000**

B: Michael Donnelly & Dana Donnelly  
S: Peter N Murphy & Melissa G Murphy  
Vol/Page: 6566/42, Date: 12/04/24, Warranty  
Mtg: JPMorgan Chase Bank \$950,000  
Use: 4 Bdrm Colonial, Lot: 6000sf  
Prior Sale: \$669,000 (07/15)

**1100 MELVILLE AVE..... \$561,000**

B: Carmela Florio  
S: Holly Myer  
Vol/Page: 6565/249, Date: 12/03/24, Warranty  
Use: 3 Bdrm Cape Cod, Lot: 19968sf  
Prior Sale: \$337,500 (12/17)

**1751 MILL PLAIN RD..... \$950,000**

B: Timothy Pappas & Colby Pappas  
S: Jedidia Santos  
Vol/Page: 6566/251, Date: 12/06/24, Warranty  
Mtg: Newtown Savings Bank \$760,000  
Use: 4 Bdrm Colonial, Lot: 9376sf  
Prior Sale: \$267,500 (08/91)

**26 PLUM ST..... \$485,000**

B: Adam Kathman & Jessica Spinner  
S: Rita Wilcox  
Vol/Page: 6566/148, Date: 12/05/24, Warranty  
Mtg: PNC Bank \$388,000  
Use: 3 Bdrm Row House, Lot: 3750sf  
Prior Sale: \$360,000 (12/07)

**201 QUEENS GRANT RD..... \$2,800,000**

B: David Krulewich & Kaitlin Krulewich  
S: Denis Rothe & Danielle Rothe  
Vol/Page: 6565/291, Date: 12/03/24, Warranty  
Mtg: United Wholesale Mtg \$2,224,000  
Use: 5 Bdrm Colonial, Lot: 87556sf  
Prior Sale: \$1,600,000 (03/12)

**37 ROSS HILL RD..... \$910,000**

B: Michael Evanko & Jennifer Evanko  
S: Renee Davis-Whately & Susan Davis-Whately  
Vol/Page: 6566/330, Date: 12/06/24, Warranty  
Mtg: Guaranteed Rate Affin \$637,000  
Use: 3 Bdrm Colonial, Lot: 9594sf

**215 SOUTHPORT WOODS DR U:215..... \$633,000**

B: Ashley Zacchia & Brittany Zacchia  
S: Andrew Kazarian & Gayane Kazarian  
Vol/Page: 6566/267, Date: 12/06/24, Warranty  
Mtg: William Raveis Mtg Co \$400,000  
Use: 3 Bdrm Condo  
Prior Sale: \$395,000 (08/17)

**419 SPRINGER RD..... \$1,630,000**

B: Peter A Kushel & Rachel V Kushel  
S: Alois Putre Jr Lt & Alois Putre  
Vol/Page: 6567/22, Date: 12/06/24, Trustee  
Mtg: Fairway Ind Mtg \$775,000  
Use: 4 Bdrm Colonial, Lot: 27650sf  
Prior Sale: \$1,500,000 (06/07)

**17 WELCH TER..... \$295,000**

B: Michael Galbo & Samantha Clemente  
S: 17 Welch Ter LLC  
Vol/Page: 6566/176, Date: 12/05/24, Warranty  
Mtg: 17 Welch Terrace Llc \$295,000  
Use: 2-Family Family Flat, Lot: 8096sf  
Prior Sale: \$525,000 (06/02)

### ► MORTGAGES

**190 ALDEN ST..... \$125,000**

John Farmer+ from Bank of America NA

**54 CATAMOUNT RD..... \$75,000**

Kevin Kochiss+ from Warcap Home Loans

**2441 EASTON TPKE..... \$100,000**

Patricia Sardinha+ from M&T Bank NA

**1508 JENNINGS RD..... \$50,000**

William Ferris+ from M&T Bank NA

**219 MAIN ST..... \$400,000**

Andrew P Wilbur+ from Secure Capital Group LLC

**56 MAYFAIR RD..... \$195,000**

Sean R Flanagan+ from Citizens Bank

**52 MIDDLEBROOK PL..... \$400,000**

Joseph Galluzzo+ from M&T Bank NA

**31 SMEDLEY RD..... \$614,061**

Ralf J Shockey 2nd+ from Green Lending

**47 SPRING VALLEY RD..... \$217,700**

Ann M Swietnicki+ from Ives Bank

**84 WHEELER PARK AVE..... \$75,000**

Cole M Wagner+ from M&T Bank NA



# GREENWICH

## TOWN CLERK: JACQUELINE A BUDKINS

101 Field Point Rd, Greenwich, CT, 06807  
Phone: 203-622-7897

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	271	365
Median Price	\$2,327,000	\$2,485,800

### ► REAL ESTATE SALES

#### 53 BIBLE ST U:4 ..... \$800,500

B: Heather T Goid  
S: Jeds Simon  
Vol/Page: 8390/34, Date: 12/06/24, Warranty  
Mtg: JPMorgan Chase Bank \$500,450  
Use: 2 Bdrm Condo  
Prior Sale: \$580,000 (12/17)

#### 72 BUTTERNUT HOLLOW RD ..... \$1,000,000

B: Peter E Hadjipateras  
S: C J Hadjipateras  
Vol/Page: 8388/103, Date: 12/02/24, Warranty  
Use: 3 Bdrm Contemporary, Lot: 97574sf  
Prior Sale: \$1,425,000 (04/13)

#### 48 CAROLINE PL ..... \$755,000

B: Luigi Rogliano  
S: Darrell Ingram  
Vol/Page: 8389/188, Date: 12/05/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 7405sf

#### 7 CHERRY BLOSSOM LN ..... \$6,700,000

B: Abdulaziz Alromaizan & Nawal Alromaizan  
S: Cit Cherry Blossom LLC  
Vol/Page: 8388/179, Date: 12/02/24, Warranty  
Use: 6 Bdrm, Lot: 87991sf  
Prior Sale: \$1,380,000 (04/22)

#### 20 CHURCH ST U:A26 ..... \$725,000

B: Nancu Arconti RET  
S: Thomas Cheng & Crystal Kwon  
Vol/Page: 8389/47, Date: 12/03/24, Warranty  
Mtg: Janice S Lucchesi Rev \$160,000  
Use: 1 Bdrm Condo  
Prior Sale: \$610,000 (10/22)

#### 27 CONNECTICUT AVE ..... \$1,900,000

B: Matthew Davis & Marc Beaultier  
S: Nicole Reynolds  
Vol/Page: 8388/150, Date: 12/02/24, Warranty  
Mtg: Liberty Bk \$1,450,000  
Use: 5 Bdrm Conventional, Lot: 6098sf  
Prior Sale: \$1,825,000 (06/23)

#### DAWN HARBOR LN ..... \$4,213,000

B: 21 Dhl LLC  
S: Lanning Richard J Est & Richard J Lanning Jr  
Vol/Page: 8388/11, Date: 12/02/24, Executor

#### 28 DIVISION ST ..... \$920,000

B: Nicolai Aanonsen & Katelyn Kraunelis  
S: Elizabeth Amgelone  
Vol/Page: 8388/329, Date: 12/03/24, Warranty  
Mtg: Kind Lending \$782,000  
Use: 2-Family Duplex, Lot: 3920sf  
Prior Sale: \$655,000 (10/06)

#### 1465 E PUTNAM AVE U:218 ..... \$580,000

B: Olivier Francois-Poncet  
S: Gerard Francols-Poncet  
Vol/Page: 8389/169, Date: 12/05/24, Warranty  
Use: 2 Bdrm Condo

#### 51 FOREST AVE U:162 ..... \$1,150,000

B: Gables 162 LLC  
S: Laura Havranek  
Vol/Page: 8389/22, Date: 12/03/24, Warranty  
Use: 1 Bdrm Condo  
Prior Sale: \$975,000 (09/21)

#### 34 FRANCIS LN ..... \$156,100

B: Vincent R Cappucci & Francesca N Cappucci  
S: Christopher Carucci  
Vol/Page: 8389/222, Date: 12/05/24, Warranty  
Mtg: Flagstar Bank FSB \$843,253  
Use: Residential-Other, Lot: 3920sf  
Prior Sale: \$71,600 (03/10)

#### 889 LAKE AVE ..... \$4,227,688

B: 889 Lake LLC  
S: 889 Lake House LLC  
Vol/Page: 8390/7, Date: 12/06/24, Warranty  
Mtg: Wells Fargo Bank \$2,325,000  
Use: 5 Bdrm Contemporary, Lot: 174240sf  
Prior Sale: \$3,000,000 (07/98)

#### 25 LOCKWOOD AVE ..... \$5,637,500

B: Jeanna C Goldring & Nikola G Lahcanski  
S: Alfred Eskandar & Nicole J Eskandar  
Vol/Page: 8388/261, Date: 12/03/24, Warranty  
Mtg: US Bank NA \$3,664,375  
Use: 7 Bdrm Colonial, Lot: 17424sf  
Prior Sale: \$4,150,000 (12/15)

#### 80 MEADOW WOOD DR ..... \$12,180,000

B: Ivan Zinn & Kim Zinn  
S: Robert Kennedy & Janine Kennedy  
Vol/Page: 8389/308, Date: 12/06/24, Warranty  
Use: 6 Bdrm Colonial, Lot: 45738sf  
Prior Sale: \$7,800,000 (06/10)

#### 37 MIDBROOK LN ..... \$1,549,000

B: Ashleu Lathrop & Joshua Lathrop  
S: Frank L Sundstrom  
Vol/Page: 8388/110, Date: 12/02/24, Warranty  
Mtg: USA Alliance FCU \$1,239,200  
Use: 4 Bdrm Split Level, Lot: 13939sf

#### 225 MILBANK AVE U:2 ..... \$2,250,000

B: Gary A Fantini RET  
S: 225b Milbank LLC  
Vol/Page: 8388/245, Date: 12/03/24, Warranty  
Use: 2 Bdrm Condo, Lot: 10454sf

#### 33 MOSHIER ST ..... \$576,000

B: Vivian Xu & Xiao H Xu  
S: Ambrose Theresa A Est & Vincent J Ambrose Jr  
Vol/Page: 8389/322, Date: 12/06/24, Executor  
Mtg: Theresa A Ambrose \$475,000  
Use: 4 Bdrm Conventional, Lot: 6098sf

#### 560 NORTH ST ..... \$2,750,000

B: 560 North St LLC  
S: John D Kuhns & Kathryn Kuhns  
Vol/Page: 8389/103, Date: 12/04/24, Warranty  
Mtg: HSBC Bank \$2,200,000  
Use: Residential-Multiple Bldgs, Lot: 116305sf  
Prior Sale: \$2,150,000 (06/02)

#### ORCHARD DR ..... \$3,700,000

B: 37 Orchard Dr LLC  
S: Collins Dolores Lest & Gail Khosla  
Vol/Page: 8389/33, Date: 12/03/24, Executor

#### 1 PUTNAM HL ..... \$625,000

B: Elish Telling  
S: Geoffrey B Carter, Tr for Sue Ann Jayes RET  
Vol/Page: 7703/283, Date: 07/22/20, Trustee

#### 69 RIVERDALE AVE U:502 ..... \$1,170,000

B: Ivan Sipilov  
S: Cynthia Gilbert  
Vol/Page: 8388/68, Date: 12/02/24, Warranty  
Mtg: HSBC Bank \$760,500  
Use: 2 Bdrm Condo  
Prior Sale: \$705,000 (07/13)

#### 247 RIVERSIDE AVE ..... \$6,200,000

B: Michael Tomkins & Ashley Tomkins  
S: Scott Craven & Bryn Craven  
Vol/Page: 8388/148, Date: 12/02/24, Warranty  
Use: 6 Bdrm Colonial, Lot: 19602sf  
Prior Sale: \$5,600,000 (06/21)

#### 25 W ELM ST U:16 ..... \$749,000

B: Paulette Oliva RET  
S: Pierre Guiochon  
Vol/Page: 8389/41, Date: 12/03/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$560,000 (03/21)

#### NO STREET GIVEN ..... \$70,000

B: Jay-Vee Corp  
S: Matthew C Allard  
Vol/Page: 8388/258, Date: 12/03/24,

#### NO STREET GIVEN ..... \$1,100,000

B: 237 Oemberwick Rd LLC  
S: Joseph A Pecora Jr  
Vol/Page: 8389/45, Date: 12/03/24,

#### NO STREET GIVEN ..... \$4,922,500

B: Deborah C Ryan, Tr for Deborah C Ryan RET  
S: S Filippo LLC  
Vol/Page: 8389/315, Date: 12/06/24, Warranty

### ► MORTGAGES

#### 20 ANDREWS FARM RD ..... \$300,000

Peter Costantino+ from Third Federal Saving & Loan

#### 4 CAT ROCK RD ..... \$370,600

Nicholas Martschenko+ from Top Flite Financial Inc

#### 31 CHAPEL ST ..... \$50,000

Marisa I Dalan+ from Rocket Mortgage

#### 445 COGNEWAUGH RD ..... \$143,800

Michael Salmon+ from TD Bank NA

#### 39 CRESCENT RD ..... \$675,000

Matthew G Frankle+ from Bank of America NA

#### 66 DEARFIELD DR ..... \$3,998,056

Dream Hm Custom Bldrs LLC+ from TVC Funding 1 LLC

#### 68 DEARFIELD DR ..... \$3,998,400

Dream Hm Custom Bldrs LLC+ from TVC Funding 1 LLC

#### 45 DOUBLING RD ..... \$500,000

Adam Marr+ from Manufacturers and Traders Trust Co

#### 27 ELSKIP LN ..... \$278,753

Michael Cafagno+ from Sun West Mortgage Co Inc

#### 20 HOMESTEAD LN ..... \$120,000

Frank A Dipietro+ from Haddon Bus Solutions

#### 22 LENOX DR ..... \$630,000

Gregory S Frumin+ from Bank of America NA

#### 22 MIANUS VIEW TER ..... \$362,000

Kimberly Cryderman+ from HSBC Bank USA

#### 37 MIDBROOK LN ..... \$154,900

Joshua Lathrop+ from USA Alliance Federal Credit U

#### 136 N WATER ST ..... \$500,000

Nicola Arpaia+ from TD Bank NA

#### OLD POST RD L:3 ..... \$2,750,000

Polpo Realty LLC+ from M&T Bank NA

#### 119 ONEIDA DR ..... \$3,200,000

Southdown North LLC+ from JP Morgan Chase Bank

#### 215 ORCHARD ST ..... \$2,083,500

Paul Bueti+ from Wells Fargo Bank NA

#### 93 PORCHUCK RD ..... \$3,225,000

Radical Explorers LLC+ from Nvestor Funding Inc

<b>26 RIVERSVILLE RD</b> .....	<b>\$120,000</b>
Frank A Dipietro+ from Haddon Bus Solutions	
<b>8 SHERMAN AVE</b> .....	<b>\$700,000</b>
Homero Sandoval+ from Ives Bank	
<b>5 SILVER ST</b> .....	<b>\$150,000</b>
Gianna Herbrandez+ from LoanDepot.Com LLC	
<b>24 VALLEY RD</b> .....	<b>\$230,000</b>
Nibia Stezano+ from First County Bank	
<b>55 WINTHROP DR</b> .....	<b>\$200,000</b>
Ana R Marquez+ from Point Digital Finance Inc	

## MONROE

### TOWN CLERK:VIDA V. STONE

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	126
Median Price	\$545,000	\$575,000

### ► REAL ESTATE SALES

<b>161 HIGHLAND DR U:161</b> .....	<b>\$250,000</b>
B: Kristen M Brown	
S: William J Brown	
Vol/Page: 2230/191, Date: 12/04/24, Warranty	
Mtg: Union Savings Bank \$200,000	
Use: 1 Bdrm Condo	
Prior Sale: \$180,000 (11/14)	

### ► MORTGAGES

<b>60 BARN HILL RD</b> .....	<b>\$126,000</b>
Diane Haughney+ from Mutual Security Credit Union	
<b>23 BLUE HILLS RD</b> .....	<b>\$110,000</b>
Shaldeen T Spencer+ from Connex Credit Union	
<b>18 CASCADE CIR U:18</b> .....	<b>\$205,000</b>
Doina Gity+ from Webster Bank	
<b>186 CHURCH ST</b> .....	<b>\$405,000</b>
Michael J Mulford+ from GE Employees Credit Union	
<b>404 ELM ST</b> .....	<b>\$507,016</b>
Meghan Marzulla+ from Prosperity Home Mortgage LLC	
<b>28 GEORGES LN</b> .....	<b>\$159,000</b>
Hector Rios+ from GE Employees Credit Union	
<b>45 GREENFIELD HILL RD</b> .....	<b>\$370,000</b>
Melody Rivera+ from United Wholesale Mortgage	
<b>141 OSBORN LN</b> .....	<b>\$90,000</b>
Alyson Austin+ from Rocket Mortgage	

## NEW CANAAN

### TOWN CLERK:CLAUDIA A WEBER

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	136	148
Median Price	\$1,898,750	\$2,080,000

### ► REAL ESTATE SALES

<b>166 FOREST ST U:166</b> .....	<b>\$1,470,000</b>
B: Wilbur M Goldsholl & Brittany R Overacker	
S: Jose G Delvalle-Bueno	
Vol/Page: 1094/649, Date: 11/20/24, Warranty	
Mtg: Cross Country Mtg Inc \$1,176,000	
Use: 4 Bdrm Condo	
Prior Sale: \$885,000 (07/21)	

<b>48 HERITAGE HILL RD U:48</b> .....	<b>\$1,280,000</b>
B: Davida M Paul	
S: Anjian Zhu Separate Prope & Anjian Zhu	
Vol/Page: 1094/707, Date: 11/21/24, Trustee	
Use: 3 Bdrm Condo	
Prior Sale: \$815,000 (09/14)	
<b>50 PARISH RD N</b> .....	<b>\$2,210,000</b>
B: Riley R Mayberry	
S: Ka Kahe & Mae Kahe	
Vol/Page: 1094/498, Date: 11/18/24, Warranty	
Use: 4 Bdrm Conventional, Lot: 57935sf	
Prior Sale: \$1,465,000 (11/20)	

<b>180 PARK ST U:D304</b> .....	<b>\$1,555,000</b>
B: John Chen RET 58 10 1994 & Alice Chen RET 8 10 1994	
S: M2 Partners LLC	
Vol/Page: 1094/704, Date: 11/21/24, Warranty	
Use: 2 Bdrm Condo	

<b>62 RICHARDS LN</b> .....	<b>\$2,650,000</b>
B: Caroline Castellano & Michael Galzerano	
S: Daniel A Bergheim & Julia E Bergheim	
Vol/Page: 1094/762, Date: 11/22/24, Warranty	
Mtg: Wells Fargo Bank \$2,120,000	
Use: Residential-Multiple Bldgs, Lot: 66211sf	
Prior Sale: \$1,275,000 (08/21)	

<b>14 RICHMOND HILL RD</b> .....	<b>\$1,625,000</b>
B: 14 Richmond Hill LLC	
S: Gerard F Coderre	
Vol/Page: 1094/607, Date: 11/20/24, Warranty	
Mtg: Rwa Credit Spv I Llc \$1,187,500	
Use: Apartment Bldg - 4-8 Units, Lot: 13068sf	

<b>145 RIVER ST</b> .....	<b>\$620,000</b>
B: Vaibhav Laxmi 2 LLC	
S: Property Management & Re	
Vol/Page: 1094/605, Date: 11/20/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 15682sf	
Prior Sale: \$600,000 (07/15)	

<b>73 SUMMER ST U:B</b> .....	<b>\$1,174,000</b>
B: Molly H Fewster & Mack H Hunter	
S: Julianna Dessau	
Vol/Page: 1094/438, Date: 11/15/24, Warranty	
Use: Condo	

<b>375 WEST RD</b> .....	<b>\$4,400,000</b>
B: Ralph Vartolo & Allison W Vartolo	
S: Nordic Builders Inc	
Vol/Page: 1094/546, Date: 11/19/24, Warranty	
Mtg: Bank of America NA \$3,000,000	
Use: 6 Bdrm CustomDesign, Lot: 87556sf	
Prior Sale: \$1,500,000 (06/13)	

### ► MORTGAGES

<b>11 BURTIS AVE</b> .....	<b>\$30,454,000</b>
Ventana 11 Burtis LLC+ from Fairfield County Bank	
<b>21 BURTIS AVE</b> .....	<b>\$30,454,000</b>
Ventana 11 Burtis LLC+ from Fairfield County Bank	
<b>25 BURTIS AVE</b> .....	<b>\$30,454,000</b>
Ventana 11 Burtis LLC+ from Fairfield County Bank	
<b>527 CHEESE SPRING RD</b> .....	<b>\$1,199,315</b>
Jan Dinger+ from Rocket Mortgage	
<b>CHERRY ST</b> .....	<b>\$30,454,000</b>
Ventana 11 Burtis LLC+ from Fairfield County Bank	
<b>CHERRY ST</b> .....	<b>\$30,454,000</b>
Ventana 11 Burtis LLC+ from Fairfield County Bank	
<b>108 GERDES RD</b> .....	<b>\$194,000</b>
Matthew Guadagno+ from M&T Bank NA	
<b>29 HAWKS HILL RD</b> .....	<b>\$2,173,935</b>
Paul Nelson+ from US Bank NA	
<b>109 KNAPP LN</b> .....	<b>\$300,000</b>
Hassim Sabovic+ from Suma Yonkers FCU	

<b>109 KNAPP LN</b> .....	<b>\$500,000</b>
Hassim Sabovic+ from Suma Yonkers FCU	
<b>309 OLD NORWALK RD</b> .....	<b>\$250,000</b>
Ryan Gilbert+ from Savings Bank of Danbury	
<b>146 OLD STUDIO RD</b> .....	<b>\$575,000</b>
T M Edwards 2nd+ from United Wholesale Mortgage	
<b>91 OVERLOOK DR</b> .....	<b>\$390,000</b>
Elizabeth M Peckham+ from Ives Bank	
<b>54 ROCKY BROOK RD</b> .....	<b>\$570,000</b>
Rui F De Lima Miranda+ from Citizens Bank	
<b>40 SHERIDAN DR</b> .....	<b>\$584,250</b>
Patrick J Heavey+ from Amanda J King	
<b>40 SHERIDAN DR</b> .....	<b>\$100,000</b>
Patrick J Heavey+ from Amanda J King	
<b>259 SPRING WATER LN</b> .....	<b>\$100,000</b>
Gillian S Depalo+ from M&T Bank NA	
<b>73 SUMMER ST U:B</b> .....	<b>\$800,000</b>
Mack H Hunter+ from Rocket Mortgage	
<b>100 VALLEY RD</b> .....	<b>\$1,960,000</b>
Taylor C Simons+ from JP Morgan Chase Bank	
<b>142 WHITE BIRCH RD</b> .....	<b>\$475,000</b>
Eugene Kabilnitsky+ from Liberty Bank	

## NEW FAIRFIELD

### TOWN CLERK:HOLLY Z. SMITH

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	134
Median Price	\$514,000	\$530,000

### ► REAL ESTATE SALES

<b>1 CHARLES LN</b> .....	<b>\$405,000</b>
B: Stephen Dacunha	
S: Antionette Giordano	
Vol/Page: 584/322, Date: 12/02/24, Warranty	
Mtg: Total Mtg Svcs \$324,000	
Use: 2 Bdrm Raised Ranch, Lot: 24394sf	
Prior Sale: \$170,000 (01/95)	

### ► MORTGAGES

<b>7 AUTUMN RIDGE RD</b> .....	<b>\$100,000</b>
Brian M Scala+ from Ives Bank	
<b>294 BALL POND RD</b> .....	<b>\$519,675</b>
Tad M Myers+ from Swift Home Loans Inc	
<b>21 FLEETWOOD DR</b> .....	<b>\$375,661</b>
James T Magee+ from New American Funding	
<b>3 LAKE CIR</b> .....	<b>\$450,000</b>
Jamianna L Cheneski+ from Webster Bank	
<b>51 LAVELLE AVE</b> .....	<b>\$50,000</b>
Charles R Corbin Jr+ from Fairfield County Bank Co	
<b>14 PHEASANT DR</b> .....	<b>\$75,000</b>
Dennis C Lennon+ from Rocket Mortgage	
<b>149 PINE HILL RD</b> .....	<b>\$100,000</b>
Laura J Ventoliere+ from Quorum Federal Credit Uni	
<b>153 SHORTWOODS RD</b> .....	<b>\$100,000</b>
Luisa Linares+ from Newrez LLC	
<b>11 SWEETCAKE MOUNTAIN RD</b> .....	<b>\$50,000</b>
Albert V Gardella Jr+ from Navy Federal Credit Uni	
<b>24 W RIDGE RD</b> .....	<b>\$100,000</b>
William Tozzo+ from TD Bank NA	

## NEWTOWN

**TOWN CLERK:DEBBIE AURELIA HALSTEAD**  
3 Primrose St, Newtown, CT, 06482  
Phone:203-270-4210

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	240	238
Median Price	\$556,750	\$607,500

### ► REAL ESTATE SALES

**2 ANTHES AVE..... \$499,900**

B: Lynn Carlisle  
S: Matthew Merrick & Laura Schultz  
Vol/Page: 1228/181, Date: 12/06/24, Warranty  
Mtg: Total Mtg Svcs \$399,920  
Use: 2-Family Cape Cod, Lot: 20473sf  
Prior Sale: \$318,000 (01/15)

**5 CEDAR CIR..... \$671,000**

B: Ronald Fiume & Sarah Fiume  
S: Wendy Giaccia  
Vol/Page: 1228/73, Date: 12/05/24, Warranty  
Use: 4 Bdrm Cape Cod, Lot: 43560sf  
Prior Sale: \$389,900 (12/00)

**98 CHURCH HILL RD ..... \$280,000**

B: 96 Properties LLC  
S: Robert C Corrigan, Tr for Josephine C Corrigan T  
Vol/Page: 1228/25, Date: 12/04/24, Trustee  
Use: Commercial Building, Lot: 69696sf

**6 W FARM RIDGE RD ..... \$699,900**

B: Alexander Kalpbell & Yvonne Kalpbell  
S: Michael J Dunn  
Vol/Page: 1227/1118, Date: 12/02/24, Warranty  
Mtg: Federal Savings Bank \$559,920  
Use: 4 Bdrm Colonial, Lot: 109336sf  
Prior Sale: \$450,000 (08/16)

**55 WALNUT TREE HILL RD ..... \$800,000**

B: Brian Sweeney & Kristen Sweeney  
S: Nicole Shagoury  
Vol/Page: 1228/4, Date: 12/03/24, Warranty  
Mtg: Total Mtg Svcs \$760,000  
Use: 4 Bdrm Colonial, Lot: 143312sf  
Prior Sale: \$625,000 (03/21)

**NO STREET GIVEN ..... \$1,200,000**

B: Archana Johar & Sandeep Johar  
S: Natl Res Nt Svcs Inc  
Vol/Page: 1227/1154, Date: 12/02/24, Warranty

**NO STREET GIVEN ..... \$1,200,000**

B: Natl Res Nt Svcs Inc  
S: Zachary E Gustafson & Jeannie C Gustafson  
Vol/Page: 1227/1152, Date: 12/02/24, Warranty

### ► MORTGAGES

**53 BIRCH HILL RD..... \$138,400**

Christopher E Winzing+ from Third Federal Saving &

**5 CEDAR CIR..... \$594,900**

Ronald Fiume+ from Newtown Savings Bank

**176 HANOVER RD ..... \$238,500**

Gregory Baumgart+ from PNC Bank

**12 HORSESHOE RIDGE RD..... \$188,537**

Edward W Desrefano+ from Webster Bank

**2 LIBERTY DR..... \$80,000**

Kerri Riveria+ from Bank of America NA

**6 PALESTINE RD ..... \$500,000**

David A Klanica+ from Bank of America NA

**9 PAPOOSE HILL RD ..... \$446,500**

Joshua R Place+ from Newtown Savings Bank

**23 SUNNYVIEW TER..... \$322,500**

Jonathan Wallenta+ from Nqm Funding Llc

**63 TURKEY HILL TER ..... \$170,000**

Michael Stanley+ from Newtown Savings Bank

**8 WASHINGTON AVE..... \$485,000**

Washington Avenue LLC+ from Marie Holdings Inc

**12 WILTON FARM RD ..... \$167,400**

David C Moseman+ from Newtown Savings Bank

## NORWALK

**TOWN CLERK:RICHARD A MCQUAID**

125 East Ave Rm102, Norwalk, CT, 06851  
Phone:203-854-7747

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	403	389
Median Price	\$620,000	\$695,000

### ► REAL ESTATE SALES

**17 AMBLER DR..... \$605,000**

B: Krzysztof Galej & Ewelina Galej  
S: Evan S Opdahl & Toni M Bocchetta  
Vol/Page: 9806/315, Date: 11/26/24, Warranty  
Mtg: JPMorgan Chase Bank \$484,000  
Use: 3 Bdrm Cape Cod, Lot: 6970sf  
Prior Sale: \$500,000 (06/21)

**34 BAYVIEW AVE ..... \$875,000**

B: 34 Bayview Ave LLC  
S: Maria L Granata & Joseph Laracca  
Vol/Page: 9807/181, Date: 11/26/24, Warranty  
Use: 2-Family Colonial, Lot: 6970sf

**22 CROSS ST ..... \$925,000**

B: Pay Less 4 Braces LLC  
S: Donna D Patchen  
Vol/Page: 9807/144, Date: 11/26/24, Warranty  
Mtg: Donna D Patchen \$500,000  
Use: Mixed Use-Prim Comm & Other, Lot: 10890sf

**13 GLENDENNING ST ..... \$699,500**

B: Elizabeth Fortier & Thomas P Ahern  
S: Kirk Pasrsons, Tr for Karen A Manfredi T  
Vol/Page: 9806/217, Date: 11/25/24, Trustee  
Mtg: Rocket Mortgage LLC \$559,600  
Use: 4 Bdrm Colonial, Lot: 7405sf  
Prior Sale: \$210,000 (1/91)

**11 GLENROCK U:11 ..... \$345,123**

B: Amanda Dico Stanzo  
S: Michael Gordon  
Vol/Page: 9807/115, Date: 11/26/24, Warranty  
Mtg: Prosperity Home Mtg \$295,000  
Use: 1 Bdrm Condo  
Prior Sale: \$230,000 (11/18)

**59 HARBOR VIEW AVE..... \$940,000**

B: Michael Larson & Kristina Larson  
S: Jessie D Davis  
Vol/Page: 9807/86, Date: 11/26/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 4792sf  
Prior Sale: \$575,000 (09/20)

**24 HIGH ST ..... \$1,245,000**

B: Sabrina Real Estate LLC  
S: Steve Serasis  
Vol/Page: 9807/27, Date: 11/26/24, Warranty  
Mtg: Champions Funding Llc \$996,000  
Use: Apartment Bldg - 4-8 Units, Lot: 9583sf

**5 LENORE DR..... \$650,000**

B: Ingrid A Martin  
S: Nicholas Yiovanakos & Anastasia Yiovanakos  
Vol/Page: 9807/317, Date: 11/27/24, Warranty  
Mtg: M&T Bank NA \$520,000  
Use: 5 Bdrm Colonial, Lot: 5663sf  
Prior Sale: \$375,000 (10/02)

**38 MAHER DR..... \$570,000**

B: David Y Gamez  
S: Evelyn S Rogers  
Vol/Page: 9807/90, Date: 11/26/24, Warranty  
Mtg: Newrez LLC \$541,500  
Use: 3 Bdrm Split Level, Lot: 7841sf  
Prior Sale: \$168,500 (04/96)

**PINE POINT RD U:60 ..... \$170,000**

B: Brooke Weisenburger & Randall Weisenburger 2nd  
S: Julia Portale  
Vol/Page: 9806/278, Date: 11/25/24, Warranty  
Use: Dock Condominium

**6 ROTON AVE..... \$1,000,000**

B: Emma O'Brien & Christian Duncan  
S: Mui S Sam  
Vol/Page: 9807/184, Date: 11/27/24, Warranty  
Mtg: Cross Country Mtg Inc \$750,000  
Use: 3 Bdrm Colonial, Lot: 3920sf  
Prior Sale: \$909,000 (05/24)

**NO STREET GIVEN ..... \$478,000**

B: Michael Tavolacci  
S: Dennis R Fabian  
Vol/Page: 9806/258, Date: 11/25/24, Warranty

**NO STREET GIVEN ..... \$421,000**

B: Arne Andersen Jr & Elaine D Gordon  
S: Jeffrey M Rollings  
Vol/Page: 9808/67, Date: 11/27/24, Warranty

**NO STREET GIVEN ..... \$20,000**

B: Lina M Barrera  
S: Eddy A Gonzalez  
Vol/Page: 9807/180, Date: 11/26/24, Warranty

### ► MORTGAGES

**50 1ST ST ..... \$480,800**

Benjamin Howell+ from US Bank NA

**17 AMBLER DR..... \$484,000**

Ewelina Galej+ from JP Morgan Chase Bank

**13 BAXTER DR ..... \$45,000**

Caitlin P Underdahl+ from Rocket Mortgage

**31 BETTS PL U:5 ..... \$304,000**

Onur Sengul+ from United Wholesale Mortgage

**20 BOBWHITE DR..... \$374,000**

Bryan W Ennis+ from Freedom Mortgage Corp

**6 BURLINGTON CT ..... \$210,000**

Rohan S Palmer+ from Citizens Bank

**25 CARLIN ST ..... \$26,380**

Evan J Schiess+ from US Bank NA

**2 CENTER AVE..... \$476,250**

Giorgi Kveladze+ from Primis Mtg Company

**9 COLDSRING ST..... \$50,000**

Gary D Genovese+ from TD Bank NA

**6 COOK ST ..... \$2,000,000**

Aaron Jacobson+ from Citizens Bank

**22 CROSS ST ..... \$500,000**

**85 EAST AVE ..... \$3,712,000**

Bpc Capital Mgmt V LLC+ from Walker & Dunlop LLC

**58 GILLIES LN U:58 ..... \$313,600**

Meiling Chi+ from AmWest Funding Corp.

**34 GLASSER ST ..... \$150,000**

Luis P Cevallos+ from Manufacturers and Traders Tr

**13 GLENDENNING ST ..... \$559,600**

Thomas P Ahern+ from Rocket Mortgage

**11 GLENROCK U:11 ..... \$295,000**

Amanda Diconstanzo+ from Prosperity Home Mortgage

**24 HIGH ST ..... \$996,000**

**16 INDIAN SPRING RD ..... \$774,000**

Gillian De-Haan+ from Union Savings Bank

**3 JEAN AVE ..... \$445,250**

Michael Sgarlata+ from Cross Country Mortgage Inc



**5 LENORE DR..... \$520,000**  
Ingrid A Servalim-Martin+ from M&T Bank NA

**38 MAHER DR..... \$541,500**  
David Y Gamez-Benitez+ from Newrez LLC

**45 MAPLE ST U:1K..... \$700,000**  
David Mtri Hldg 2 LLC+ from DR Bank

**13 MARSHALL ST ..... \$6,650,000**  
Ho & He Properties LLC+ from Em Ascent 5 Llc

**48 MAYWOOD RD ..... \$400,000**  
Parker A Ross+ from Citizens Bank

**55 N MAIN ST..... \$6,650,000**  
Ho & He Properties LLC+ from Em Ascent 5 Llc

**71 N MAIN ST U:71 ..... \$6,650,000**  
Ho & He Properties LLC+ from Em Ascent 5 Llc

**73 N MAIN ST U:73 ..... \$6,650,000**  
Ho & He Properties LLC+ from Em Ascent 5 Llc

**105 PERRY AVE..... \$802,650**  
Allen Mikulec+ from Rocket Mortgage

**32 PINE ST U:17 ..... \$95,000**  
Jason P Kiniry+ from Mutual Security Credit Union

**32 PINE ST U:26 ..... \$35,000**  
Melanie Adgers+ from Discover Bank

**136 PONUS AVE ..... \$150,000**  
Oleg Zubarev+ from Lafayette Fcu

**18 PROSPECT AVE U:B6 ..... \$700,000**  
David Mtri Hldg 2 LLC+ from DR Bank

**99 PROSPECT ST U:5B..... \$700,000**  
David Mtri Hldg 2 LLC+ from DR Bank

**6 ROTON AVE..... \$750,000**  
Christian Duncan+ from Cross Country Mortgage Inc

**21 SEIR HILL RD U:1 ..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:10..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:11..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:12..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:19..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:2..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:20..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:21..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:22..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:23..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:24..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:3..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:4..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:5..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:6..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:7..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:8..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**21 SEIR HILL RD U:9..... \$2,650,000**  
Skyview 21 LLC+ from Citizens Bank

**41 SHOREFRONT PARK ..... \$985,500**  
Bobby Blount+ from Fairway Independent Mortgage

**6 SINGING WOODS RD..... \$1,413,750**  
Randy S Saluck+ from US Bank NA

**60 TAYLOR AVE..... \$693,750**  
20 Taylor Ave LLC+ from Meadowbrook Financial Mtg

**21 THISTLE RD ..... \$666,000**  
Elizabeth Curtis+ from Cross Country Mortgage Inc

**7 VAIL ST ..... \$559,715**  
Natalya T Thomas+ from Navy Federal Credit Union

**33 VANDERBILT AVE ..... \$340,000**  
Jill M Slachta+ from Bank of America NA

**77 WILLIAM ST..... \$699,000**  
Damani King+ from Nationstar Mortgage

**81 WOLFPIT AVE U:A3 ..... \$388,000**  
Emily Granja+ from Total Mortgage Services

**81 WOLFPIT AVE U:A3..... \$25,000**  
Emily Granja+ from Connecticut Housing Finance Aut

### REDDING

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	75
Median Price	\$780,000	\$850,000

#### ▶ REAL ESTATE SALES

**62 WAGON WHEEL RD..... \$710,000**  
B: David C Kidder & Karen C Kidder  
S: Collins Sharon J Est & Karen C Kidder  
Vol/Page: 449/1285, Date: 12/02/24, Executor  
Mtg: Total Mtg Svcs \$391,228  
Use: 2-Family Colonial, Lot: 89298sf

#### ▶ MORTGAGES

**298 BLACK ROCK TPKE..... \$610,500**  
Stephen W Diamico+ from Sofi Bank Na

**118 MOUNTAIN RD ..... \$500,000**  
James Campbell+ from TD Bank NA

**563 REDDING RD..... \$78,276**  
Dillon L Burns+ from Lakeview Loan Servicing LLC

### RIDGEFIELD

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	205	179
Median Price	\$965,000	\$1,000,000

#### ▶ REAL ESTATE SALES

**93 BLUE RIDGE RD..... \$900,000**  
B: Donald Hawken & Jinhui Zhang  
S: Michael Wilson & Gina Wilson  
Vol/Page: 1173/871, Date: 12/06/24, Warranty  
Mtg: US Bank NA \$450,000  
Use: 3 Bdrm Cape Cod, Lot: 51836sf  
Prior Sale: \$580,000 (07/15)

**72 BRANCHVILLE RD ..... \$1,500,000**  
B: Mary E Tercero & Sofia Tercero  
S: James P Shantz & Lois L Shantz  
Vol/Page: 1173/602, Date: 12/02/24, Warranty  
Use: 5 Bdrm Colonial, Lot: 47045sf  
Prior Sale: \$1,200,000 (09/13)

**233 DANBURY RD U:307 ..... \$522,000**  
B: Dylan Cathers & Beth Cathers  
S: Michael P Londrigan & Marie T Londrigan  
Vol/Page: 1173/806, Date: 12/05/24, Warranty  
Use: Condo

**218 HIGH RIDGE AVE ..... \$1,200,000**  
B: Thomas J Merck & Nancy W Merck  
S: David Choplinski  
Vol/Page: 1173/609, Date: 12/02/24, Warranty  
Mtg: Morgan Stanley Privat \$200,000  
Use: Residential-Multiple Bldgs, Lot: 11761sf  
Prior Sale: \$935,000 (12/08)

**41 INDIAN CAVE RD..... \$1,010,000**  
B: James Shantz & Lois Shantz  
S: Michael J Daher & Anna Daher  
Vol/Page: 1173/682, Date: 12/03/24, Warranty  
Mtg: UBS Bank USA \$640,000  
Use: 3 Bdrm Raised Ranch, Lot: 48787sf  
Prior Sale: \$865,000 (05/22)

**1 JEFFERSON DR ..... \$1,337,500**  
B: Michael Wallely & Stefani Ortega  
S: Thomas A Pesce & Eleanor M Pesce  
Vol/Page: 1173/840, Date: 12/06/24, Warranty  
Mtg: Guaranteed Rate Affin \$936,250  
Use: 4 Bdrm Split Level, Lot: 43560sf  
Prior Sale: \$725,000 (12/07)

**10 MARIE LN ..... \$655,000**  
B: Svitlana Myrutska  
S: Ciaran J Carruthers & Lauren A Carruthers  
Vol/Page: 1173/758, Date: 12/04/24, Warranty  
Mtg: Liberty Bk \$480,000  
Use: 3 Bdrm Cape Cod, Lot: 17860sf  
Prior Sale: \$385,000 (05/04)

**8 MULBERRY ST..... \$870,000**  
B: Edwin R Cuentas & Ligia R Dacosta  
S: Gail Ratte  
Vol/Page: 1173/632, Date: 12/02/24, Warranty  
Mtg: Watermark Cap Inc \$696,000  
Use: 4 Bdrm Colonial, Lot: 43560sf  
Prior Sale: \$590,000 (03/15)

**22 OLCOTT WAY U:22 ..... \$330,000**  
B: Jane Ostroff  
S: Linda Ortiz  
Vol/Page: 1173/801, Date: 12/05/24, Warranty  
Use: 1 Bdrm Condo, Lot: 43560sf  
Prior Sale: \$305,000 (09/23)

**44 OLD MILL RD..... \$1,479,000**  
B: Lucky Smith & Nara Smith  
S: J N Christianson & Eva Lee  
Vol/Page: 1173/721, Date: 12/04/24, Warranty  
Mtg: US Bank NA \$1,257,150  
Use: 5 Bdrm Cape Cod, Lot: 174676sf  
Prior Sale: \$8,000 (06/98)

**51 SILVER HILL RD ..... \$1,325,000**  
B: Michael Wilson & Gina Wilson  
S: Timothy M Magee, Tr for Magee T  
Vol/Page: 1173/785, Date: 12/04/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 52708sf  
Prior Sale: \$690,000 (06/17)

**75 TANTON HILL RD ..... \$865,000**  
B: Guilherme H Santos & Julia B Martins  
S: Wooyeol Jeong  
Vol/Page: 1173/817, Date: 12/06/24, Warranty  
Mtg: Newtown Savings Bank \$735,250  
Use: 4 Bdrm Colonial, Lot: 43996sf  
Prior Sale: \$635,000 (07/14)



**379 WEST LN..... \$1,040,000**  
 B: Barbara Driscoll  
 S: Carissa M McMahon  
 Vol/Page: 1173/656, Date: 12/02/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 49658sf  
 Prior Sale: \$325,000 (05/12)

► **FORECLOSURE DEEDS**

**70 BARRACK HILL RD..... \$1,104,000**  
 B: Rmac T Series 2016-Ctt & Us Bank Na Tr  
 S: Erika Vucci & Capital One Na  
 Vol/Page: 1173/755, Date: 12/04/24, Committee  
 Use: 4 Bdrm Cape Cod, Lot: 73616sf  
 Prior Sale: \$975,000 (07/07)

► **MORTGAGES**

**219 BARRACK HILL RD..... \$125,000**  
 Caren R Harrington+ from Citizens Bank

**6 INDIAN CAVE RD..... \$865,500**  
 Natalie Vecchio+ from Stifel Bank & Trust

**2 MAPLE SHADE RD..... \$50,000**  
 Matthias Clock+ from Better Mortgage Corp

**59 NORTH ST..... \$125,000**  
 Laurie Griffith+ from Manufacturers and Traders Tr

**44 OLD MILL RD..... \$1,257,150**  
 Lucky Smith+ from US Bank NA

**320 PORTLAND AVE..... \$169,000**  
 Warren R Churchill+ from TD Bank NA

**109 RISING RIDGE RD..... \$877,000**  
 Richard S Middlebrook RET+ from M&T Bank NA

**77 SAUNDERS LN..... \$140,000**  
 William H Harmer+ from Webster Bank

**SHELTON**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	220	254
Median Price	\$450,000	\$520,000

► **REAL ESTATE SALES**

**520 ASBURY RDG U:520..... \$232,000**  
 B: Vicky Jacobson  
 S: Cerny George W Est & Stacy Capobianco  
 Vol/Page: 4244/80, Date: 12/04/24, Executor  
 Use: 1 Bdrm Condo  
 Prior Sale: \$154,000 (05/20)

**28 BEACON HILL TER..... \$495,000**  
 B: Jaren Johnson  
 S: Richard A Bradley & Patricia E Bradley  
 Vol/Page: 4243/1246, Date: 12/02/24, Warranty  
 Mtg: Total Mtg Svcs \$445,500  
 Use: 3 Bdrm Split Level, Lot: 33541sf

**484 BRIDGEPORT AVE..... \$9,500,000**  
 B: Crown Pt Asso Of Shelton  
 S: Crown Point Center LLC  
 Vol/Page: 4227/1233, Date: 12/13/23, Warranty  
 Mtg: Thomaston Svgs Bk \$975,000  
 Use: Mixed Use-Prim Comm & Other, Lot: 107593sf  
 Prior Sale: \$300,000 (03/02)

**23 BUTTON RD..... \$560,000**  
 B: Cheryl L Hansen  
 S: Maria Fanell & Michael A Fanell  
 Vol/Page: 4243/1189, Date: 12/02/24, Warranty  
 Mtg: Guaranteed Rate Affin \$260,000  
 Use: 3 Bdrm Ranch, Lot: 46609sf  
 Prior Sale: \$156,500 (11/94)

**30 FOREST AVE..... \$440,000**  
 B: Desiree Keane  
 S: Asia D Gonzalez & Raymone Gonzalez  
 Vol/Page: 4244/109, Date: 12/04/24, Warranty  
 Mtg: Movement Mtg LLC \$413,800  
 Use: 4 Bdrm Colonial, Lot: 6098sf  
 Prior Sale: \$280,000 (06/20)

**151 KNEEN ST..... \$325,000**  
 B: Michal Karpziel & Alison M Belknap  
 S: Cathy Mando & Nancy Todice  
 Vol/Page: 4243/1295, Date: 12/03/24, Warranty  
 Mtg: Guaranteed Rate Affin \$308,750  
 Use: 3 Bdrm Ranch, Lot: 5663sf

**50 PHILIP DR..... \$905,000**  
 B: Myles Pompei-Grove  
 S: Yoel Beltre  
 Vol/Page: 4244/175, Date: 12/05/24, Warranty  
 Mtg: Tomo Mtg Llc \$724,000  
 Use: 3 Bdrm Colonial, Lot: 58806sf  
 Prior Sale: \$785,000 (08/23)

**31 SPINDRIFT LN U:31..... \$479,900**  
 B: Frank Marini  
 S: Daybreak Ridge LLC  
 Vol/Page: 4238/421, Date: 08/13/24, Warranty  
 Use: 2 Bdrm Condo

**32 SPINDRIFT LN U:32..... \$599,900**  
 B: Mitchell Amelio & Nayara Ribeiro  
 S: Sdaybreak Ridge LLC  
 Vol/Page: 4229/577, Date: 01/23/24, Warranty  
 Mtg: Prime Lending Inc \$569,905  
 Use: 3 Bdrm Condo

**33 SPINDRIFT LN U:33..... \$474,900**  
 B: William Demarco & Dawn M Demarco  
 S: Daybreak Ridge LLC  
 Vol/Page: 4232/573, Date: 04/05/24, Warranty  
 Use: 2 Bdrm Condo

**34 SPINDRIFT LN U:34..... \$481,900**  
 B: Hadiyah Buchanan  
 S: Daybreak Ridge LLC  
 Vol/Page: 4234/353, Date: 05/20/24, Warranty  
 Mtg: Mortgage Research Ctr \$481,900  
 Use: 2 Bdrm Condo

**35 SPINDRIFT LN U:35..... \$469,900**  
 B: Vincenzo Ciocca  
 S: Daybreak Ridge LLC  
 Vol/Page: 4231/474, Date: 03/11/24, Warranty  
 Use: 2 Bdrm Condo

**48 VILLAGE DR..... \$545,000**  
 B: John F Weichenrieder & Juliana K Weichenrieder  
 S: Gary N Stevenson & Joan H Stevenson  
 Vol/Page: 4243/1212, Date: 12/02/24, Warranty  
 Mtg: Absolute Home Mtg \$436,000  
 Use: 4 Bdrm Ranch, Lot: 40075sf  
 Prior Sale: \$230,000 (07/99)

**11 WINTHROP WOODS RD..... \$650,000**  
 B: Shan C Diao  
 S: David G Matuska & Gail P Matuska  
 Vol/Page: 4244/78, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 45302sf  
 Prior Sale: \$214,000 (10/89)

► **MORTGAGES**

**163 BEARDSLEY RD..... \$40,000**  
 Augustine Fontanez+ from Discover Bank

**275 BEARDSLEY RD..... \$200,000**  
 Katherine K Kutash+ from Manufacturers and Traders

**25 BIRCH ST..... \$80,000**  
 John A Belden Jr+ from Newrez LLC

**38 BIRCHBANK RD..... \$138,900**  
 Robert Ferrante+ from Newtown Savings Bank

**10 BUNKER HILL CIR U:10..... \$150,000**  
 Gregory Destefano+ from Webster Bank

**30 FOREST AVE..... \$25,000**  
 Desiree Keane+ from Connecticut Housing Finance Au

**11 KINGS WOOD MNR U:11..... \$284,306**  
 Ronteshia M Holloman+ from Sun West Mortgage Co In

**40 LAUREL GLEN DR..... \$166,920**  
 Joseph Cioffi+ from Sofi Bank Na

**30 LAUREL HEIGHTS RD..... \$11,790**  
 Tyrone Carridis+ from USA Housing and Urban Develo

**115 LONG HILL AVE..... \$323,565**  
 Patrick D Mcneil+ from Carrington Mortgage Service

**49-51 PERRY AVE..... \$715,000**  
 Perry Ave Shelton LLC+ from Habib American Bank

**6 PHILIP DR..... \$286,655**  
 Bonita L Smith+ from Pennymac Loan Services LLC

**46 POPLAR DR..... \$175,000**  
 Ralph J Ruta+ from Savings Bank of Danbury

**160 RIVER RD..... \$24,664**  
 Ingrid Ohara+ from USA Housing and Urban Developme

**233 RIVER RD..... \$262,539**  
 Gregory Montes+ from Freedom Mortgage Corp

**50 SHELTON RD..... \$80,000**  
 John Pinho+ from Francisco Pipa

**32 WEYBOSSET ST..... \$531,900**  
 Edmond Kamdoum+ from New American Funding

**SHERMAN**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	42
Median Price	\$626,000	\$595,000

► **REAL ESTATE SALES**

**37 ANDERSON RD..... \$229,013**  
 B: Kyle Basting & Amanda Basting  
 S: Hadrossek LLC  
 Vol/Page: 182/825, Date: 12/06/24, Warranty  
 Use: 4 Bdrm Ranch, Lot: 223898sf  
 Prior Sale: \$85,000 (10/00)

**9 HUBBELL MOUNTAIN RD..... \$870,000**  
 B: Gabrielle P Lamanna & Richard M Lamanna  
 S: Melissa C Donovan  
 Vol/Page: 182/791, Date: 12/04/24, Warranty  
 Mtg: Webster Bank \$320,000  
 Use: 4 Bdrm Colonial, Lot: 134600sf  
 Prior Sale: \$110,000 (12/93)

**123 ROUTE 39 S..... \$550,500**  
 B: Richard Garofola & Andrea Garofola  
 S: Michael D Casadone  
 Vol/Page: 182/749, Date: 12/03/24, Warranty  
 Mtg: United Wholesale Mtg \$440,400  
 Use: 2-Family Colonial, Lot: 40075sf  
 Prior Sale: \$358,900 (12/21)

► **MORTGAGES**

**45 BIG TRL..... \$100,000**  
 Max And Rose Ramsey RET+ from Ives Bank

**STAMFORD**

**TOWN CLERK:LYDA RUIJTER**  
 888 Washington Blvd, Stamford, CT, 06902  
 Phone:203-977-4054

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	429	486
Median Price	\$770,500	\$852,500

► **REAL ESTATE SALES**

**25 ADAMS AVE U:202..... \$475,000**

B: Sean Davis  
 S: Toni Rishar  
 Vol/Page: 13429/20, Date: 12/02/24, Warranty  
 Mtg: New American Funding \$175,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$369,880 (05/07)

**10 BARNCROFT RD..... \$760,000**

B: Sisto Martello & Toniann Martello  
 S: Lawrence R Giannatasio  
 Vol/Page: 13429/265, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 65776sf  
 Prior Sale: \$425,000 (05/18)

**27 BARTINA LN..... \$2,115,000**

B: Richard Naclerio & Elisa Naclerio  
 S: Francis A Salem & Ann M Salem  
 Vol/Page: 13432/15, Date: 12/04/24, Warranty  
 Use: 4 Bdrm Cape Cod, Lot: 45302sf  
 Prior Sale: \$1,372,500 (09/20)

**2437 BEDFORD ST U:G16..... \$370,000**

B: Richard Pike  
 S: David S Bahar & Rachel Bahar  
 Vol/Page: 13429/41, Date: 12/02/24, Warranty  
 Mtg: Newrez LLC \$190,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$158,000 (05/91)

**1 BROAD ST U:9G..... \$699,000**

B: Matthew Wood LLC  
 S: Arben Biberaj & Jamie Biberaj  
 Vol/Page: 13432/153, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$510,000 (05/19)

**59 COURTLAND AVE U:1X..... \$300,000**

B: Bernice Kendall  
 S: Schmitz William Est & Daniel M Mccabe  
 Vol/Page: 13432/22, Date: 12/05/24, Executor  
 Mtg: Cross Country Mtg Inc \$255,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$186,000 (09/20)

**143 CRYSTAL LAKE RD..... \$915,000**

B: Joseph Pollio & Elizabeth Pollio  
 S: Ruth S Castillo  
 Vol/Page: 13432/209, Date: 12/05/24, Warranty  
 Mtg: US Bank NA \$732,000  
 Use: 4 Bdrm Colonial, Lot: 16117sf  
 Prior Sale: \$29,000 (08/11)

**39 ECHO HILL DR..... \$990,000**

B: Roberto C Martinez  
 S: Agostino Joseph A Est & Dorothy Agostino  
 Vol/Page: 13431/145, Date: 12/04/24, Executor  
 Mtg: A & D Mortgage LLC \$792,000  
 Use: 4 Bdrm Split Level, Lot: 65340sf  
 Prior Sale: \$80,000 (06/11)

**75 EUCLID AVE U:1..... \$850,000**

B: Cristina Alexander & Jose R Alverde  
 S: Hardik B Patel & Khushbu V Janani  
 Vol/Page: 13429/270, Date: 12/02/24, Warranty  
 Mtg: Union Savings Bank \$680,000  
 Use: 3 Bdrm Condo

**346 GLENBROOK RD..... \$680,000**

B: Josue A Garcia & Sandra P Plaza  
 S: Nancy Brookes  
 Vol/Page: 13432/137, Date: 12/05/24, Warranty  
 Mtg: Total Mtg Svcs \$667,683  
 Use: 3 Bdrm Colonial, Lot: 10019sf

**127 GREYROCK PL U:504..... \$390,000**

B: Nandini Prabhakar  
 S: Ranjit Sahni & Chizuko Sawano-Sahni  
 Vol/Page: 13433/42, Date: 12/06/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$275,000 (12/09)

**141 GROVE ST U:L..... \$460,000**

B: Tyler C Euger  
 S: Julia L Kim  
 Vol/Page: 13431/259, Date: 12/04/24, Warranty  
 Mtg: Vanderbilt Mtg & Fin \$368,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$330,000 (11/02)

**HEMING WAY L:B..... \$425,000**

B: Mica Dev Co-Heming Way LL  
 S: David Yudain  
 Vol/Page: 13429/327, Date: 12/02/24, Warranty

**710 HOPE ST U:1..... \$750,000**

B: Alex Belosic & Josephine Chekmeyan  
 S: Mayank Desai & Bhargavi Desai  
 Vol/Page: 13432/181, Date: 12/05/24, Warranty  
 Mtg: Citizens Bank \$675,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$603,000 (06/13)

**118 KEN CT..... \$644,500**

B: Ludin A Gonzales  
 S: Fiordelisi Noreen Est & Jamie Fiordelisi  
 Vol/Page: 13432/87, Date: 12/05/24, Conservator  
 Mtg: First Natl Bk \$515,600  
 Use: 3 Bdrm Ranch, Lot: 14810sf

**LEWELYN RD..... \$175,000**

B: Michael Harrell  
 S: Michael J Donovan  
 Vol/Page: 13430/132, Date: 12/03/24, Quit Claim

**92 LEWELYN RD..... \$175,000**

B: Michael Harrell  
 S: Walter T Donovan  
 Vol/Page: 13430/136, Date: 12/03/24, Quit Claim  
 Mtg: Mtg Markets CUSO LLC \$360,000  
 Use: 2-Family Mlti-Unt Blg, Lot: 8276sf

**51 LINCOLN AVE..... \$800,000**

B: Safurachiowdhury LLC  
 S: Mukthar Ahmed & Hussain Ahmed  
 Vol/Page: 13428/333, Date: 12/02/24, Warranty  
 Mtg: Meadowbrook FncI Mtg \$640,000  
 Use: 2-Family Mlti-Unt Blg, Lot: 3920sf  
 Prior Sale: \$236,500 (04/15)

**142 LOCKWOOD AVE..... \$852,000**

B: Sharmin Akhter  
 S: Sergio Orellana & Alida Marina  
 Vol/Page: 13430/283, Date: 12/03/24, Warranty  
 Mtg: Meadowbrook FncI Mtg \$823,564  
 Use: 2-Family Mlti-Unt Blg, Lot: 4792sf  
 Prior Sale: \$398,000 (12/02)

**44 MAPLE TREE AVE..... \$700,000**

B: Miguel A Colmenares  
 S: Krystyna Swiderska  
 Vol/Page: 13431/72, Date: 12/04/24, Warranty  
 Mtg: William Raveis Mtg Co \$676,637  
 Use: 3 Bdrm Cape Cod, Lot: 6970sf  
 Prior Sale: \$187,000 (10/96)

**5 NYSELIUS PL..... \$690,000**

B: Carlos Martinez & Maribel Martinez  
 S: Clarisse S Ruchames, Tr for Clarisse S Ruchames RET  
 Vol/Page: 13430/205, Date: 12/03/24, Trustee  
 Mtg: Guaranteed Rate Inc \$552,000  
 Use: 3 Bdrm Raised Ranch, Lot: 20909sf

**30 OAK ST..... \$1,150,000**

B: Joseph Altamura  
 S: Rhea Plotnick  
 Vol/Page: 13429/219, Date: 12/02/24, Warranty  
 Mtg: Rhea Plotnick \$100,000

**186 OVERBROOK DR..... \$900,000**

B: John W Sullivan 3rd & Anne M Sullivan  
 S: Edward J Fuhrman & Donna S Fuhrman  
 Vol/Page: 13432/59, Date: 12/05/24, Warranty  
 Mtg: Prosperity Home Mtg \$200,000  
 Use: 3 Bdrm Colonial, Lot: 11326sf

**46 PURITAN LN..... \$685,000**

B: Isi J Okogun  
 S: Dynamic Re Dev Of Ct LLC  
 Vol/Page: 13430/57, Date: 12/03/24, Warranty  
 Mtg: Ives Bank \$513,750  
 Use: 3 Bdrm Colonial, Lot: 7841sf  
 Prior Sale: \$395,000 (06/23)

**61 SEAVIEW AVE U:23..... \$689,000**

B: James C Hunter & John S Hunter  
 S: Bruce S Patterson, Tr for Bruce & M Patterson RET  
 Vol/Page: 13429/301, Date: 12/02/24, Trustee  
 Mtg: Fairfield County Bank \$516,750  
 Use: 3 Bdrm Condo  
 Prior Sale: \$488,000 (04/19)

**61 SEAVIEW AVE U:24..... \$470,000**

B: Toni A Anselmo  
 S: Edmond E Melfi & Jeanne M Melfi  
 Vol/Page: 13431/172, Date: 12/04/24, Warranty  
 Mtg: Cross Country Mtg Inc \$280,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$489,900 (09/23)

**61 SEAVIEW AVE U:C16..... \$530,000**

B: Christina Minieri & Michael Minieri  
 S: Alexandria A Russel  
 Vol/Page: 13431/198, Date: 12/04/24, Warranty  
 Mtg: JPMorgan Chase Bank \$371,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$388,000 (06/15)

**28 STANDISH RD U:2..... \$231,000**

B: Craig A Dunn  
 S: Ghulam Musthafa  
 Vol/Page: 13433/17, Date: 12/06/24, Warranty  
 Mtg: Cross Country Mtg Inc \$172,500  
 Use: 1 Bdrm Condo  
 Prior Sale: \$170,000 (10/07)

**876 STILLWATER RD..... \$936,500**

B: Waylon Jazques  
 S: Yue D Ishizuka  
 Vol/Page: 13430/249, Date: 12/03/24, Warranty  
 Mtg: First Colony Mtg Corp \$796,025  
 Use: 3 Bdrm Contemporary, Lot: 22651sf  
 Prior Sale: \$653,000 (11/19)

<b>1258 STILLWATER RD U:9</b> .....	<b>\$825,000</b>
B: Marshall Zieses & Debra Zieses	
S: Gary A Belmonte	
Vol/Page: 13429/204, Date: 12/02/24, Warranty	
Use: Condo	
<b>168 SYLVAN KNOLL RD</b> .....	<b>\$310,000</b>
B: Mallory D Aubry & Brittney A Mcneal-Aubry	
S: Kathryn A Lindquist	
Vol/Page: 13429/244, Date: 12/02/24, Warranty	
Mtg: Contour Mtg Corp \$294,500	
<b>48 TRINITY PASS</b> .....	<b>\$875,000</b>
B: Matthew Mulhall	
S: Ralph Lucarelli & Marion Lucarelli	
Vol/Page: 13429/330, Date: 12/02/24, Warranty	
Mtg: First County Bank \$700,000	
Use: 3 Bdrm Colonial, Lot: 43560sf	
Prior Sale: \$620,000 (02/23)	
<b>139 TURNER RD</b> .....	<b>\$1,190,000</b>
B: Ayelet Goldstein & Jordan Goldstein	
S: Shirley Truman-Smith	
Vol/Page: 13432/107, Date: 12/05/24, Warranty	
Mtg: US Bank NA \$1,000,000	
Use: 3 Bdrm Cape Cod, Lot: 14810sf	
Prior Sale: \$775,000 (07/22)	
<b>78 WEBBS HILL RD</b> .....	<b>\$762,500</b>
B: Matthew Middlemass 2nd	
S: Renee A Kahn	
Vol/Page: 13429/178, Date: 12/02/24, Warranty	
Mtg: Guaranteed Rate Affin \$610,000	
Use: Residential-Multiple Bldgs, Lot: 74052sf	
<b>62 WEED HILL AVE</b> .....	<b>\$697,500</b>
B: Xiu F Yang	
S: Kathleen Doherty	
Vol/Page: 13432/243, Date: 12/05/24, Warranty	
Mtg: Emporium TPO LLC \$411,000	
Use: 4 Bdrm Colonial, Lot: 8276sf	
<b>138 WOODSIDE GRN U:4</b> .....	<b>\$165,000</b>
B: David Mtri Hldg 2 LLC	
S: Giam M Montanari	
Vol/Page: 13430/155, Date: 12/03/24, Warranty	
Use: Condo	

► **FORECLOSURE DEEDS**

<b>60 STRAWBERRY HILL AVE U:1207</b> .....	<b>\$160,000</b>
B: Amru Abo-Alaial	
S: Frederick W Tuck & Royal Pavilion Assn Inc	
Vol/Page: 13430/336, Date: 12/03/24, Committee	
Use: 1 Bdrm Condo	
Prior Sale: \$135,000 (02/20)	

► **MORTGAGES**

<b>2715 BEDFORD ST</b> .....	<b>\$630,000</b>
Claudio M Jung+ from Ives Bank	
<b>110 BLANCHLEY RD</b> .....	<b>\$650,000</b>
Hamilton Daycroft LLC+ from Peter Molin	
<b>46 BROOKDALE DR</b> .....	<b>\$139,370</b>
Andrea D Sala+ from USA Housing and Urban Developm	
<b>7 CARRIAGE DR</b> .....	<b>\$210,130</b>
Amy Muslim+ from Figure Lending LLC	
<b>77 COURTLAND AVE U:12</b> .....	<b>\$230,000</b>
Virginia R Mintancianyan+ from Ridgewood Savings Ban	
<b>637 COVE RD</b> .....	<b>\$171,500</b>
Apollo Advisory LLC+ from Guaranteed Rate Affinity	
<b>637 COVE RD U:D7</b> .....	<b>\$171,500</b>
Abode Rentals LLC+ from Guaranteed Rate Affinity L	
<b>823 COVE RD</b> .....	<b>\$643,000</b>
Anzelmo Graziosi+ from Chelsea Groton Bank	
<b>25 DEBERA LN</b> .....	<b>\$375,000</b>
Vanderson Digesu+ from Equity Based Cap Llc	

<b>183 FAIRFIELD AVE</b> .....	<b>\$1,000,000</b>
Bhj Newyork LLC+ from Secure Capital Group LLC	
<b>28 FINNEY LN</b> .....	<b>\$420,500</b>
Anzelmo Graziosi+ from Chelsea Groton Bank	
<b>327 GREENWICH AVE</b> .....	<b>\$1,000,000</b>
Bhj Newyork LLC+ from Secure Capital Group LLC	
<b>102 HAMILTON AVE</b> .....	<b>\$6,000,000</b>
Hamilton Ave Industrial L+ from Catholic Order Of	
<b>120 HAMILTON AVE</b> .....	<b>\$6,000,000</b>
Hamilton Ave Industrial L+ from Catholic Order Of	
<b>128 HAMILTON AVE</b> .....	<b>\$6,000,000</b>
Hamilton Ave Industrial L+ from Catholic Order Of	
<b>333 HAMILTON AVE</b> .....	<b>\$650,000</b>
Hamilton Daycroft LLC+ from Peter Molin	
<b>43 HARBOR DR U:203</b> .....	<b>\$525,000</b>
Gaye Montgomery+ from Cross Country Mortgage Inc	
<b>63 LANTERN CIR</b> .....	<b>\$360,000</b>
Colleen Powers+ from Navy Federal Credit Union	
<b>45 MAPLE ST U:K</b> .....	<b>\$700,000</b>
David Mtri Hldg 2 LLC+ from DR Bank	
<b>57 MITCHELL ST</b> .....	<b>\$200,000</b>
Frank D Ramirez+ from Citizens Bank	
<b>17 MORGAN ST</b> .....	<b>\$100,000</b>
17 Morgan St LLC+ from Jessica Spector	
<b>1623 NEWFIELD AVE</b> .....	<b>\$446,000</b>
Hicham A Malak+ from Guaranteed Rate Affinity LLC	
<b>379 OLD LONG RIDGE RD</b> .....	<b>\$330,000</b>
Matthew G Comyns+ from Citizens Bank	
<b>87 ORANGE ST</b> .....	<b>\$80,000</b>
Irene Ropicki+ from Manufacturers and Traders Trus	
<b>18 PROSPECT ST U:B6</b> .....	<b>\$700,000</b>
David Mtri Hldg 2 LLC+ from DR Bank	
<b>99 PROSPECT ST U:5B</b> .....	<b>\$700,000</b>
David Mtri Hldg 2 LLC+ from DR Bank	
<b>109 RIVERBANK DR</b> .....	<b>\$100,000</b>
Daniel Carruthers+ from Citizens Bank	
<b>40 ROLLING RIDGE RD</b> .....	<b>\$250,000</b>
Agnieszka E Baptista+ from Bank of America NA	
<b>446 ROXBURY RD</b> .....	<b>\$100,000</b>
Heather K Tozzoli+ from Better Mortgage Corp	
<b>51 SCHUYLER AVE U:7D</b> .....	<b>\$50,000</b>
Peter D West+ from Americas First Network Credit U	
<b>74 SHADY KNOLL DR</b> .....	<b>\$250,000</b>
Michael J Vasile Jr+ from Manufacturers and Trader	
<b>1579 SHIPPAN AVE</b> .....	<b>\$1,279,250</b>
Travis M Brown+ from US Bank NA	
<b>56 STONE ST</b> .....	<b>\$330,000</b>
Marc Strongwater+ from Rocket Mortgage	
<b>71 STRAWBERRY HILL AVE U:203</b> .....	<b>\$110,000</b>
James F Morris+ from Citibank Na	
<b>125 SUN DANCE RD</b> .....	<b>\$224,500</b>
Daniel B Simmer+ from Cross Country Mortgage Inc	
<b>166 VINE RD</b> .....	<b>\$100,000</b>
Vijayan Pandalai+ from Citizens Bank	
<b>176 VINE RD</b> .....	<b>\$38,700</b>
Craig Morrell+ from Amerisave Mortgage Corporation	
<b>37 VIRGIL ST</b> .....	<b>\$1,000,000</b>
Bhj Newyork LLC+ from Secure Capital Group LLC	
<b>1633 WASHINGTON BLVD</b> .....	<b>\$185,000</b>
Michelle N Hearnas+ from Citibank Na	
<b>113 WESTWOOD RD</b> .....	<b>\$415,000</b>
Rodger L Gibson+ from Rocket Mortgage	
<b>42 WOODBINE RD</b> .....	<b>\$950,000</b>
Jordan Love+ from Morgan Stanley Private Bank	
<b>30 WOOLSEY RD</b> .....	<b>\$375,000</b>
Vanderson Digesu+ from Equity Based Cap Llc	

**STRATFORD**

**TOWN CLERK:SUSAN M PAWLUK**  
2725 Main St, RM106, Stratford, CT, 06614  
Phone:203-385-4020

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	410	348
Median Price	\$390,500	\$435,500

► **REAL ESTATE SALES**

<b>165 ALBERT AVE</b> .....	<b>\$397,000</b>
B: Shay Nowak	
S: Marie Wilson	
Vol/Page: 4907/10, Date: 12/03/24, Warranty	
Mtg: Total Mtg Svcs \$317,600	
Use: 4 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$210,000 (08/19)	
<b>169 BENTON ST</b> .....	<b>\$500,000</b>
B: Forwards Management LLC	
S: 169 Benton LLC	
Vol/Page: 4906/206, Date: 12/02/24, Warranty	
Use: Manufacturing Building, Lot: 9583sf	
Prior Sale: \$415,000 (11/04)	
<b>171 BENTON ST</b> .....	<b>\$500,000</b>
B: Forwards Management LLC	
S: 169 Benton LLC	
Vol/Page: 4906/206, Date: 12/02/24, Warranty	
<b>155 BREAKERS LN U:155</b> .....	<b>\$420,000</b>
B: Robert Cerreta & Gail Cerreta	
S: Bobbie David M Est & Daniel M Bobbie	
Vol/Page: 4908/59, Date: 12/06/24, Executer	
Mtg: Cross Country Mtg Inc \$315,000	
Use: 1 Bdrm Condo	
Prior Sale: \$21,000 (07/24)	
<b>3570 BROADBRIDGE AVE</b> .....	<b>\$430,000</b>
B: Matthew Stubbs & Fany Stubbs	
S: Donnelly Richard J Est & Richard J Donnelly Jr	
Vol/Page: 4908/34, Date: 12/06/24, Executer	
Mtg: CMG Mortgage Inc \$408,500	
Use: 3 Bdrm Ranch, Lot: 45738sf	
<b>165 DOUGLAS ST</b> .....	<b>\$370,000</b>
B: Marie Wilson	
S: Elizabeth A Boyle & Jessica Boyle	
Vol/Page: 4907/264, Date: 12/05/24, Warranty	
Mtg: Marie Wilson \$5,000	
Use: 2 Bdrm Ranch, Lot: 6970sf	
Prior Sale: \$325,300 (09/22)	
<b>181 FAIRVIEW AVE</b> .....	<b>\$414,100</b>
B: Joshua Gray	
S: Deanna C Mucherino	
Vol/Page: 4906/277, Date: 12/02/24, Warranty	
Mtg: Mortgage Research Ctr \$414,100	
Use: 3 Bdrm Cape Cod, Lot: 5663sf	
<b>36 FERRY CT U:36</b> .....	<b>\$300,000</b>
B: Kathleen J Welch	
S: Mary Carey	
Vol/Page: 4907/277, Date: 12/05/24, Warranty	
Mtg: Cross Country Mtg Inc \$85,000	
Use: 1 Bdrm Condo	
Prior Sale: \$157,500 (08/14)	
<b>106 GLENFIELD AVE</b> .....	<b>\$470,000</b>
B: Alyssa Papachristos & Deborah Braun	
S: Michael P Provenzano & Allison M Provenzano	
Vol/Page: 4907/176, Date: 12/04/24, Warranty	
Mtg: Newrez LLC \$399,500	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$278,000 (05/19)	



<b>463 HIGHLAND AVE</b> .....	<b>\$500,000</b>
B: John J Cassells	
S: Joyce R Kane	
Vol/Page: 4908/109, Date: 12/06/24, Warranty	
Use: 2-Family Mlti-Unt Bldg, Lot: 11761sf	
<b>110 KAREN AVE</b> .....	<b>\$480,000</b>
B: Rafael Oyola & Jasmin Ponce	
S: George T Mccormick	
Vol/Page: 4906/243, Date: 12/02/24, Warranty	
Mtg: LoanDepot.Com \$384,000	
Use: 4 Bdrm Colonial, Lot: 8276sf	
<b>175 LEGION AVE</b> .....	<b>\$393,000</b>
B: Anitza Gonzalez & Pedro Castro	
S: Rosa A Cortez & German R Ochoa	
Vol/Page: 4908/82, Date: 12/06/24, Warranty	
Mtg: Magnolia Bank Inc \$381,210	
Use: 3 Bdrm Ranch, Lot: 6098sf	
Prior Sale: \$290,000 (07/23)	
<b>2900 MAIN ST U:2D</b> .....	<b>\$110,000</b>
B: Kiranpreet Narain	
S: 2900 Main Assoc LLC	
Vol/Page: 4907/324, Date: 12/06/24, Warranty	
Mtg: 2900 Main Assoc Lic \$82,500	
Use: Office Condo Unit	
Prior Sale: \$320,639 (06/88)	
<b>553 NORTH TRL U:B</b> .....	<b>\$470,000</b>
B: Pamela B Smith & Teresa Haviland	
S: Woods Paula G Est & Mona Guercia	
Vol/Page: 4908/3, Date: 12/06/24, Executor	
Mtg: Guaranteed Rate Affin \$376,000	
Use: 1 Bdrm Condo	
<b>511 OPA LN U:A</b> .....	<b>\$519,000</b>
B: Ira Bindman & Ann Bindman	
S: Eva Regan, Tr for Steven & Carol Brieger T	
Vol/Page: 4906/183, Date: 12/02/24, Trustee	
Use: 1 Bdrm Condo	
Prior Sale: \$380,000 (05/04)	
<b>350 SEABREEZE DR</b> .....	<b>\$615,000</b>
B: Nancy Hernandez & Marcelo Hernandez	
S: Gpc Construction LLC	
Vol/Page: 4907/226, Date: 12/04/24, Warranty	
Mtg: Advisors Mtg Grp LLC \$603,860	
Use: 3 Bdrm Ranch, Lot: 10890sf	
Prior Sale: \$177,250 (04/24)	
<b>175 TIMBER RIDGE RD</b> .....	<b>\$485,000</b>
B: Carl M Louis	
S: Kerry A Gahwyler	
Vol/Page: 4906/308, Date: 12/03/24, Warranty	
Mtg: M&T Bank NA \$440,300	
Use: 3 Bdrm Cape Cod, Lot: 32234sf	
Prior Sale: \$292,000 (07/03)	
<b>1707 W BROAD ST</b> .....	<b>\$725,000</b>
B: Joseph Pozarlik	
S: L&a Guzman LLC	
Vol/Page: 4908/31, Date: 12/06/24, Warranty	
Use: 3-Family Mlti-Unt Bldg, Lot: 11761sf	
Prior Sale: \$260,000 (08/11)	

► **FORECLOSURE DEEDS**

<b>328 HENRY AVE</b> .....	<b>\$311,500</b>
B: Lakeview Loan Servicing L	
S: David C Page & Lakeview Loan Servicing L	
Vol/Page: 4906/202, Date: 12/02/24, Committee	
Use: 3 Bdrm Cape Cod, Lot: 5663sf	
Prior Sale: \$234,900 (06/18)	

► **MORTGAGES**

<b>25 AUDI LN</b> .....	<b>\$400,000</b>
Devante T Teel+ from CMG Mortgage Inc	

<b>141 BOSWELL ST</b> .....	<b>\$150,000</b>
Michelle Martinez+ from GE Employees Credit Union	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>3699 BROADBRIDGE AVE</b> .....	<b>\$480,000</b>
Blackstone Capital LLC+ from Webster Bank	
<b>659 E MAIN ST</b> .....	<b>\$234,025</b>
Frantz Lamour+ from Green Lending	
<b>1584 ELM ST</b> .....	<b>\$280,000</b>
Victor B Huerta+ from First National Bank	
<b>56 ELMHURST AVE</b> .....	<b>\$50,001</b>
Danielle Mcmahon+ from Newrez LLC	
<b>FRANKLIN HTS</b> .....	<b>\$712,500</b>
Om Gan Ganpataye LLC+ from Webster Bank	
<b>FRANKLIN HTS</b> .....	<b>\$712,500</b>
Om Gan Ganpataye LLC+ from Webster Bank	
<b>175 LEGION AVE</b> .....	<b>\$15,000</b>
Pedro Castro+ from Connecticut Housing Finance Aut	
<b>LINCOLN HTS L:151</b> .....	<b>\$25,000</b>
Mariana Calva+ from Connecticut Housing Finance A	
<b>LINCOLN HTS L:152</b> .....	<b>\$25,000</b>
Mariana Calva+ from Connecticut Housing Finance A	
<b>49 LONDON TER</b> .....	<b>\$322,000</b>
Thomas Sportini 2nd+ from Kind Lending	
<b>2009 MAIN ST</b> .....	<b>\$17,000,000</b>
Spirit Kn Vlg Stratford+ from Newtown Savings Bank	
<b>2009 MAIN ST</b> .....	<b>\$2,625,000</b>
Spirit Kn Vlg Stratford+ from Connecticut Housing	
<b>2019 MAIN ST</b> .....	<b>\$17,000,000</b>
Spirit Kn Vlg Stratford+ from Newtown Savings Bank	
<b>2019 MAIN ST</b> .....	<b>\$2,625,000</b>
Spirit Kn Vlg Stratford+ from Connecticut Housing	
<b>76 MONTERO DR</b> .....	<b>\$418,396</b>
Joaquin A Cruz+ from United Wholesale Mortgage	
<b>140 MORNING DEW LN</b> .....	<b>\$45,000</b>
Aaron J Perry+ from Pentagon Federal Credit Union	
<b>1762 NICHOLS AVE</b> .....	<b>\$56,000</b>
Lynn A Mcnicholas+ from Bank of America NA	
<b>75 PINEHURST RD</b> .....	<b>\$356,125</b>
Melanie Douglas+ from Rocket Mortgage	
<b>199 QUAIL ST</b> .....	<b>\$273,500</b>
Jc Construction Group LLC+ from Hometown Equity Mt	
<b>32 SUTTON AVE</b> .....	<b>\$424,000</b>
Andray Hibbert+ from Swift Home Loans Inc	
<b>175 TIMBER RIDGE RD</b> .....	<b>\$18,750</b>
Carl M Louis+ from Connecticut Housing Finance Aut	

**TRUMBULL**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	265	282
Median Price	\$535,000	\$625,000

► **REAL ESTATE SALES**

<b>11 FRANKLIN ST</b> .....	<b>\$227,000</b>
B: Ernest Laden	
S: Michael C Martinetto Jr	
Vol/Page: 1938/46, Date: 11/27/24, Warranty	
Use: 2-Family Ranch, Lot: 50094sf	
Prior Sale: \$180,000 (09/20)	
<b>18 KENT LN</b> .....	<b>\$925,000</b>
B: Sandra B Tatroe & Joseph M Tatroe	
S: Shan C Diao & Wei Wang	
Vol/Page: 1938/290, Date: 12/04/24, Warranty	
Mtg: CMG Mortgage Inc \$730,565	
Use: 4 Bdrm Colonial, Lot: 50530sf	
Prior Sale: \$850,000 (07/06)	
<b>33 LEIGHTON RD</b> .....	<b>\$104,567</b>
B: Michele M Ambrose	
S: Fressola Alfred A Est & Cecilia A Fressola	
Vol/Page: 1938/387, Date: 12/06/24, Executor	
Use: 3 Bdrm Cape Cod, Lot: 12632sf	
Prior Sale: \$252,500 (06/18)	
<b>177 MAYFIELD DR U:177</b> .....	<b>\$500,000</b>
B: Teresa Guidone	
S: Lori Ciambriello	
Vol/Page: 1938/167, Date: 12/02/24, Warranty	
Mtg: Cross Country Mtg Inc \$300,000	
Use: 2 Bdrm Condo	
Prior Sale: \$314,500 (03/21)	
<b>49 SEELEY RD</b> .....	<b>\$675,000</b>
B: Miju Damodar	
S: Thompson Arleen V Est & Scott Thompson	
Vol/Page: 1938/261, Date: 12/03/24, Executor	
Mtg: Wells Fargo Bank \$540,000	
Use: 4 Bdrm Colonial, Lot: 47480sf	
<b>64 WEDGEWOOD RD</b> .....	<b>\$860,000</b>
B: Inivian Rajapandi & Revathy S Inivian	
S: Piyush A Shrivastav & Harshada P Shrivastava	
Vol/Page: 1938/187, Date: 12/02/24, Warranty	
Mtg: Union Savings Bank \$688,000	
Use: 4 Bdrm Colonial, Lot: 23958sf	
Prior Sale: \$620,000 (12/20)	
<b>► MORTGAGES</b>	
<b>108 BEECHWOOD AVE</b> .....	<b>\$300,000</b>
Adahyl Barbosa+ from Citizens Bank	
<b>63 BRITTANY AVE</b> .....	<b>\$203,300</b>
Maria I Guijarro+ from M&T Bank NA	
<b>40 GORHAM PL</b> .....	<b>\$126,000</b>
Tahsin Mujib+ from Connex Credit Union	
<b>155 GOVERNOR TRUMBULL WAY U:155</b> .....	<b>\$100,000</b>
Joseph A Rosa+ from TD Bank NA	
<b>33 HARNED PL</b> .....	<b>\$50,000</b>
Jean Storey-Nagy+ from Discover Bank	
<b>35 LILLIAN DR</b> .....	<b>\$100,000</b>
Maria Costantini+ from Bank of America NA	
<b>3000 NICHOLS AVE</b> .....	<b>\$441,188</b>
Erica K Magnano+ from Loanunited Com	
<b>39 RIVERSIDE DR</b> .....	<b>\$400,000</b>
Emily Downard+ from Cornerstone Community Federal	
<b>55 ROUND HILL RD</b> .....	<b>\$52,945</b>
Randy M Pinnock+ from USA Housing and Urban Develo	
<b>4 SAMUEL ST</b> .....	<b>\$448,000</b>
Dila Lipa+ from United Wholesale Mortgage	
<b>21 SHARON RD</b> .....	<b>\$80,000</b>
Daniel Grazynski+ from Connex Credit Union	
<b>16 VALLEY VIEW RD</b> .....	<b>\$217,000</b>
Donna V Watson+ from Newtown Savings Bank	



## WESTON

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	118	99
Median Price	\$1,057,500	\$1,325,000

### ► REAL ESTATE SALES

**BRADLEY ST** ..... **\$995,833**

B: Sydney G McCurdy  
 S: Carmen F Efron  
 Vol/Page: 624/540, Date: 08/18/20, Warranty

**15 SKYLARK LN** ..... **\$1,250,000**

B: Sukru Aksoy & Courtney Selin  
 S: Laurent Guerrier  
 Vol/Page: 677/404, Date: 12/06/24, Warranty  
 Mtg: Prosperity Home Mtg \$1,062,500  
 Use: 5 Bdrm Ranch, Lot: 98010sf  
 Prior Sale: \$497,000 (10/20)

### ► MORTGAGES

**26 GRAYS FARM RD** ..... **\$591,000**

John Oleynick Jr+ from American Heritage

## WESTPORT

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	239	233
Median Price	\$1,851,000	\$1,890,500

### ► REAL ESTATE SALES

**24 BAUER PL** ..... **\$969,000**

B: Jose Abady & Marissa Abady  
 S: John F Lang & Dana J Lang  
 Vol/Page: 4348/74, Date: 12/04/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 13504sf  
 Prior Sale: \$255,000 (05/87)

**22 DAVENPORT AVE** ..... **\$1,250,000**

B: Veton Mahmuti & Ermira Haraqiu  
 S: Zheng M Lin & Songfang Zheng  
 Vol/Page: 4347/1144, Date: 12/03/24, Warranty  
 Mtg: Newrez LLC \$926,250  
 Use: 3-Family Family Flat, Lot: 10454sf  
 Prior Sale: \$965,000 (04/22)

**33 EASTON RD** ..... **\$3,850,000**

B: Gloria A Garvey & John P Garvey  
 S: Sir 33 Easton LLC  
 Vol/Page: 4347/1088, Date: 12/02/24, Warranty  
 Mtg: Citibank Na \$3,000,000  
 Use: 6 Bdrm Custom Design, Lot: 49223sf  
 Prior Sale: \$1,155,000 (07/23)

**336 GREENS FARMS RD** ..... **\$4,950,000**

B: Nathaniel Ewing & Emily S Ewing  
 S: James P Agah & Wendy S Agah  
 Vol/Page: 4348/300, Date: 12/06/24, Warranty  
 Mtg: JPMorgan Chase Bank \$3,960,000  
 Use: Residential-Multiple Bldgs, Lot: 86684sf  
 Prior Sale: \$4,212,000 (07/08)

**65 JESUP RD** ..... **\$1,425,000**

B: Godillot Place LLC  
 S: Godillot Assoc  
 Vol/Page: 4348/147, Date: 12/05/24, Warranty  
 Mtg: Fairfield County Bank \$1,140,000  
 Use: Commercial Building, Lot: 12632sf

**88 KINGS HWY S** ..... **\$1,990,000**

B: Ariane Trimuschat, Tr for Marc Trimuschat  
 S: Lawrence V Shurman & Lindsay B Shurman  
 Vol/Page: 4348/49, Date: 12/03/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 24394sf  
 Prior Sale: \$900,000 (10/12)

**19 LONG LOTS RD** ..... **\$2,225,000**

B: Spencer Flajser & Jennifer Flajser  
 S: Thomas Schmidt & Susan Schmidt  
 Vol/Page: 4348/327, Date: 12/06/24, Warranty  
 Mtg: US Bank NA \$1,780,000  
 Use: 4 Bdrm Colonial, Lot: 38768sf  
 Prior Sale: \$1,155,000 (05/01)

**25 SOUNDVIEW DR** ..... **\$5,540,000**

B: 10 Hearths LLC  
 S: Catherine F Ryan, Tr for Frank J Ryan Declar T  
 Vol/Page: 4348/39, Date: 12/03/24, Trustee  
 Use: 4 Bdrm Conventional, Lot: 8712sf

**269 STURGES HWY** ..... **\$3,000,000**

B: Robert Gurney  
 S: Ariane Trimuschat, Tr for Marc Trimuschat  
 Vol/Page: 4348/43, Date: 12/03/24, Warranty  
 Use: 5 Bdrm Colonial, Lot: 127195sf  
 Prior Sale: \$2,325,000 (07/21)

**36 TERRA NOVA CIR U:36** ..... **\$1,625,000**

B: Joan W Berlin, Tr for Joan W Berlin Decla T  
 S: Lorenzo B Wyatt & Brenda K Wyatt  
 Vol/Page: 4348/143, Date: 12/05/24, Warranty  
 Use: 3 Bdrm Condo

**5 WINDY HILL RD** ..... **\$4,200,000**

B: Mengting Ni & Michael Sun  
 S: James P Holmes & Jannette P Holmes  
 Vol/Page: 4348/233, Date: 12/05/24, Warranty  
 Use: 6 Bdrm Colonial, Lot: 43996sf  
 Prior Sale: \$2,300,000 (08/12)

### ► MORTGAGES

**1 BIRCHWOOD LN** ..... **\$2,170,000**

Rahul Bhalodia+ from LoanDepot.Com LLC

**12 BROOKSIDE DR** ..... **\$2,286,500**

Thomas Chu+ from JP Morgan Chase Bank

**9 ELLERY LN** ..... **\$600,000**

Bruce P Wiegand+ from Bank of America NA

**9 ENO LN** ..... **\$1,363,000**

Eric Emmert+ from TD Bank NA

**3 FAIRVIEW DR** ..... **\$185,000**

Stephen L Crews+ from Sound Federal Credit Union

**12 FILLOW ST** ..... **\$75,000**

Rosanna Alfero+ from Sound Federal Credit Union

**42 HIGH POINT RD** ..... **\$500,000**

Christopher M Cerrito+ from M&T Bank NA

**33 HILLANDALE RD** ..... **\$100,000**

Matthew B Snow+ from Bethpage Federal Credit Union

**27 IMPERIAL AVE** ..... **\$6,000,000**

Greenhouse Prop Ct LLC+ from Union Savings Bank

**3 KELLER LN U:37** ..... **\$535,000**

Susan Vanech Builds LLC+ from Charles W Simmons Tr

**96 KINGS HWY N** ..... **\$1,675,000**

Marc Lotti+ from Fidelity Bank NA

**2 OLD TOWN HWY U:37** ..... **\$535,000**

Susan Vanech Builds LLC+ from Charles W Simmons Tr

**52 PARTRICK RD** ..... **\$75,000**

Olga Roberts+ from Ives Bank

**2 PIER WAY LNDG** ..... **\$250,000**

Nikhilesh Sekhar+ from Ives Bank

**12 POND RD** ..... **\$400,000**

Wynatte Chu+ from American Heritage

**1276 POST RD E** ..... **\$6,000,000**

Greenhouse Prop Ct LLC+ from Union Savings Bank

**88 S KINGS HWY** ..... **\$700,000**

Ariane Trimuschat+ from PNC Bank

**2 STONY POINT RD** ..... **\$1,139,000**

Craig Napoliello+ from TD Bank NA

## WILTON

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	154	166
Median Price	\$1,020,000	\$1,132,500

### ► REAL ESTATE SALES

**GRAENEST RIDGE RD L:7** ..... **\$1,240,000**

B: East Wing LLC  
 S: Michael E Stenzler & Caroline P Stenzler  
 Vol/Page: 2576/657, Date: 12/04/24, Warranty

**34 GRUMMAN HILL RD** ..... **\$1,850,000**

B: Brandon Brooks & Brenda Brooks  
 S: Eric J Petro, Tr for Eric J Petro RET  
 Vol/Page: 2576/672, Date: 12/06/24, Warranty  
 Mtg: Cross Country Mtg Inc \$1,480,000  
 Use: 5 Bdrm Colonial, Lot: 120661sf  
 Prior Sale: \$1,412,500 (07/03)

**150 HURLBUTT ST** ..... **\$1,700,000**

B: Jonathan Carpenter & Molly Carpenter  
 S: John S Hess & Bernadette C Hess  
 Vol/Page: 2576/565, Date: 12/03/24, Warranty  
 Mtg: USA Alliance FCU \$1,360,000  
 Use: 4 Bdrm Colonial, Lot: 101930sf  
 Prior Sale: \$670,000 (10/05)

**24 RICHALE DR** ..... **\$200,000**

B: De Simone Dev LLC  
 S: Knapp Prop LLC  
 Vol/Page: 2576/558, Date: 12/03/24, Warranty  
 Mtg: Knapp Proerties Llc \$1,500,000  
 Use: Mixed Use-Prim Res & Comm, Lot: 126325sf  
 Prior Sale: \$1,360,000 (08/07)

### ► MORTGAGES

**27 ANTLER LN** ..... **\$230,000**

Raffaele Bevilacqua+ from Swift Home Loans Inc

**3 DARK POND TRL** ..... **\$677,900**

Jayaprabha Vivekanandan+ from Newtown Savings Bank

**67 RYDERS LN** ..... **\$900,000**

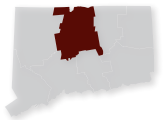
Bree George+ from Morgan Stanley Private Bank

**126 SCRIBNER HILL RD** ..... **\$105,000**

Mary Hauser+ from US Bank NA

**27 WOODHILL RD** ..... **\$300,000**

Thomas D Costello+ from M&T Bank NA



# HARTFORD COUNTY

## AVON

**TOWN CLERK: NICK HOGAN**  
60 W Main St, Avon, CT, 06001  
Phone: 860-409-4311

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	151	144
Median Price	\$557,500	\$662,500

### ► REAL ESTATE SALES

**35 HUCKLEBERRY HILL RD ..... \$485,000**

B: Stephanie Adams  
S: Sandi Elhibir  
Vol/Page: 799/242, Date: 12/05/24, Warranty  
Mtg: Total Mtg Svcs \$388,000  
Use: 3 Bdrm Colonial, Lot: 32670sf  
Prior Sale: \$335,000 (08/20)

**476 LOVELY ST ..... \$550,000**

B: Austin Lindsey & Julia Coulter  
S: Neil S Mclellan & Jennifer P Mclellan  
Vol/Page: 799/185, Date: 12/04/24, Warranty  
Mtg: Guaranteed Rate Inc \$495,000  
Use: 1Fam-4Fam Residence, Lot: 32670sf  
Prior Sale: \$338,500 (07/02)

**24 VERMILLION DR ..... \$937,500**

B: Brenda J Mills  
S: Brian E Harvey  
Vol/Page: 799/215, Date: 12/04/24, Warranty  
Use: 3 Bdrm Contemporary, Lot: 110642sf  
Prior Sale: \$510,000 (03/91)

### ► MORTGAGES

**7 HADDAM DR U:7 ..... \$93,125**

Julie R Sharp+ from Hartford Federal Credit Union

**20 MEADOWBROOK LN ..... \$400,000**

Mark Milligan+ from Movement Mortgage LLC

**97 OLD MILL RD ..... \$125,000**

Anthony Aufiero+ from Citizens Bank

**27 PARKVIEW DR ..... \$107,898**

Debra Chute+ from Christopher W Chute

**77 PINE HILL RD ..... \$115,000**

Bryan M Ouellette+ from American Eagle Financial C

**28 SHEFFIELD LN ..... \$200,000**

Roger Giadone+ from Liberty Bank

**23 SPRINGBROOK RD ..... \$65,000**

Marc Vendetti+ from Achieve Financial Credit Union

**14 SUNRISE DR ..... \$167,900**

Felicia Otoo+ from Washington Trust Co

**9 WESTBURY ..... \$200,000**

Francesco Lupis+ from American Eagle Financial Cre

## BERLIN

**TOWN CLERK: KATE WALL**  
240 Kensington Rd, Berlin, CT, 06037  
Phone: 860-828-7036

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	161	129
Median Price	\$350,000	\$385,000

### ► REAL ESTATE SALES

**12 BRIAR LN ..... \$410,000**

B: Patrick Ladas & Allison Gunter  
S: Mark A Grasso  
Vol/Page: 830/1106, Date: 12/03/24, Warranty  
Mtg: Union Home Mortgage \$200,000  
Use: 3 Bdrm Cape Cod, Lot: 12197sf  
Prior Sale: \$199,000 (11/08)

**10 MAIN ST U:406 ..... \$300,000**

B: Adriana Demelo  
S: Michael K Mccammon  
Vol/Page: 830/1055, Date: 12/02/24, Warranty  
Mtg: Nationstar Mtg \$240,000  
Use: 2 Bdrm Condo  
Prior Sale: \$178,500 (11/18)

**319 NEW BRITAIN RD U:306 ..... \$184,000**

B: Peter J Narus  
S: Maryann Ohanian  
Vol/Page: 831/99, Date: 12/06/24, Warranty  
Use: 1 Bdrm Condo  
Prior Sale: \$178,000 (06/24)

**477 NEW BRITAIN RD ..... \$205,000**

B: Meagan Hoehne  
S: Isa Abdul  
Vol/Page: 831/32, Date: 12/05/24, Warranty  
Mtg: Equity Based Cap Llc \$240,000  
Use: 2-Family Two Family, Lot: 9148sf  
Prior Sale: \$213,000 (09/23)

**26 SCHULTZ PL ..... \$280,000**

B: Melissa Olson  
S: Donald H Olson & Marlene R Olson  
Vol/Page: 830/1080, Date: 12/02/24, Warranty  
Mtg: Homestead Fund Corp \$205,000  
Use: 3 Bdrm Ranch, Lot: 14810sf  
Prior Sale: \$265,000 (05/24)

### ► MORTGAGES

**39 PEBBLE BROOK CT ..... \$20,000**

Larissa A Diorio+ from American Eagle Financial Cr

**68 RASPBERRY HL ..... \$120,000**

Beata Zachara+ from Manufacturers and Traders Trus

**754 RESERVOIR RD ..... \$683,000**

Michael Sarpa+ from Sofi Bank Na

**765 RESERVOIR RD ..... \$517,500**

Austin Susco+ from Federal Savings Bank

**95 S RIDGE LN U:FGL1 ..... \$125,000**

Deborah A Zavarella+ from Citizens Bank

## BLOOMFIELD

**TOWN CLERK: MARGUERITE PHILLIPS**  
800 Bloomfield Ave, Bloomfield, CT, 06002  
Phone: 860-769-3507

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	134	151
Median Price	\$315,000	\$333,500

### ► REAL ESTATE SALES

**27 CARNOUSTIE CIR U:27 ..... \$660,000**

B: Sanford Cloud Jr & Diane B Cloud  
S: Nancy Roderick & Rodney Roderick 2nd  
Vol/Page: 2242/70, Date: 12/05/24, Warranty  
Use: 3 Bdrm Condo  
Prior Sale: \$551,000 (09/22)

**6 CHAMBORD PARK U:6 ..... \$485,000**

B: Steven J Dacunha & Rosemary A Dacunha  
S: Joyce H Pervere  
Vol/Page: 2242/50, Date: 12/05/24, Warranty  
Use: 3 Bdrm Condo  
Prior Sale: \$410,000 (04/14)

**14 CHAMBORD PARK U:14 ..... \$375,000**

B: Jo Z Jagos, Tr for Berman T  
S: Curran Edmund T Est & Kathleen A Curran  
Vol/Page: 2241/224, Date: 12/03/24, Executor  
Use: 4 Bdrm Condo

**80 ELLSWORTH DR ..... \$275,000**

B: Judith Dunn  
S: Hafiz U Humraz  
Vol/Page: 2241/288, Date: 12/03/24, Warranty  
Mtg: TD Bank NA \$220,000  
Use: 3 Bdrm Ranch, Lot: 10890sf  
Prior Sale: \$191,000 (07/24)

**16 HIGHWOOD RD ..... \$247,500**

B: Stephanie Marinello  
S: Christina T Wagner, Tr for Iva R Jacobs T  
Vol/Page: 2242/22, Date: 12/04/24, Trustee

**16 HIGHWOOD RD ..... \$247,500**

B: Stephanie Marinello  
S: Jacobs Jeff Est & Sharon Edricks  
Vol/Page: 2242/25, Date: 12/04/24, Executor

**MAPLE AVE ..... \$520,000**

B: Celia Thompson  
S: Cronin Bridie Est & Timothy Cronin Jr  
Vol/Page: 2242/73, Date: 12/05/24, Executor

**144 MOUNTAIN VIEW RD ..... \$437,800**

B: Diana E Padilla  
S: Moore Donald E Est & George M Purtil  
Vol/Page: 2242/87, Date: 12/06/24, Executor

**150 MOUNTAIN VIEW RD ..... \$437,800**

B: Diana E Padilla  
S: Moore Donald E Est & George M Purtil  
Vol/Page: 2242/87, Date: 12/06/24, Executor

**62 SHIELDS DR ..... \$265,000**

B: Roshawn Walker  
S: Tammi Harris  
Vol/Page: 2242/53, Date: 12/05/24, Warranty  
Mtg: Reliant Home Funding \$257,050  
Use: 3 Bdrm Ranch, Lot: 10454sf  
Prior Sale: \$85,000 (03/98)

**9 SOUTHWOOD DR ..... \$3,137,500**

B: Mirror Lk Prop Bloomfield  
S: Acp Uri Bloomfield LLC  
Vol/Page: 2241/114, Date: 12/02/24, Warranty  
Use: Industrial Land, Lot: 191228sf  
Prior Sale: \$390,000 (05/22)

**11 SOUTHWOOD DR ..... \$3,137,500**

B: Mirror Lk Prop Bloomfield  
S: Acp Uri Bloomfield LLC  
Vol/Page: 2241/114, Date: 12/02/24, Warranty  
Use: Industrial Use, Lot: 131987sf  
Prior Sale: \$2,250,000 (05/22)

**111 TUNXIS AVE..... \$298,000**  
 B: Lushawna Jarrett  
 S: Roxanne Verbridge  
 Vol/Page: 2241/227, Date: 12/03/24, Warranty  
 Mtg: Liberty Bk \$158,500  
 Use: 3 Bdrm Bngl/Cottage, Lot: 42689sf

**1025 W DUDLEY TOWN RD ..... \$3,137,500**  
 B: Mirror Lk Prop Bloomfield  
 S: Acp Uri Bloomfield LLC  
 Vol/Page: 2241/114, Date: 12/02/24, Warranty

► **MORTGAGES**

**16 HIGHWOOD RD ..... \$420,750**  
 Stephanie Marinello+ from Security National Mortga

**33 QUAIL RUN..... \$100,000**  
 Orlando Huggey+ from Equity Resources Ohio

**35 SILO WAY U:35..... \$204,000**  
 Katherine A Donovan+ from Windsor Federal Bank

**3 STILLMAN RD..... \$136,000**  
 Lee H Mascolo+ from Sound Federal Credit Union

**34 SUTTON PL U:34 ..... \$30,000**  
 Peter Reynolds+ from Dutch Point Credit Union

**TUNXIS AVE..... \$25,000**  
 Lushawna Jarrett+ from Connecticut Housing Finance

**111 TUNXIS AVE..... \$74,500**  
 Lushawna Jarrett+ from Housing Development Fund In

**111 TUNXIS AVE..... \$20,000**  
 Lushawna Jarrett+ from Housing Development Fund In

**BRISTOL**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	442	414
Median Price	\$280,000	\$312,200

► **REAL ESTATE SALES**

**492 BIRCH ST ..... \$800,000**  
 B: 492 Birch LLC  
 S: Thomson Industries Inc  
 Vol/Page: 2302/261, Date: 12/03/24, Quit Claim  
 Mtg: Bank of America NA \$680,000  
 Use: Manufacturing Building, Lot: 58806sf

**5 BRIDGEPORT AVE ..... \$377,000**  
 B: Eric Kaufman  
 S: Harrington Carole A Est & Kathleen M Shane  
 Vol/Page: 2302/320, Date: 12/03/24, Executor  
 Mtg: Envoy Mtg LTD \$301,600  
 Use: 4 Bdrm Colonial, Lot: 14375sf

**260 BURLINGTON AVE U:6 ..... \$210,000**  
 B: Claude Cardoso & Lauren Cardoso  
 S: Barbara A Agresta, Tr for Barbara A Agresta Lt  
 Vol/Page: 2302/448, Date: 12/04/24, Trustee  
 Mtg: First World Mortgage \$199,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$82,196 (07/16)

**97 BUTTERNUT LN U:97..... \$220,000**  
 B: Jasmine A Mendez  
 S: Jessica Mills  
 Vol/Page: 2302/153, Date: 12/03/24, Warranty  
 Mtg: First World Mortgage \$216,015  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,000 (07/21)

**COPPER MINE RD..... \$375,000**  
 B: Trey Frechette  
 S: Nicholas Laferriere  
 Vol/Page: 2302/797, Date: 12/06/24, Warranty

**103 EL TORO DR ..... \$360,000**  
 B: Pablo A Romero-Bernal  
 S: Raffel Harriet Est & Scott Bettigole  
 Vol/Page: 2302/252, Date: 12/03/24, Executor  
 Use: 3 Bdrm Cape Cod, Lot: 23522sf

**63 GRIDLEY ST ..... \$295,000**  
 B: Sonia Y Lorenzo  
 S: Neighbor Hsng Svcs Of New  
 Vol/Page: 2302/474, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$285,154  
 Use: Possible New Construction, Lot: 9148sf  
 Prior Sale: \$10,000 (01/19)

**98 JACOBS ST ..... \$250,000**  
 B: Jorge A Calderon  
 S: Giovanna L Chachi  
 Vol/Page: 2302/753, Date: 12/06/24, Warranty  
 Mtg: Province Mtg Assoc \$187,500  
 Use: 2 Bdrm Cape Cod, Lot: 10019sf  
 Prior Sale: \$137,500 (12/05)

**92 LYNN RD ..... \$351,000**  
 B: Kayla Stanchfield  
 S: Eric R Stone  
 Vol/Page: 2302/774, Date: 12/06/24, Warranty  
 Mtg: First World Mortgage \$326,000  
 Use: 3 Bdrm Split Level, Lot: 12632sf

**820 MATTHEWS ST U:41 ..... \$202,000**  
 B: Taine M De Oliveira  
 S: James Oregon  
 Vol/Page: 2302/624, Date: 12/05/24, Warranty  
 Mtg: Bank of America NA \$195,940  
 Use: 2 Bdrm Condo

**895 MATTHEWS ST U:11 ..... \$189,900**  
 B: Barbara E Munson  
 S: Jared L Smith  
 Vol/Page: 2302/225, Date: 12/03/24, Warranty  
 Mtg: Allanach&mtg Grp Corp \$193,982  
 Use: 2 Bdrm Condo  
 Prior Sale: \$175,000 (04/23)

**1090 MATTHEWS ST..... \$375,000**  
 B: Howard Comstock 4th  
 S: Mark D Jones Sr & Edward Thomas Jr  
 Vol/Page: 2302/298, Date: 12/03/24, Warranty  
 Mtg: Allied Mortgage Group \$356,250  
 Use: 4 Bdrm Colonial, Lot: 37026sf  
 Prior Sale: \$215,000 (04/22)

**149 MEADOW ST..... \$250,000**  
 B: Patricio I Lopez & Carlos F Lopez  
 S: Nancy Krueger  
 Vol/Page: 2302/621, Date: 12/05/24, Warranty  
 Use: 3 Bdrm Conventional, Lot: 8276sf  
 Prior Sale: \$120,000 (04/96)

**156 MOODY ST ..... \$265,000**  
 B: Gregory Jalbert  
 S: Thierry Carolyn Est & Cynthia A Orefice  
 Vol/Page: 2302/659, Date: 12/06/24, Conservator  
 Mtg: Liberty Bk \$205,000  
 Use: 2 Bdrm Cape Cod, Lot: 12632sf

**144 OLD WOLCOTT RD ..... \$450,000**  
 B: Erin V Gerena  
 S: Harold Pinkham  
 Vol/Page: 2302/356, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$425,000  
 Use: 4 Bdrm Colonial, Lot: 20909sf  
 Prior Sale: \$240,000 (10/21)

**536 REDSTONE HILL RD U:C3 ..... \$285,000**  
 B: David J Graham & Andrea J Graham  
 S: Csmc 2021-Rpl5 T & Wilmington Savings Fund S  
 Vol/Page: 2302/688, Date: 12/06/24, Warranty  
 Mtg: Union Savings Bank \$100,000  
 Use: Condo

**151 RIDGECREST LN..... \$450,000**  
 B: Anthony Andreano & Ellen Andreano  
 S: Michelle L Charette  
 Vol/Page: 2302/428, Date: 12/04/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 43560sf  
 Prior Sale: \$245,000 (12/19)

**1467 STAFFORD AVE ..... \$370,000**  
 B: Rose J Russell  
 S: Brenda L Gaski  
 Vol/Page: 2302/501, Date: 12/05/24, Warranty  
 Mtg: Sikorsky Fncl CU Inc \$240,000  
 Use: 2 Bdrm Ranch, Lot: 29621sf  
 Prior Sale: \$164,900 (09/87)

**86 VALMORE RD ..... \$220,000**  
 B: Andrew L Scheriff & Carol A Scheriff  
 S: Dragon Loren S Jr Est & Cathy Ruscitti  
 Vol/Page: 2302/526, Date: 12/05/24, Conservator  
 Mtg: VIP Mortgage \$418,000  
 Use: 3 Bdrm Ranch, Lot: 34412sf

**86 VALMORE RD ..... \$220,000**  
 B: Andrew L Scheriff & Carol A Scheriff  
 S: Dragon Stella Est & Cathy Ruscitti  
 Vol/Page: 2302/530, Date: 12/05/24, Conservator  
 Use: 3 Bdrm Ranch, Lot: 34412sf  
 Prior Sale: \$220,000 (12/24)

**465 WOLCOTT ST U:2 ..... \$249,900**  
 B: Michael Rapisarda & Jennifer L Zabbara  
 S: Deborah Sousa  
 Vol/Page: 2302/397, Date: 12/04/24, Warranty  
 Mtg: CMG Home Loans \$237,405  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,000 (04/09)

► **MORTGAGES**

**365 ALLENTOWN RD U:24 ..... \$98,800**  
 Julio A Alicea+ from CSE Credit Union Inc

**5 BRIDGEPORT AVE ..... \$25,000**  
 Eric Kaufman+ from Connecticut Housing Finance Aut

**260 BURLINGTON AVE U:6 ..... \$12,500**  
 Claude Cardoso+ from Connecticut Housing Finance A

**37 CROWN ST..... \$15,915**  
 David A Feliciano+ from USA Housing and Urban Deve

**294 DIVINITY ST..... \$225,000**  
 Chaudhry S Ahmed+ from Nutmeg State Financial Cred

**121 DOROTHY RD ..... \$50,000**  
 Antonio Damico Jr+ from Webster Bank

**54 FOXWOOD RD ..... \$25,000**  
 Lylcadia Dyal+ from Citizens Bank

**63 GRIDLEY ST ..... \$25,000**  
 Sonia Y Lorenzo+ from Connecticut Housing Finance

**197 KOZANI ST ..... \$10,000**  
 Margaret Paskowski+ from Webster Bank

**64 LESLIE CT ..... \$385,518**  
 Darnell Jennings+ from Priority 1 Lending

**92 LYNN RD..... \$25,000**  
 Kayla Stanchfield+ from Connecticut Housing Financ

**73 MAPLE ST ..... \$55,000**  
 Kestutis J Simanaukas+ from New American Funding

**181 MERCIER AVE ..... \$245,217**  
 Amber L Baker+ from Newfi Lending

**MINE RD L:23 ..... \$15,000**  
 Trey Frechette+ from Total Mortgage Services

**144 OLD WOLCOTT RD ..... \$25,000**  
 Erin V Gerena+ from Connecticut Housing Finance Au

**84 PINE MEADOW DR..... \$79,000**  
 Kristen Kearney+ from Newrez LLC

**26 TOPVIEW TER..... \$10,674**  
 Jorge L Mercado-Sepulveda+ from USA Housing and Ur

**22 WELCH DR..... \$12,629**  
 Anel Smajlovic+ from USA Housing and Urban Develop

**23 YARDE DR ..... \$152,000**  
 Sandra Maier+ from New American Funding



**NO STREET GIVEN** ..... **\$354,598**  
 Trey Frechette+ from Total Mortgage Services  
**NO STREET GIVEN L:1A** ..... **\$8,800**  
 Jasmine A Mendez+ from Connecticut Housing Finance

## BURLINGTON

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	70
Median Price	\$450,000	\$477,500

### ▶ REAL ESTATE SALES

**60 DUANE LN** ..... **\$485,000**  
 B: Khrystyna Kukhtyn  
 S: Jill Mcknight & David Mcknight  
 Vol/Page: 397/111, Date: 12/06/24, Warranty  
 Mtg: United Wholesale Mtg \$460,750  
 Use: 3 Bdrm Contemporary, Lot: 50965sf  
 Prior Sale: \$249,900 (02/03)

**73 LYON RD** ..... **\$279,900**  
 B: Felicia Grecco & Adam Bracken  
 S: Deborah L Martin  
 Vol/Page: 397/90, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$274,829  
 Use: 3 Bdrm Old Style, Lot: 40946sf  
 Prior Sale: \$100,000 (11/06)

**42 MINE RD** ..... **\$375,000**  
 B: Trey Frechette  
 S: Nicholas Laferriere  
 Vol/Page: 397/133, Date: 12/06/24, Warranty  
 Mtg: Total Mtg Svcs \$354,598  
 Use: 3 Bdrm Raised Ranch, Lot: 13068sf  
 Prior Sale: \$186,600 (12/23)

**67 SAW MILL RD** ..... **\$139,000**  
 B: Tammy Vanlinter  
 S: Derek Cote & Chantelle Morin  
 Vol/Page: 397/86, Date: 12/03/24, Warranty  
 Use: Residential Open Land, Lot: 63162sf

### ▶ MORTGAGES

**133 DEER RUN** ..... **\$100,000**  
 Beth A Fournier+ from Liberty Bank

**14 JEROME AVE** ..... **\$334,400**  
 Erin B King+ from Bank of America NA

**42 MINE RD** ..... **\$15,000**  
 Trey Frechette+ from Connecticut Housing Finance A

## CANTON

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	79	60
Median Price	\$411,000	\$477,500

### ▶ REAL ESTATE SALES

**36 SECRET LAKE RD** ..... **\$365,000**  
 B: Clement A Desjardin  
 S: Brian Mcdonald & Dennis Mcdonald  
 Vol/Page: 485/596, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Cape Cod, Lot: 161172sf  
 Prior Sale: \$180,000 (03/19)

**24 WASHBURN RD** ..... **\$15,000**  
 B: Don Truskauskas  
 S: Logan Magdalena G Est & Mara E Logan  
 Vol/Page: 485/602, Date: 12/04/24, Executor  
 Use: Residential Open Land, Lot: 182952sf

### ▶ MORTGAGES

**760 CHERRY BROOK RD** ..... **\$188,000**  
 Thomas P Affsa+ from American Eagle Financial Cred

## EAST GRANBY

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	59
Median Price	\$342,500	\$420,000

### ▶ REAL ESTATE SALES

**5 CRYSTAL DR** ..... **\$399,000**  
 B: Gagandeep Singh & Shalini Wahi  
 S: Michael P Feinberg & Jennifer J Feinberg  
 Vol/Page: 243/274, Date: 12/04/24, Warranty  
 Mtg: Liberty Bk \$319,200  
 Use: 4 Bdrm Colonial, Lot: 6538sf  
 Prior Sale: \$255,000 (05/16)

### ▶ MORTGAGES

**169 NEWGATE RD** ..... **\$30,000**  
 John R Fotiathis+ from Leader Bank NA

**16 SEYMOUR RD U:1H** ..... **\$59,172**  
 Samantha M Mccoy+ from Connecticut Housing Finance

## EAST HARTFORD

**TOWN CLERK:KELLY BILODEAU**  
 740 Main St, East Hartford, CT, 06108  
 Phone:860-291-7235

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	312	340
Median Price	\$255,000	\$280,000

### ▶ REAL ESTATE SALES

**41 BROOKLINE DR** ..... **\$233,000**  
 B: Yadiza M Alejandro & Chantal O Rodriguez  
 S: Shane Anderson  
 Vol/Page: 4257/48, Date: 12/05/24, Warranty  
 Mtg: Fairway Ind Mtg \$214,183  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$174,500 (12/05)

**30 BUNKER LN** ..... **\$350,000**  
 B: Emal Walizada  
 S: Kevin L Hernandez & Ruth M Hernandez  
 Vol/Page: 4256/1043, Date: 12/04/24, Warranty  
 Mtg: CT Housing Fin Auth \$25,000  
 Use: 3 Bdrm Raised Ranch, Lot: 8276sf  
 Prior Sale: \$187,000 (01/19)

**15 COLONIAL LN** ..... **\$250,000**  
 B: Karina Rodriguez & Juan Silva  
 S: Kyle J Hurley & Micaela A Hurley  
 Vol/Page: 4256/920, Date: 12/03/24, Warranty  
 Mtg: Movement Mtg LLC \$245,471  
 Use: 3 Bdrm Cape Cod, Lot: 7405sf  
 Prior Sale: \$242,500 (04/23)

**13-17 HOPEWELL ST** ..... **\$417,000**  
 B: Tarak T Bharani & Yogi P Mehta  
 S: Mascaro Properties LLC  
 Vol/Page: 4256/774, Date: 12/02/24, Warranty  
 Mtg: Nexera Holding Llc \$333,400  
 Use: 3-Family Row House, Lot: 7405sf  
 Prior Sale: \$182,500 (06/05)

**19 HOPEWELL ST** ..... **\$417,000**  
 B: Tarak T Bharani & Yogi P Mehta  
 S: Mascaro Properties LLC  
 Vol/Page: 4256/797, Date: 12/02/24, Warranty

**23 HOPEWELL ST** ..... **\$417,000**  
 B: Tarak T Bharani & Yogi P Mehta  
 S: Mascaro Properties LLC  
 Vol/Page: 4256/797, Date: 12/02/24, Warranty

**1528 MAIN ST** ..... **\$435,000**  
 B: Adolfo V Naucapoma  
 S: Cdf Prop Holdings LLC  
 Vol/Page: 4256/855, Date: 12/02/24, Warranty  
 Use: Apartment Bldg - 4-8 Units, Lot: 14375sf  
 Prior Sale: \$305,000 (12/24)

**1528 MAIN ST** ..... **\$305,000**  
 B: Cdf Prop Holdings LLC  
 S: Carrozzella L P Est & Michael A Carrozzella  
 Vol/Page: 4256/852, Date: 12/02/24, Executor  
 Use: Apartment Bldg - 4-8 Units, Lot: 14375sf  
 Prior Sale: \$305,000 (10/22)

**1856 MAIN ST** ..... **\$360,000**  
 B: Anthon Davis Jr & Jodi Gray  
 S: Ryan Lau & Mark Quiterio  
 Vol/Page: 4256/896, Date: 12/03/24, Warranty  
 Mtg: Rocket Mortgage LLC \$349,200  
 Use: 3 Bdrm Raised Ranch, Lot: 32234sf  
 Prior Sale: \$132,000 (05/94)

**120 MALLARD DR** ..... **\$305,000**  
 B: Sandeepkumar Panchal  
 S: Eugene P Akeley  
 Vol/Page: 4257/108, Date: 12/06/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 14810sf

**37 NAUBUC AVE** ..... **\$230,000**  
 B: Sharon Mack  
 S: Justin N Smith & Sharelle P Justin  
 Vol/Page: 4257/158, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 6534sf  
 Prior Sale: \$130,000 (02/16)

**22 RECTOR ST** ..... **\$255,000**  
 B: Angela Santos  
 S: Emily C Utley  
 Vol/Page: 4256/734, Date: 12/02/24, Warranty  
 Mtg: Rocket Mortgage LLC \$204,000  
 Use: 3 Bdrm, Lot: 6534sf  
 Prior Sale: \$205,000 (08/23)

**45 SALEM RD** ..... **\$290,000**  
 B: Manuel C Bije  
 S: Joshua V Wood  
 Vol/Page: 4257/79, Date: 12/05/24, Warranty  
 Mtg: Liberty Bk \$232,000  
 Use: 4 Bdrm Cape Cod, Lot: 7841sf  
 Prior Sale: \$119,000 (09/17)

**106 SHADYCREST DR** ..... **\$223,000**  
 B: James Callender & Jennifer Callender  
 S: Maria M Ortiz  
 Vol/Page: 4256/1070, Date: 12/04/24, Warranty  
 Mtg: Rocket Mortgage LLC \$178,400  
 Use: 2 Bdrm Ranch, Lot: 8712sf

**17-19 STANLEY ST** ..... **\$285,000**  
 B: Abe-Abe LLC  
 S: Dwayne Hooks  
 Vol/Page: 4256/969, Date: 12/04/24, Warranty  
 Mtg: Kiavi Funding Inc \$243,700  
 Use: 2-Family Duplex, Lot: 9583sf  
 Prior Sale: \$225,000 (10/05)



**104 WAKEFIELD CIR U:104** ..... \$145,000  
 B: Universal Homes LLC  
 S: Lindsea Quental  
 Vol/Page: 4257/43, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$62,000 (12/13)

**260 WOODYCREST DR** ..... \$200,000  
 B: Dianne M Norton  
 S: Janice Whiterock  
 Vol/Page: 4256/757, Date: 12/02/24, Warranty  
 Mtg: New American Funding \$100,000  
 Use: 2 Bdrm Ranch, Lot: 8276sf  
 Prior Sale: \$103,500 (04/02)

► **MORTGAGES**

**4-6 AMY DR** ..... \$21,860  
 Charles Miller+ from USA Housing and Urban Develop

**22 ARNOLD DR** ..... \$245,828  
 Kisis Sierra-Guzman+ from Carrington Mortgage Serv

**30 BANKER LN** ..... \$332,500  
 Emal Walizada+ from Total Mortgage Services

**67 BEACON HILL RD** ..... \$30,000  
 Jenifer E Balesano+ from American Eagle Financial

**BROOKLINE DR** ..... \$25,000  
 Yadiza M Rodriguez+ from Connecticut Housing Finan

**653 BURNSIDE AVE** ..... \$100,000  
 Cb Automotive LLC+ from Bdc Cmnty Cap Corp

**653 BURNSIDE AVE** ..... \$200,000  
 Cb Automotive LLC+ from Mlg Llc

**653 BURNSIDE AVE** ..... \$334,000  
 Cb Automotive LLC+ from New England Certified Deve

**657 BURNSIDE AVE** ..... \$334,000  
 Cb Automotive LLC+ from New England Certified Deve

**657 BURNSIDE AVE** ..... \$200,000  
 Cb Automotive LLC+ from Mlg Llc

**657 BURNSIDE AVE** ..... \$100,000  
 Cb Automotive LLC+ from Bdc Cmnty Cap Corp

**15 COLONIAL LN** ..... \$12,500  
 Karina Rodriguez+ from Movement Mortgage LLC

**585 CONNECTICUT BLVD** ..... \$2,006,000  
 Wdfc Real LLC+ from New England Certified Developm

**585 CONNECTICUT BLVD** ..... \$4,410,000  
 Wdfc Real LLC+ from Northwest Community Bank

**589 CONNECTICUT BLVD** ..... \$4,410,000  
 Wdfc Real LLC+ from Northwest Community Bank

**589 CONNECTICUT BLVD** ..... \$2,006,000  
 Wdfc Real LLC+ from New England Certified Developm

**131 COUNTRY LN** ..... \$25,000  
 Phyllis Petrolito+ from American Eagle Financial C

**50 DAVIS RD** ..... \$264,550  
 Sheila A Savage+ from LoanDepot.Com LLC

**25 FARNHAM DR** ..... \$100,000  
 Mahendra F Rajpaul+ from Hartford Federal Credit U

**361 FORBES ST** ..... \$10,763  
 Robert Black+ from USA Housing and Urban Developme

**645 FOREST ST** ..... \$25,000  
 Catherine Szykowitz+ from Connecticut Housing Fin

**320 GOODWIN ST** ..... \$90,000  
 William D Parker+ from American Eagle Financial Cr

**HARTLAND ST** ..... \$6,500,000  
 Port Eastside LLC+ from East Hartford, Town of

**325 HIGH ST** ..... \$10,965  
 Kimberly Serbin+ from USA Housing and Urban Develo

**123 HILLS ST** ..... \$40,000  
 Keith W Hebert+ from American Eagle Financial Cred

**21 HOCKANUM DR** ..... \$102,400  
 Carol J Wray+ from American Eagle Financial Credit

**19-23 HOPEWELL ST** ..... \$333,600  
 Tarak T Bharani+ from Nexera Holding Llc

**20 LORRAINE CT** ..... \$741  
 Elizabeth M Mcfarlane+ from USA Housing and Urban

**1528 MAIN ST** ..... \$340,000  
 Adolfo V Naucapoma+ from Investor Mtg Fin Llc

**110 MCKEE ST** ..... \$224,750  
 Oneil Gayle+ from Rocket Mortgage

**287 OAK ST** ..... \$25,000  
 Catherine Szykowitz+ from Connecticut Housing Fin

**460 OAK ST** ..... \$11,745  
 Joshua Soto+ from USA Housing and Urban Developmen

**35 OCONNELL DR** ..... \$12,000  
 Pierrette Gagne+ from American Eagle Financial Cre

**1 SHERMAN AVE** ..... \$10,087  
 Michael A Rodriguez+ from USA Housing and Urban De

**64 SHERWOOD DR** ..... \$5,256  
 Maribel Ortiz+ from USA Housing and Urban Developm

**110 SPARROWBUSH RD** ..... \$70,000  
 Jose D Jimenez+ from American Eagle Financial Cred

**86 SUNNYREACH DR** ..... \$90,000  
 Candace Hall+ from M&T Bank NA

**38 THOMAS ST** ..... \$100,000  
 Carmen R Canales+ from Cmnty Econ Dev Fund 1

**29 WESTERLY TER** ..... \$7,777  
 Tandy M Ramos+ from USA Housing and Urban Developm

**41 YALE RD** ..... \$80,000  
 Richard J Williams+ from American Eagle Financial

**EAST WINDSOR**

**TOWN CLERK:AMY R. LAM**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	75	49
Median Price	\$325,000	\$340,000

► **REAL ESTATE SALES**

**9 FIELD CIR U:9** ..... \$422,270  
 B: Donna Dojan & Marshall Jamison  
 S: Paolo D Bruno  
 Vol/Page: 462/995, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$339,900 (06/21)

**2 PASCO DR U:B** ..... \$200,000  
 B: Jonathan T Bui & Hau T Bui  
 S: Melissa J Tetrault  
 Vol/Page: 463/1, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo

**114 RYE ST** ..... \$500,000  
 B: Christopher M Clair & Stephanie H Clair  
 S: Kimberlee A Young  
 Vol/Page: 462/1025, Date: 12/04/24, Warranty  
 Mtg: Guaranteed Rate Affin \$375,000  
 Use: 3 Bdrm Salt Box, Lot: 61855sf  
 Prior Sale: \$287,074 (10/16)

**22 WINTON RD** ..... \$410,000  
 B: Jeffrey L Turrini  
 S: Emily Parente  
 Vol/Page: 462/1007, Date: 12/03/24, Warranty  
 Mtg: Westfield Bank \$270,000  
 Use: 4 Bdrm Split Level, Lot: 22651sf  
 Prior Sale: \$233,000 (06/11)

► **MORTGAGES**

**6 PROSPECT HILL DR** ..... \$40,295  
 Mona M Hewey+ from Key Bank N.A.

**47 WINTON RD** ..... \$30,000  
 Meagan Mansfield+ from Community Healthcare Credit

**ENFIELD**

**TOWN CLERK:SHEILA M BAILEY**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	349	389
Median Price	\$273,500	\$300,000

► **REAL ESTATE SALES**

**17 BIRCHWOOD RD** ..... \$275,000  
 B: Reynaldo Roman  
 S: Leblanc Roger C Est & Jonathan R Leblanc  
 Vol/Page: 2923/815, Date: 12/02/24, Executor  
 Mtg: First World Mortgage \$270,019  
 Use: 4 Bdrm Cape Cod, Lot: 17424sf

**304 BRAINARD RD** ..... \$225,000  
 B: James M Oakley  
 S: Neil J Maloney  
 Vol/Page: 2924/277, Date: 12/06/24, Warranty

**33 BRETT LN** ..... \$261,000  
 B: Carlos Oliva  
 S: Margaret M Callahan, Tr for Mary E Remijan T  
 Vol/Page: 2923/910, Date: 12/03/24, Trustee  
 Mtg: Fairway Ind Mtg \$246,000  
 Use: 2 Bdrm Ranch, Lot: 12632sf

**3 BROAD BROOK RD** ..... \$290,000  
 B: Charles A Stanovich  
 S: Broad Brook Dev LLC  
 Vol/Page: 2924/48, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$272,698  
 Use: 3 Bdrm Split Level, Lot: 24394sf  
 Prior Sale: \$230,000 (05/06)

**3 CHRISTOPHER DR** ..... \$371,000  
 B: Sansharee Trimble  
 S: Bryant M Ferro & Jason C Mosher  
 Vol/Page: 2924/2, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$364,280  
 Use: 3 Bdrm Raised Ranch, Lot: 12632sf  
 Prior Sale: \$280,000 (07/21)

**999 ENFIELD ST** ..... \$480,000  
 B: Jayne M Agbaje  
 S: Ben W Fagen Jr & Lynda M Fagen  
 Vol/Page: 2923/1084, Date: 12/04/24, Warranty  
 Mtg: Stg Mortgage Inc \$471,306  
 Use: 2-Family Family Flat, Lot: 17424sf

**41 LAKE DR** ..... \$300,000  
 B: Ryan Harrington  
 S: Donald E Baltronis  
 Vol/Page: 2924/245, Date: 12/06/24, Warranty  
 Mtg: Fairway Ind Mtg \$300,000  
 Use: 2 Bdrm Cape Cod, Lot: 13504sf  
 Prior Sale: \$90,000 (03/99)

**25 MATHEWSON AVE** ..... \$296,000  
 B: Davin C Ivy  
 S: Mary E Kempton, Tr for Mildred T Obrien Lt  
 Vol/Page: 2924/199, Date: 12/06/24, Trustee  
 Mtg: USAA Federal SB \$266,000  
 Use: 4 Bdrm Cape Cod, Lot: 6970sf

**259 PEARL ST** ..... \$296,475  
 B: Alondra V Diodonet & Harley L Laparle  
 S: Joshua Figueroa  
 Vol/Page: 2924/228, Date: 12/06/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$243,109  
 Use: 4 Bdrm Cape Cod, Lot: 6098sf  
 Prior Sale: \$204,900 (02/20)

**155 POST OFFICE RD** ..... \$175,000  
 B: Mohammad A Shahid & Fahmida Akbar  
 S: Liston William J Est & Katrina K Camera  
 Vol/Page: 2924/225, Date: 12/06/24, Conservator  
 Use: 4 Bdrm Cape Cod, Lot: 12632sf

**7 RIDGFIELD RD** ..... **\$287,000**  
 B: Kings Ent Of Ct LLC  
 S: Joseph Georgantas  
 Vol/Page: 2924/293, Date: 12/06/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 9583sf  
 Prior Sale: \$160,000 (07/14)

**1 TILL ST** ..... **\$237,000**  
 B: Jose L Candelaria  
 S: Anthony Craig  
 Vol/Page: 2923/839, Date: 12/02/24, Warranty  
 Mtg: Mortgage Research Ctr \$184,860  
 Use: 3 Bdrm Ranch, Lot: 15682sf  
 Prior Sale: \$169,900 (09/05)

**54-D TILL ST** ..... **\$319,000**  
 B: Bradford Breest  
 S: Scott Zahner  
 Vol/Page: 2923/1062, Date: 12/04/24, Warranty  
 Mtg: Mortgage Research Ctr \$319,000  
 Use: 3 Bdrm Cape Cod, Lot: 20473sf  
 Prior Sale: \$186,000 (12/23)

**100 TOWN FARM RD** ..... **\$250,000**  
 B: Ciara Rodriguez  
 S: Jacqueline M Prior  
 Vol/Page: 2923/786, Date: 12/02/24, Warranty  
 Mtg: American Eagle FCU \$235,000  
 Use: 1 Bdrm Ranch, Lot: 35284sf

**10 YALE DR** ..... **\$175,000**  
 B: Pro Mario Company LLC  
 S: Ann C Dilorenzo & John V Dilorenzo  
 Vol/Page: 2923/856, Date: 12/02/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 11326sf  
 Prior Sale: \$123,000 (11/23)

► **FORECLOSURE DEEDS**

**327 ABBE RD** ..... **\$251,000**  
 B: Hometown Home Buyers LLC  
 S: Robert Light & Idaho Hsng And Fin Assn  
 Vol/Page: 2924/282, Date: 12/06/24, Committee  
 Use: 3 Bdrm Cape Cod, Lot: 21780sf  
 Prior Sale: \$196,000 (03/19)

**117 COLUMBIA RD** ..... **\$261,900**  
 B: Pennymac Loan Svcs LLC  
 S: Cassey Maulucci & Pennymac Loan Svcs LLC  
 Vol/Page: 2923/781, Date: 12/02/24, Committee  
 Use: 3 Bdrm Ranch, Lot: 12632sf  
 Prior Sale: \$200,000 (12/20)

**43 SWORD AVE** ..... **\$66,000**  
 B: Walter Sulewski  
 S: Paul J Daunis Sr & Tobacco Vly Teachers Fcu  
 Vol/Page: 2924/135, Date: 12/05/24, Committee  
 Use: 2 Bdrm Ranch, Lot: 13068sf

► **MORTGAGES**

**99 ABBE RD** ..... **\$199,000**  
 Gene L Giuliano+ from Manufacturers and Traders Tr

**8 BELL ACRE RD** ..... **\$50,000**  
 Elizabeth H Pelletier RET+ from PeoplesBank (Holyo

**17 BIRCHWOOD RD** ..... **\$11,000**  
 Reynaldo Roman+ from Connecticut Housing Finance A

**33 BRETT LN** ..... **\$25,000**  
 Carlos Oliva+ from Connecticut Housing Finance Aut

**3 BROAD BROOK RD** ..... **\$25,000**  
 Charles A Stanovich+ from Connecticut Housing Fina

**42 BROADLEAF LN** ..... **\$25,000**  
 Kimberly Logan+ from American Eagle Financial Cred

**56 BURNHAM ST** ..... **\$125,000**  
 Anthony Marchioli+ from Fedex Employees Cu Fc

**21 BURNS AVE** ..... **\$225,000**  
 Ravshandzhon Nazhmidinov+ from Nexera Holding Llc

**3 CHRISTOPHER DR** ..... **\$18,750**  
 Sansharee Trimble+ from Connecticut Housing Financ

**4 CONCORD TER** ..... **\$100,000**  
 Christopher J Pedemonti+ from Liberty Bank

**10 DARTMOUTH ST** ..... **\$185,000**  
 Luz D Meunier+ from Rocket Mortgage

**1424 ENFIELD ST** ..... **\$425,227**  
 Velasquez C Abdow+ from Mortgage Research Center

**9 FOXCROFT RD** ..... **\$384,000**  
 Bernice D Buvarsky+ from Finance America LLC

**9 FOXCROFT RD** ..... **\$384,000**  
 Bernice D Buvarsky+ from USA Housing and Urban Dev

**13 HOLIDAY LN** ..... **\$252,000**  
 Carmela Oakley+ from CMG Mortgage Inc

**7 HUDSON ST** ..... **\$50,000**  
 Mary E Mclaughlin+ from Massmutual Federal Credit

**35 INDIAN RUN** ..... **\$5,172**  
 Thomas W Terhune+ from USA Housing and Urban Devel

**230 JACKSON RD** ..... **\$65,000**  
 Marshall Hammond+ from Alliant Credit Union

**5 LINDA LN** ..... **\$310,141**  
 Jonathan Medina+ from Mortgage Research Center

**15 MISTY MEADOW RD** ..... **\$100,000**  
 Benjamin T Alaimo+ from American Eagle Financial C

**23 PARTRIDGE RUN U:23** ..... **\$60,000**  
 Linda L Kelsey+ from Manufacturers and Traders Tru

**33 PLAY RD** ..... **\$6,749**  
 Kristine C Michaud+ from USA Housing and Urban Dev

**38 PLAY RD** ..... **\$12,367**  
 David C Kennan+ from USA Housing and Urban Develop

**7 SAM ST** ..... **\$8,438**  
 Robert W Valitsky+ from USA Housing and Urban Deve

**3 WARRINER AVE** ..... **\$20,000**  
 Jacqueline E Taylor+ from American Eagle Financial

**FARMINGTON**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	150	172
Median Price	\$477,450	\$587,500

► **REAL ESTATE SALES**

**17 FAIRLAWN ST** ..... **\$405,000**  
 B: Jimmy P Rios & Breissy E Yaya  
 S: William F Brown & Gia Zarrella  
 Vol/Page: 1281/347, Date: 12/05/24, Warranty  
 Mtg: Homestead Fund Corp \$303,750  
 Use: 3 Bdrm Ranch, Lot: 18295sf  
 Prior Sale: \$240,000 (02/18)

**16 GREENBRIAR DR U:D** ..... **\$249,600**  
 B: Rachel Smith  
 S: Courtney Dowling  
 Vol/Page: 1281/192, Date: 12/03/24, Warranty  
 Mtg: Newtown Savings Bank \$199,680  
 Use: 2 Bdrm Condo  
 Prior Sale: \$87,000 (10/92)

**2 HOLLY LN U:2** ..... **\$225,558**  
 B: Ashton Hopkins  
 S: Rachel A Maselli  
 Vol/Page: 1281/412, Date: 12/06/24, Warranty  
 Mtg: Total Mtg Svcs \$218,791  
 Use: 2 Bdrm Condo  
 Prior Sale: \$184,000 (11/19)

**7 LYLE CT U:B** ..... **\$310,000**  
 B: Reece Weiner & Mayra Quinones  
 S: Moiz Mundiwala & Mushk Mundiwala  
 Vol/Page: 1281/388, Date: 12/06/24, Warranty  
 Mtg: ARRHA Credit Union \$180,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$261,000 (06/23)

**227 NEW BRITAIN AVE U:B** ..... **\$170,000**  
 B: Senol Yilmaz  
 S: Gregory J Murray  
 Vol/Page: 1281/455, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$116,000 (12/87)

**525 NEW BRITAIN AVE** ..... **\$995,000**  
 B: 97 River Road Cbp LLC  
 S: 525 Group LLC  
 Vol/Page: 1281/307, Date: 12/04/24, Warranty  
 Mtg: Northwest CommunityBk \$796,000  
 Use: Industrial Warehouse, Lot: 66647sf  
 Prior Sale: \$850,000 (10/16)

**293 OLD MOUTAIN RD** ..... **\$600,000**  
 B: Hamlet Lamarche & Tania B Hernandez  
 S: Jeanne Urso  
 Vol/Page: 1281/213, Date: 12/04/24, Warranty

**16 STREAM CT U:16** ..... **\$405,000**  
 B: Manoj Muthusamy & Kerthika Rangamani  
 S: Andrei Babrovich & Tatiana Kharina  
 Vol/Page: 1281/273, Date: 12/04/24, Warranty  
 Mtg: Torrington Svgs Bk \$320,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$230,000 (07/18)

**5 TALCOTT GLN U:G** ..... **\$320,000**  
 B: Ali Mostafa & Salma Elkady  
 S: Daniel E Beauvais & Amy E Beauvais  
 Vol/Page: 1281/151, Date: 12/02/24, Warranty  
 Mtg: Litchfield Bancorp \$288,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$186,000 (04/17)

**6 TUNXIS VLG U:6** ..... **\$285,000**  
 B: Margarita P Reyes  
 S: Eva A Devito  
 Vol/Page: 1281/326, Date: 12/04/24, Warranty  
 Mtg: 1st 2nd Mortgage Co \$213,750  
 Use: 2 Bdrm Condo

**6 WOODS HOLLOW CT** ..... **\$300,000**  
 B: Richard R Diaz  
 S: Sebastian Lanteri  
 Vol/Page: 1281/245, Date: 12/04/24, Warranty

**23 WOODS RUN U:23** ..... **\$357,000**  
 B: Muralidharan Narasimhan  
 S: David S Janson  
 Vol/Page: 1281/464, Date: 12/06/24, Warranty  
 Mtg: Torrington Svgs Bk \$285,600  
 Use: 2 Bdrm Condo  
 Prior Sale: \$195,000 (03/20)

► **MORTGAGES**

**47 BRADFORD WALK U:47** ..... **\$396,449**  
 Christian Moreira+ from CSE Credit Union Inc

**20 ELM ST** ..... **\$60,000**  
 Matthew R Killfoile+ from M&T Bank NA

**39 FARM DR U:39** ..... **\$40,000**  
 Karen M Malinowski+ from Discover Bank

**161 LOVELY ST** ..... **\$150,000**  
 Hilary G Chagnon+ from Liberty Bank

**293 OLD MOUNTAIN RD** ..... **\$540,000**  
 Hamlet Lamarche+ from United Wholesale Mortgage

**10 S RIDGE RD** ..... **\$175,000**  
 Daniel Sanz-Baade+ from Sofi Bank Na

**SNOWBERRY COBBLE VLG U:11** ..... **\$9,000**  
 Ashton Hopkins+ from Connecticut Housing Finance A

**12 WELLS DR** ..... **\$150,590**  
 Julie B Laclaire+ from Carrington Mortgage Service

**6 WOODS HOLLOW CT U:176B** ..... **\$300,000**  
 Richard R Diaz+ from Total Mortgage Services

**WOODSHOLLOW CT U:B** ..... **\$9,900**  
 Richard R Diaz+ from Connecticut Housing Finance A

## GLASTONBURY

**TOWN CLERK:MICHELLE KRAMPITZ**  
 2155 Main St, Glastonbury, CT, 06033  
 Phone:860-652-7616

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	255	270
Median Price	\$500,000	\$555,000

### ► REAL ESTATE SALES

- 127 CEDAR RIDGE DR..... \$662,000**  
 B: Antonino J Failla  
 S: Gina R Larosa  
 Vol/Page: 3821/656, Date: 12/05/24, Warranty  
 Mtg: Guaranteed Rate Affin \$527,000  
 Use: 3 Bdrm Contemporary, Lot: 63162sf  
 Prior Sale: \$330,000 (09/06)
- 68 GRANITE RD ..... \$350,000**  
 B: Bridgette Rolfe  
 S: Steven L Sleeper & Michelle K Sleeper  
 Vol/Page: 3821/680, Date: 12/05/24, Warranty  
 Mtg: Jeek Properties Llc \$360,000  
 Use: 3 Bdrm Cape Cod, Lot: 40075sf  
 Prior Sale: \$295,000 (05/06)
- 113 SHERMAN RD..... \$395,000**  
 B: Sarah R Goldberg & Andy D Khon  
 S: Play Action Prop LLC  
 Vol/Page: 3821/549, Date: 12/04/24, Warranty  
 Mtg: Guaranteed Rate Affin \$316,000  
 Use: 3 Bdrm Ranch, Lot: 22216sf  
 Prior Sale: \$303,000 (09/24)
- 472 STANLEY DR ..... \$775,000**  
 B: Jackson Chen & Tina Dinh  
 S: Gerinaldy D Santos & Alicia Rodriguez  
 Vol/Page: 3821/707, Date: 12/06/24, Warranty  
 Mtg: Nexbank SSB \$658,750  
 Use: 4 Bdrm Contemporary, Lot: 54886sf  
 Prior Sale: \$620,000 (01/23)

### ► MORTGAGES

- 420 3 MILE RD ..... \$200,000**  
 Jennifer Hodolitz+ from American Eagle Financial C
- 249 ADDISON RD ..... \$296,250**  
 249 Addison RET+ from United Wholesale Mortgage
- 90 CROSBY RD..... \$999,000**  
 Hannah Schoenfeld+ from Mortgage Equity Partners L
- 96 DOGWOOD LN ..... \$675,000**  
 Pastor Ft+ from Westend Fincl Corp
- 504 GRISWOLD ST ..... \$200,000**  
 Alvin Latiff+ from American Eagle Financial Credit
- 136 HERITAGE DR ..... \$125,000**  
 H V Southby+ from Mutual of Omaha Mortgage
- 57 MALLARD DR ..... \$50,001**  
 Tony Thomas+ from Newrez LLC
- 644 MANCHESTER RD ..... \$339,200**  
 Robert C Turi+ from Sofi Bank
- 2281 NEW LONDON TPKE..... \$200,000**  
 Ayodele O Awofala+ from Citizens Bank
- 173 OLDE STAGE RD..... \$106,000**  
 Steven J Nicastro+ from Newrez LLC
- PRATT ST ..... \$1,140,000**  
 Haviar Real Estate LLC+ from First Command Bank
- 21 STRATTON RD..... \$182,000**  
 Michael S Solony+ from American Eagle Financial Cr

## GRANBY

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	104
Median Price	\$398,000	\$445,000

### ► REAL ESTATE SALES

- 35 COOLEY RD..... \$445,000**  
 B: Leah Anderson  
 S: Dawoud Ahmad  
 Vol/Page: 467/1229, Date: 12/05/24, Warranty  
 Mtg: Nations Direct Mtg \$454,567  
 Use: 3 Bdrm Contemporary, Lot: 111949sf  
 Prior Sale: \$290,000 (02/09)
  - 14 GREENWOODS RD..... \$450,000**  
 B: William Simons & Cathleen M Simons  
 S: Lori E Fontana  
 Vol/Page: 467/1226, Date: 12/05/24, Warranty
  - 31 HARNESS WAY..... \$700,896**  
 B: Lori Fontana  
 S: Harness Way Dev LLC  
 Vol/Page: 468/46, Date: 12/06/24, Warranty  
 Mtg: Raymond James Bk FSB \$644,100  
 Use: Residential Open Land, Lot: 54886sf
  - 43 HARTFORD AVE..... \$330,000**  
 B: Noah Davini & Meghan Davini  
 S: Matthew F Sinnott & Diana M Sinnott  
 Vol/Page: 467/1140, Date: 12/03/24, Warranty  
 Mtg: Polish National CU \$300,000  
 Use: 2 Bdrm Cape Cod, Lot: 21780sf
  - 18 MOOSE HORN RD..... \$557,500**  
 B: Casey A Rigby  
 S: John C Dolan & Julie Dolan  
 Vol/Page: 467/1173, Date: 12/03/24, Warranty
  - 14 OLD SIMSBURY RD..... \$480,000**  
 B: Eric Andreski & Ashley Andreski  
 S: Bilodeau Renovations LLC  
 Vol/Page: 467/1157, Date: 12/03/24, Warranty  
 Mtg: Ion Bank \$430,000  
 Use: 5 Bdrm Cape Cod, Lot: 30056sf  
 Prior Sale: \$265,000 (06/24)
  - 89 OLD STAGECOACH RD..... \$420,000**  
 B: Lee Esmiol & Gabriela Esmiol  
 S: Chester Warner  
 Vol/Page: 468/1, Date: 12/05/24, Warranty  
 Mtg: TD Bank NA \$120,000  
 Use: 3 Bdrm Cape Cod, Lot: 50094sf  
 Prior Sale: \$260,000 (07/14)
  - 273 SIMSBURY RD..... \$505,000**  
 B: Brian J Ekstrom & Katherine E Ekstrom  
 S: Gary V Scarcella & Suzanne E Scarcella  
 Vol/Page: 467/1206, Date: 12/04/24, Warranty  
 Mtg: Fairway Ind Mtg \$479,750  
 Use: 4 Bdrm Conventional, Lot: 84506sf
- ### ► MORTGAGES
- 37 BARN DOOR HILLS RD..... \$200,000**  
 Carol Porter+ from TD Bank NA
  - 113 BUSHY HILL RD..... \$120,466**  
 Robin L Hirtle+ from Liberty Bank
  - 18 MOOSEHORN RD..... \$334,500**  
 Casey A Rigby+ from Guaranteed Rate Inc
  - 2 QUAIL LN ..... \$80,000**  
 Randall B Shaw+ from LoanDepot.Com LLC
  - 5 RUSHFORD MEADE U:5 ..... \$80,000**  
 Qingxiu Ou+ from Westfield Bank
  - 8 SULLIVAN DR ..... \$102,153**  
 James W Jennings+ from Manchester Mun Fcu

## HARTFORD

**TOWN CLERK:NOEL MCGREGOR JR**  
 550 Main St, Flr 1, Ste 104, Hartford, CT, 06112  
 Phone:860-757-9752

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	213	194
Median Price	\$220,000	\$265,000

### ► REAL ESTATE SALES

- 211 ANDOVER ST ..... \$280,000**  
 B: Alexander J Hat  
 S: Daryel P Mccrorey  
 Vol/Page: 8331/184, Date: 12/05/24, Warranty  
 Mtg: T2 Financial LLC \$228,000  
 Use: 3 Bdrm Colonial, Lot: 15398sf
- 48-50 ATWOOD ST U:A1 ..... \$95,000**  
 B: Cinthia Diaz-Rodriguez  
 S: Ivelisse Medina  
 Vol/Page: 8331/317, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$87,000 (04/08)
- 101 BABCOCK ST ..... \$388,000**  
 B: Rafaela O Perusso & Richardo D Oliveira  
 S: Manuel D Cunha  
 Vol/Page: 8330/248, Date: 12/03/24, Warranty  
 Mtg: A & D Mortgage LLC \$291,000  
 Use: 3-Family Mlti-Unt Blg, Lot: 7349sf
- 53 BLUE HILLS AVE..... \$185,000**  
 B: Sonia Daley  
 S: Elouise Copeland  
 Vol/Page: 8331/22, Date: 12/03/24, Warranty  
 Mtg: Leader Bank NA \$125,000  
 Use: 3 Bdrm Old Style, Lot: 6251sf  
 Prior Sale: \$105,000 (05/08)
- 56 BOND ST..... \$100,000**  
 B: 58 Holdings LLC  
 S: Anthony Chambers  
 Vol/Page: 8332/52, Date: 12/05/24, Warranty  
 Mtg: Pinnacle Fncl Svc LLC \$105,000  
 Use: 2-Family Two Family, Lot: 6451sf  
 Prior Sale: \$92,500 (03/00)
- 34 BURLINGTON ST ..... \$309,900**  
 B: Tracey V Jackson & Leonard F Jackson  
 S: Da Silva Tile & Marble LL  
 Vol/Page: 8331/247, Date: 12/05/24, Warranty  
 Mtg: CMG Mortgage Inc \$303,403  
 Use: 3 Bdrm Colonial, Lot: 7832sf  
 Prior Sale: \$195,000 (03/24)
- 808-810 CAPITOL AVE..... \$485,000**  
 B: Jenny M Infante  
 S: Perry L Mapp  
 Vol/Page: 8332/84, Date: 12/05/24, Warranty  
 Mtg: Absolute Home Mtg \$460,750  
 Use: 3-Family Mlti-Unt Blg, Lot: 9191sf  
 Prior Sale: \$310,000 (10/20)
- 33 CHARTER OAK PL U:1 ..... \$317,000**  
 B: Brooke Penders  
 S: Lynn H Ferrari & Virginia J Seeley  
 Vol/Page: 8331/111, Date: 12/04/24, Warranty  
 Mtg: Rocket Mortgage LLC \$248,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$70,000 (02/12)
- 121 CHESTER ST ..... \$245,000**  
 B: Mikael Poreshi  
 S: Annette L Citro  
 Vol/Page: 8330/135, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Cape Cod, Lot: 6351sf



**93-95 ENFIELD ST** ..... \$460,000  
 B: Carlos Webster & Natacha Julien  
 S: Laza Homes LLC  
 Vol/Page: 8330/334, Date: 12/03/24, Warranty  
 Mtg: CMG Mortgage Inc \$345,000  
 Use: 3-Family Mlti-Unt Bldg, Lot: 5171sf  
 Prior Sale: \$185,000 (05/24)

**243 FLATBUSH AVE** ..... \$190,000  
 B: Miriam Ramos  
 S: Isbael Marques  
 Vol/Page: 8331/136, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$171,000  
 Use: 2 Bdrm Condo, Lot: 7000sf

**1 GOLD ST U:17F** ..... \$145,000  
 B: Brenda M Jewell  
 S: Kane St Condo Wh2 LLC  
 Vol/Page: 8330/284, Date: 12/03/24, Warranty  
 Use: Condo  
 Prior Sale: \$50,000 (12/03)

**50-52 JAMES ST** ..... \$300,000  
 B: Aloisio M Dweassis & Marcia D Assis  
 S: Reinaldo A Amaral  
 Vol/Page: 8330/276, Date: 12/03/24, Warranty  
 Mtg: Reinaldo Arcanjo Maci \$280,000  
 Use: 3-Family Mlti-Unt Bldg, Lot: 4800sf

**237 LINNMOORE ST** ..... \$184,900  
 B: 57 Wilson St LLC  
 S: Neeraj Gupta  
 Vol/Page: 8331/330, Date: 12/05/24, Warranty  
 Mtg: Double Backflip Llc \$212,000  
 Use: 3 Bdrm Cape Cod, Lot: 7052sf  
 Prior Sale: \$131,000 (06/05)

**179-185 MATHER ST** ..... \$800,000  
 B: Jr Properties LLC  
 S: Domingo S Roque  
 Vol/Page: 8330/100, Date: 12/02/24, Warranty  
 Mtg: 360 Federal Credit Un \$560,000  
 Use: Mixed Use-Prim Res & Comm, Lot: 6273sf  
 Prior Sale: \$350,000 (03/16)

**532 NEW BRITAIN AVE** ..... \$412,000  
 B: Tania Arroyo-Valencia  
 S: Sylvia C Yeske  
 Vol/Page: 8332/29, Date: 12/05/24, Warranty  
 Mtg: OCMB Inc \$329,000  
 Use: 4 Bdrm Old Style, Lot: 17800sf

**490-496 PARK ST** ..... \$633,000  
 B: Hensis Project 3 LLC  
 S: Dora Rosales  
 Vol/Page: 8330/293, Date: 12/03/24, Warranty  
 Mtg: Nqm Funding Llc \$474,750  
 Use: Mixed Use-Prim Res & Comm, Lot: 4800sf  
 Prior Sale: \$160,000 (01/19)

**186-188 PRESTON ST U:4B** ..... \$95,000  
 B: Winifred Marble  
 S: Tanya Marble  
 Vol/Page: 8331/225, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$94,000 (05/06)

**382 VINE ST** ..... \$280,000  
 B: 382 Vine St LLC  
 S: Teddy Simpson  
 Vol/Page: 8331/39, Date: 12/03/24, Warranty  
 Mtg: United Wholesale Mtg \$224,000  
 Use: 4 Bdrm Old Style, Lot: 7850sf  
 Prior Sale: \$148,000 (05/17)

► **MORTGAGES**

**114-116 ADAMS ST** ..... \$530,000  
 Jr Morrison Electric LLC+ from Mortgage Line Conne

**132-134 ADELAIDE ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**149-151 ADELAIDE ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**120 ANDOVER ST** ..... \$13,085  
 Natalee Bogle+ from USA Housing and Urban Developm

**44 BARNARD ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**259-261 BLUE HILLS AVE** ..... \$72,500  
 Miquan Lammy+ from Windsor Federal Bank

**218 BRANFORD ST** ..... \$43,735  
 Alfred Edwards+ from Homeowners Finance Company

**692 BROADVIEW TER** ..... \$11,818  
 Aleena Malave+ from USA Housing and Urban Developm

**15-17 BROWNELL AVE** ..... \$2,400,000  
 Washington Brick LLC+ from Broadview Capital LLC

**29 CAMBRIDGE ST** ..... \$11,445  
 Petal Benjamin+ from USA Housing and Urban Develop

**213-215 CAMPFIELD AVE** ..... \$58,500  
 Eric M Soto+ from TD Bank NA

**72 CANTERBURY ST** ..... \$80,000  
 Andriena D Baldwin+ from American Eagle Financial

**40-44 DUNLAY ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**28 E BURNHAM ST** ..... \$9,885  
 Annette D Huff+ from Hartford, City of

**17 EDGEWOOD ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**243 FLATBUSH AVE** ..... \$25,000  
 Miriam Ramos+ from Connecticut Housing Finance Aut

**75 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**191 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**195-197 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**239-243 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**268-270 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**378 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**380-382 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**556-558 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**568 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**574 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**615-623 FRANKLIN AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**6-10 GOODRICH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**165 GRANBY ST** ..... \$195,360  
 Vicie L Brooks+ from LoanDepot.Com LLC

**82-84 HANMER ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**111 HEBRON ST** ..... \$198,400  
 Simone Williams+ from Pennymac Loan Services LLC

**22 HOLLYWOOD AVE** ..... \$7,950  
 Ismael R Enamorado+ from United Wholesale Mortgage

**6-8 KENNETH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**60 KENNETH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**83-85 KENNETH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**237 LINNMOORE ST** ..... \$75,000  
 57 Wilson Street LLC+ from Matthew Haddock

**225-257 MARTIN ST** ..... \$530,000  
 Jr Morrison Electric LLC+ from Mortgage Line Conne

**10 PLYMOUTH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**12 PLYMOUTH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**14 PLYMOUTH ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**105 PRESTON ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**188 PRESTON ST U:4B** ..... \$85,500  
 Winifred Marble+ from First World Mortgage

**270 PRESTON ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**10 PUTNAM ST** ..... \$1,000,000  
 S Institutions Nbrhd Alli+ from Hartford, City of

**20-22 PUTNAM ST** ..... \$1,000,000  
 S Institutions Nbrhd Alli+ from Hartford, City of

**53-55 SHARON ST** ..... \$332,500  
 Romario Bowen+ from Reliant Home Funding

**77 SISSON AVE U:3** ..... \$9,472  
 Tamra L Fields+ from USA Housing and Urban Develop

**377 STANLEY ST** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**180 TOWER AVE** ..... \$50,000  
 Clinton W Arnold+ from Hartford Federal Credit Uni

**18 VINE ST** ..... \$530,000  
 Jr Morrison Electric LLC+ from Mortgage Line Conne

**183-185 VINE ST** ..... \$66,100  
 Reginald D Penson+ from Hartford, City of

**421 WASHINGTON ST** ..... \$2,400,000  
 Washington Brick LLC+ from Broadview Capital LLC

**851-853 WEATHERFIELD AVE** ..... \$1,949,219  
 Marconi Enterprises LLC+ from CT Mason Contractors

**MANCHESTER**

**TOWN CLERK: DR. MARIA W. CRUZ**  
 41 Center St, Manchester, CT, 06040  
 Phone: 860-647-3037

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	313	311
Median Price	\$282,000	\$310,000

► **REAL ESTATE SALES**

**74 BIGELOW ST** ..... \$195,000  
 B: Rebekka Almond  
 S: Erica Christopoulos  
 Vol/Page: 4751/1146, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Conventional, Lot: 9148sf  
 Prior Sale: \$137,000 (08/06)

**340 BIRCH MOUNTAIN RD** ..... \$305,000  
 B: Highpoint Asset Mgmt LLC  
 S: John S Buduch  
 Vol/Page: 4752/107, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 36590sf  
 Prior Sale: \$283,500 (08/17)

**191 BOBBY LN** ..... \$545,000  
 B: Hunter A Ralston & Oyedolapo O Oworu  
 S: Robert Pitruzzello & Virginia C Pitruzzello  
 Vol/Page: 4752/542, Date: 12/06/24, Warranty  
 Mtg: Mortgage Research Ctr \$545,000  
 Use: 3 Bdrm Cape Cod, Lot: 29621sf  
 Prior Sale: \$350,000 (05/03)

**151 ELVREE ST** ..... \$314,000  
 B: Phillip Bullaro & Angela Bullaro  
 S: Hilda W Ray  
 Vol/Page: 4752/141, Date: 12/03/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 30492sf  
 Prior Sale: \$227,149 (11/21)



**136 FALKNOR DR..... \$312,000**  
 B: Orlando Wallace  
 S: Robert Buckland & Mary Buckland  
 Vol/Page: 4752/118, Date: 12/03/24, Warranty  
 Mtg: Envoy Mtg LTD \$302,640  
 Use: 3 Bdrm Cape Cod, Lot: 14810sf  
 Prior Sale: \$181,000 (10/22)

**58 HUDSON ST ..... \$400,000**  
 B: Tarak T Bharani & Yogi P Mehta  
 S: Arvin Rashid & Nahian Rashid  
 Vol/Page: 4751/1100, Date: 12/02/24, Warranty  
 Mtg: Nexera Holding Llc \$320,000  
 Use: 2-Family Family Flat, Lot: 7841sf  
 Prior Sale: \$265,000 (08/22)

**14 JEFFERSON ST ..... \$500,000**  
 B: Jaydeep Dedaniya  
 S: 14 Jefferson Street LLC  
 Vol/Page: 4752/458, Date: 12/05/24, Warranty  
 Use: Apartment Building, Lot: 43560sf

**303 KEENEY ST ..... \$390,000**  
 B: Maria B Segovia & Kristine Segovia  
 S: Prava Bhandari & Anil Baral  
 Vol/Page: 4751/1154, Date: 12/02/24, Warranty  
 Mtg: First World Mortgage \$382,936  
 Use: 3 Bdrm Cape Cod, Lot: 12632sf  
 Prior Sale: \$232,000 (08/20)

**628 KEENEY ST ..... \$285,000**  
 B: Ryan Wotton  
 S: Rcf 2 Acquisition T & Us Bank TNa Tr  
 Vol/Page: 4752/433, Date: 12/05/24, Warranty  
 Mtg: Nexera Holding Llc \$228,000  
 Use: 3 Bdrm Split Level, Lot: 20038sf  
 Prior Sale: \$160,738 (05/92)

**74 LEDGECREST TER ..... \$455,000**  
 B: Lilia Roney & Austin Roney  
 S: Richard S Kusy Jr & Jean Kusy  
 Vol/Page: 4752/259, Date: 12/04/24, Warranty  
 Mtg: Movement Mtg LLC \$305,000  
 Use: 3 Bdrm Cape Cod, Lot: 25700sf  
 Prior Sale: \$288,000 (07/06)

**117 LENOX ST ..... \$180,000**  
 B: Niktor Homes LLC  
 S: Mssc LLC  
 Vol/Page: 4752/402, Date: 12/05/24, Warranty  
 Mtg: RCN Capital LLC \$144,000  
 Use: 3 Bdrm Cape Cod, Lot: 8712sf

**29 LIVINGSTON WAY ..... \$585,000**  
 B: Vidya Sridhar  
 S: Sharon Paquin  
 Vol/Page: 4752/354, Date: 12/05/24, Warranty  
 Mtg: American Eagle FCU \$545,000  
 Use: 2-Family Colonial, Lot: 25265sf  
 Prior Sale: \$389,900 (03/10)

**1222 MIDDLE TPKE W U:C2 ..... \$91,000**  
 B: A1 Of Manchester LLC  
 S: Srinath Pendikatta & Hema Pendikatta  
 Vol/Page: 4751/1148, Date: 12/02/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$60,000 (11/13)

**12 NOLAN CIR U:12..... \$375,000**  
 B: Jason Woods  
 S: Rupesh Mandala  
 Vol/Page: 4752/168, Date: 12/03/24, Warranty  
 Mtg: Norwich Commercial Grp \$360,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$221,000 (12/14)

**19 NOLAN CIR U:19..... \$320,000**  
 B: Veerendra Billakurthi  
 S: Alessandra Pisano  
 Vol/Page: 4752/286, Date: 12/04/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$299,000 (06/23)

**209 OAKLAND RD U:D ..... \$238,500**  
 B: Conor T Haddock  
 S: Malorie Maheu  
 Vol/Page: 4752/382, Date: 12/05/24, Warranty  
 Use: Condo

**9 SEAMAN CIR ..... \$325,000**  
 B: Bdc Investments LLC  
 S: Branden Montavon  
 Vol/Page: 4752/455, Date: 12/05/24, Warranty  
 Use: 2-Family Duplex, Lot: 10019sf  
 Prior Sale: \$255,000 (08/23)

**11 SEAMAN CIR ..... \$325,000**  
 B: Bdc Investments LLC  
 S: Branden Montavon  
 Vol/Page: 4752/455, Date: 12/05/24, Warranty

**27 THOMPSON RD U:D ..... \$95,000**  
 B: A1 Of Manchester LLC  
 S: Farhad Hemati & Mary M Hemati  
 Vol/Page: 4752/197, Date: 12/03/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$42,500 (11/00)

**NO STREET GIVEN..... \$382,500**  
 B: Naf Cash LLC  
 S: Eduardo Escribano  
 Vol/Page: 4752/200, Date: 12/03/24, Warranty

► **MORTGAGES**

**178 BIRCH ST ..... \$176,638**  
 Roosevelt Orbe+ from Rocket Mortgage

**140 BLUE RIDGE DR..... \$120,000**  
 Ian Rounseville+ from American Eagle Financial Cre

**179 BOULDER RD..... \$13,519**  
 Shariar Armed+ from USA Housing and Urban Developm

**816 CENTER ST ..... \$50,000**  
 Xavier Reyes+ from Digital Federal Credit Union

**56 DURANT ST ..... \$265,567**  
 Nixon Desir+ from Extreme Loans Llc

**151 ELDRIDGE ST..... \$174,000**  
 Phillip Bullaro+ from Total Mortgage Services

**136 FALKNOR DR..... \$18,750**  
 Orlando Wallace+ from Connecticut Housing Finance

**59 FERGUSON RD..... \$300,000**  
 Fidelis Basile+ from Navy Federal Credit Union

**74 FOLEY ST ..... \$82,000**  
 William G Vivar+ from LoanDepot.Com LLC

**49 FRANKLIN ST ..... \$292,300**  
 Roger Smith+ from Rocket Mortgage

**57 GARDNER ST ..... \$30,295**  
 Christopher J Castagna+ from Key Bank N.A.

**294 GRISSON RD ..... \$12,449**  
 Satin S Brown+ from USA Housing and Urban Developm

**107 HELAINE RD ..... \$50,000**  
 Christine L Suver+ from Citizens Bank

**504 HILLIARD ST..... \$12,320**  
 Edisson R Rodriguez+ from USA Housing and Urban De

**88 HOLL ST ..... \$12,597**  
 Alfred Collins Jr+ from USA Housing and Urban Deve

**301-303 HOMESTEAD ST ..... \$4,770,000**  
 Vinfen Corp Of Ct Inc+ from TD Bank NA

**303 KEENEY ST ..... \$18,750**  
 Maria B Segovia+ from Connecticut Housing Finance

**273 LUDLOW RD ..... \$10,328**  
 Tashi Mattis+ from USA Housing and Urban Developme

**42 MADISON ST ..... \$6,682**  
 Miguel L Mead+ from USA Housing and Urban Developm

**49 MATHER ST ..... \$12,925**  
 Tamika M Thurston+ from USA Housing and Urban Deve

**44 MCKINLEY ST ..... \$5,929**  
 David Sepulveda+ from USA Housing and Urban Develo

**22 MULBERRY LN U:22..... \$205,000**  
 Charles J Crocini+ from Webster Bank

**125 N ELM ST..... \$170,000**  
 Benedict Lai+ from Everest Funding

**12 NOLAN CIR U:12..... \$18,750**  
 Jason Woods+ from Connecticut Housing Finance Auth

**19 NOLAN CIR CONDO ..... \$288,000**  
 Veerendra Billakurthi+ from Members Mortgage Co In

**45 NORTHFIELD ST ..... \$60,000**  
 Sophia Nketsiah+ from Nationstar Mortgage

**209 OAKLAND ST U:D ..... \$190,800**  
 Conor Haddock+ from American Neighborhood Mtg Acce

**131 OLCOTT ST ..... \$226,773**  
 Edward Rios+ from USAA Federal Savings Bank

**26 PILGRIM LN ..... \$75,690**  
 James M Dougherty+ from USA Housing and Urban Deve

**51 SEAMAN CIR ..... \$130,000**  
 Toni Dahm+ from Members Mortgage Co Inc

**6 WOODSTOCK DR..... \$43,000**  
 Loreta Caparas+ from Nationstar Mortgage

**MARLBOROUGH**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	49
Median Price	\$415,500	\$435,000

► **MORTGAGES**

**59 HIGH MEADOW RD..... \$17,652**  
 Elizabeth A Calderoni+ from USA Housing and Urban

**NEW BRITAIN**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	281	300
Median Price	\$244,000	\$271,000

► **REAL ESTATE SALES**

**136 BENSON ST ..... \$215,000**  
 B: Andrea M Lernus & Melvin A Caceres  
 S: Pablo Corredor  
 Vol/Page: 2201/395, Date: 12/02/24, Warranty  
 Mtg: Hometown Equity Mtg \$172,000  
 Use: 2 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$146,000 (04/18)

**46 GARRY DR ..... \$310,000**  
 B: Tariq Waite & Victoria Medeiros  
 S: Ian Berghorn  
 Vol/Page: 2201/592, Date: 12/03/24, Warranty  
 Mtg: First World Mortgage \$300,000  
 Use: 3 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$173,000 (07/17)

**423 GLEN ST..... \$279,000**  
 B: Tasmine J Griffin  
 S: Guillermo A Gallego & Martha L Duque  
 Vol/Page: 2201/484, Date: 12/03/24, Warranty  
 Mtg: Mtg Equity Partners \$269,688  
 Use: 4 Bdrm Cape Cod, Lot: 9148sf  
 Prior Sale: \$140,000 (05/07)

**24 MILLER ST ..... \$530,000**  
 B: Luanna Lima  
 S: Luke J Violette  
 Vol/Page: 2201/429, Date: 12/02/24, Warranty  
 Mtg: Rocket Mortgage LLC \$498,750  
 Use: 3-Family Family Flat, Lot: 5227sf  
 Prior Sale: \$310,000 (04/20)

**446 S MAIN ST** ..... **\$2,050,000**  
 B: 446 South Main LLC  
 S: Jericho Realty LLC  
 Vol/Page: 2201/454, Date: 12/02/24, Warranty  
 Mtg: Cornerstone Bank \$1,400,000  
 Use: Mixed Use-Prim Comm & Other, Lot: 70132sf  
 Prior Sale: \$1,950,000 (11/17)

**45 SHENFIELD ST** ..... **\$230,000**  
 B: Jessica A Kosakowski & Krystyna Kosakowski  
 S: Affordable Dream LLC  
 Vol/Page: 2201/348, Date: 12/02/24, Warranty  
 Mtg: First World Mortgage \$215,400  
 Use: 2 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$146,000 (09/23)

**31 WALLACE ST** ..... **\$395,000**  
 B: 31 Wallacest LLC  
 S: 31 Wallace LLC  
 Vol/Page: 2201/552, Date: 12/03/24, Warranty  
 Mtg: Broadview Capital LLC \$336,000  
 Use: 3-Family Family Flat, Lot: 9583sf  
 Prior Sale: \$135,000 (05/17)

► **MORTGAGES**

**314 ALLEN ST** ..... **\$155,250**  
 Porfirio Diaz+ from Plaza Home Mortgage Inc

**223 BRITTANY FARMS RD U:19E** ..... **\$208,000**  
 Karol Kuczynski+ from Liberty Bank

**138 CARLTON ST** ..... **\$70,000**  
 Sharae M Salmon+ from Navy Federal Credit Union

**88 GARDEN ST** ..... **\$12,659**  
 Nakeshia Fearon+ from Connecticut Housing Finance

**46 GARRY DR** ..... **\$18,750**  
 Tariq Waite+ from Connecticut Housing Finance Auth

**186 GLEN ST** ..... **\$394,250**  
 Jade Lathbridge+ from Primary Residential Mortgage

**423 GLEN ST** ..... **\$21,765**  
 Tasmine J Griffin+ from Connecticut Housing Financ

**194-196 GREEN ST** ..... **\$270,000**  
 Mth Properties LLC+ from Jeffrey Peters

**31 HALSEY RD** ..... **\$105,000**  
 Yaixa Caquias+ from United Business & Industrial F

**430 HART ST** ..... **\$315,000**  
 Mohamed A Almulhi+ from United Wholesale Mortgage

**73 JUBILEE ST** ..... **\$18,124**  
 Andrew Jones+ from USA Housing and Urban Developme

**18 KELSEY ST** ..... **\$600,000**  
 John Lacic+ from Dime Bank

**174 LINWOOD ST** ..... **\$65,000**  
 Meghan E Conlin+ from Discover Bank

**23 LOGAN ST** ..... **\$405,000**  
 Derrick G Heredia+ from Lending Force Llc

**160 MAIN ST** ..... **\$2,300,000**  
 Toc Rao LLC+ from Perry Lorenz

**310 MAPLE ST** ..... **\$270,000**  
 Mth Properties LLC+ from Jeffrey Peters

**199 NANCY RD** ..... **\$252,800**  
 Paul Sierzant+ from Liberty Bank

**59 PAPE RD** ..... **\$151,098**  
 Roy A Jacobsen+ from ARK LA Tex Financial Services

**89 PARK DR** ..... **\$17,931**  
 Jaclyn D Wright+ from USA Housing and Urban Develo

**45 SHENFIELD ST** ..... **\$25,000**  
 Jessica A Kosakowski+ from Connecticut Housing Fin

**10 SIDOTI DR** ..... **\$236,000**  
 Michelle Parent+ from Fairway Independent Mortgage

**10 SIDOTI DR** ..... **\$25,000**  
 Michelle Parent+ from Connecticut Housing Finance

**74 SPRING ST** ..... **\$260,000**  
 New Life In Christ Chrch+ from Thomaston Savings B

**NEWINGTON**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	244	230
Median Price	\$322,000	\$350,000

► **REAL ESTATE SALES**

**210 BROOKSIDE RD** ..... **\$210,000**  
 B: Scott Heiman  
 S: Deborah Tvaronaitis  
 Vol/Page: 2415/129, Date: 12/02/24, Quit Claim  
 Mtg: Deborah Tvaronaitis \$140,000  
 Use: 4 Bdrm Colonial, Lot: 12197sf

**134 CEDARWOOD LN** ..... **\$300,000**  
 B: Dreamhome Const Group LLC  
 S: Us Bank Na  
 Vol/Page: 2415/76, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 60984sf  
 Prior Sale: \$306,000 (05/23)

**266 GOODALE DR** ..... **\$395,000**  
 B: Melita Debaise & Zachary M Debaise  
 S: Nicholas Ciarleglio & Avalon A Dieli  
 Vol/Page: 2415/170, Date: 12/03/24, Warranty  
 Mtg: United Wholesale Mtg \$316,000  
 Use: 3 Bdrm Ranch, Lot: 11761sf  
 Prior Sale: \$325,000 (06/23)

**1998 MAIN ST** ..... **\$252,000**  
 B: Kyle J Kupstis  
 S: David C Kelly & Paige E Kelly  
 Vol/Page: 2415/91, Date: 12/02/24, Warranty  
 Mtg: CMG Mortgage Inc \$232,000  
 Use: 2 Bdrm Ranch, Lot: 56628sf

**15 PECKHAM FARM DR** ..... **\$776,214**  
 B: John G Tiu & Dorenett Tiu  
 S: Aa Denorfia Bldg & Dev LL  
 Vol/Page: 2415/192, Date: 12/03/24, Warranty  
 Mtg: Provident Fund Assoc \$620,971  
 Use: 4 Bdrm Colonial, Lot: 27007sf

► **FORECLOSURE DEEDS**

**412 LLOYD ST** ..... **\$282,000**  
 B: Stacey Kelley  
 S: Jason S Famiglietti & Loancare LLC  
 Vol/Page: 2415/161, Date: 12/03/24, Committee  
 Use: 3 Bdrm Ranch, Lot: 10454sf  
 Prior Sale: \$6,000 (04/04)

► **MORTGAGES**

**255 CEDAR ST** ..... **\$73,000**  
 Kenneth S Levin+ from American Eagle Financial Cre

**81 COBURN AVE** ..... **\$457,500**  
 Richard M Koch+ from Traditional Mtg Accep

**81 COBURN AVE** ..... **\$457,500**  
 Richard M Koch+ from Traditional Mtg Accep

**64 DEEPWOOD DR** ..... **\$110,000**  
 Patricia Royce+ from Mutual of Omaha Mortgage

**112 HARDING AVE** ..... **\$65,000**  
 Frederick Harrington Sr+ from American Eagle Finan

**339 HILLCREST AVE** ..... **\$11,360**  
 Khoi Nguyen+ from USA Housing and Urban Developmen

**16 KOWAL CT** ..... **\$237,600**  
 Hassan M Mesbah-Alramahi+ from Charter Oak Federal

**937 MAIN ST** ..... **\$297,000**  
 Matthew Sinsigalli+ from Freedom Mortgage Corp

**1998 MAIN ST** ..... **\$10,080**  
 Kyle J Kupstis+ from Connecticut Housing Finance A

**224 STERLING DR U:224** ..... **\$74,000**  
 Geoffrey W Paul+ from New American Funding

**157 STODDARD AVE** ..... **\$14,759**

Michael A Paglione+ from USA Housing and Urban Dev  
**59 WAKELEY RD** ..... **\$354,050**

Michael A Cipollone+ from Peoples Bank  
**31 WEBSTER CT U:31** ..... **\$200,000**

Mollie R Rusczyk+ from PHH United States Mortgage  
**550 WILLARD AVE** ..... **\$5,500**

Erik O Gilbert+ from USA Housing and Urban Develop  
**138 WILLIAMSTOWN CT U:138** ..... **\$35,000**

Maria Behrens+ from Webster Bank

**PLAINVILLE**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	129
Median Price	\$280,000	\$313,000

► **REAL ESTATE SALES**

**4 DEWEY PL** ..... **\$650,000**  
 B: Richard Lamothe  
 S: Ryan D Libby  
 Vol/Page: 677/1009, Date: 12/02/24, Warranty  
 Mtg: Richard Lamothe \$617,500  
 Use: Apartment Bldg - 4-8 Units, Lot: 70567sf

**2 EASTWOOD DR** ..... **\$305,000**  
 B: James R Dutton  
 S: Susan Girardin  
 Vol/Page: 677/1063, Date: 12/02/24, Warranty  
 Mtg: Total Mtg Svcs \$244,000  
 Use: 3 Bdrm Ranch, Lot: 11761sf  
 Prior Sale: \$236,000 (07/04)

**60 FRANKLIN AVE** ..... **\$370,000**  
 B: Paola Matias  
 S: Karol Kurkowski  
 Vol/Page: 677/1138, Date: 12/03/24, Warranty  
 Mtg: American Ngbd Mtg Acc \$363,298  
 Use: 3 Bdrm Dutch Colonl, Lot: 14375sf  
 Prior Sale: \$146,000 (10/23)

**TRUMBULL MDW L:7** ..... **\$644,344**  
 B: Alialy N Colon  
 S: Trumbull Homes LLC  
 Vol/Page: 677/1049, Date: 12/02/24, Warranty

**15 W PINE WAY U:25** ..... **\$425,000**  
 B: Lynne M Romano  
 S: Nicholas R Spratto Jr & Elisabeth E Spratto  
 Vol/Page: 677/1162, Date: 12/03/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$274,000 (03/20)

**NO STREET GIVEN** ..... **\$390,000**  
 B: Anthony Misakian & Manada Frankel  
 S: Ryan Cote  
 Vol/Page: 677/1095, Date: 12/03/24, Warranty

► **MORTGAGES**

**20 ATWOOD ST** ..... **\$237,000**  
 1041 Marion LLC+ from Kiavi Funding Incorporated

**76 BROAD ST** ..... **\$50,000**  
 76 Broad Lessor LLC+ from Cmnty Econ Dev Fund 1

**36 BURNHAM ST** ..... **\$143,950**  
 Christina L Roy+ from Bank of America NA

**44 CHESTER ST** ..... **\$370,500**  
 Amanda Frankel+ from United Wholesale Mortgage

**236 EAST ST** ..... **\$185,000**  
 Ryan J Lauer+ from New American Funding

**10 FIELD ST** ..... **\$315,000**  
 Christine Carrier+ from First World Mortgage

**60 FRANKLIN AVE** ..... **\$14,800**  
 Paola Matias+ from Connecticut Housing Finance Aut

**15 STRONG CT..... \$347,603**  
 Lauren Sepko+ from Movement Mortgage LLC  
**76 TRUMBULL AVE..... \$35,000**  
 Ellen Marks+ from United Business & Industrial FCU  
**215 WESTWOOD AVE..... \$180,000**  
 Khalil Adhane+ from Imperium Lending

**ROCKY HILL**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	87
Median Price	\$395,000	\$410,000

**► REAL ESTATE SALES**

**57 CHAPIN AVE..... \$340,000**  
 B: Lindsey Ebert  
 S: Puro William J Est & Elizabeth Davison  
 Vol/Page: 765/652, Date: 12/02/24, Executor  
 Mtg: Rocket Mortgage LLC \$272,000  
 Use: 2 Bdrm Ranch, Lot: 20909sf  
**38 DANFORTH LN U:38..... \$300,000**  
 B: Sirajudheen Kundilhouse  
 S: Phillip Bullaro  
 Vol/Page: 765/710, Date: 12/06/24, Warranty  
 Mtg: New American Funding \$285,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$180,000 (11/18)  
**253 OLD MAIN ST..... \$385,000**  
 B: Ronald A Popielarski & Lorraine M Popielarski  
 S: Ashley Ambruoso  
 Vol/Page: 765/648, Date: 12/02/24, Warranty  
 Use: 4 Bdrm Cape Cod, Lot: 12197sf  
 Prior Sale: \$250,000 (11/12)  
**31 ROBBINS LN U:D..... \$140,000**  
 B: Xhelaj Condos LLC  
 S: Kelley R Lynch  
 Vol/Page: 765/641, Date: 12/02/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$85,000 (09/07)

**SIMSBURY**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	215	184
Median Price	\$465,000	\$480,000

**► REAL ESTATE SALES**

**6 ASHTON CIR U:6..... \$620,000**  
 B: Robert M Mcnamara & D T Mcnamara  
 S: John E Haberlin, Tr for Cornelia E Haberlin RET  
 Vol/Page: 1030/76, Date: 12/05/24, Trustee  
 Mtg: Leader Bank NA \$496,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$333,000 (07/13)  
**29 BANKS RD..... \$527,000**  
 B: Ivan Mladenov & Anastasiya Mladenov  
 S: Quantina Y Williams  
 Vol/Page: 1030/103, Date: 12/05/24, Warranty  
 Mtg: Citibank Na \$395,250  
 Use: 4 Bdrm Split Level, Lot: 41818sf  
 Prior Sale: \$262,300 (11/13)

**7 CRESTVIEW RD..... \$200,000**  
 B: Raymond Gagne  
 S: Tracy L Varley  
 Vol/Page: 1030/26, Date: 12/04/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 14375sf  
 Prior Sale: \$112,000 (08/96)  
**2 CROSSWOODS DR U:2..... \$590,000**  
 B: Ann C Hannon  
 S: Mary D Kyle  
 Vol/Page: 1029/1109, Date: 12/03/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$374,900 (08/09)  
**45 ELM ST..... \$375,000**  
 B: Fnu P Krishna  
 S: Svetlana Feofanova & Destiny D Feofanova  
 Vol/Page: 1029/1063, Date: 12/03/24, Warranty  
 Mtg: CMG Home Loans \$249,700  
 Use: 4 Bdrm Ranch, Lot: 21344sf  
 Prior Sale: \$248,000 (05/20)  
**3 FAIRVIEW ST..... \$100,000**  
 B: Suzanne Gagnon-Zupin  
 S: Michael Gagnon  
 Vol/Page: 995/362, Date: 01/10/22, Warranty  
 Mtg: Leader Bank NA \$130,000  
 Use: 3 Bdrm Ranch, Lot: 19166sf  
**4 HAZEL CT U:4..... \$315,000**  
 B: Solomon Adetiba & Damilola Adetiba  
 S: Laura Chevalier  
 Vol/Page: 1030/135, Date: 12/06/24, Warranty  
 Mtg: Mutual Of Omaha Mtg \$309,294  
 Use: 3 Bdrm Condo  
 Prior Sale: \$289,000 (03/23)  
**170 W MOUNTAIN RD..... \$275,000**  
 B: Evan M Jindra & Timothy Rhoads  
 S: Tomas Leutwiler & Tasha Ramos  
 Vol/Page: 1030/154, Date: 12/06/24, Warranty  
 Mtg: Rocket Mortgage LLC \$266,750  
 Use: 2 Bdrm Ranch, Lot: 25265sf  
 Prior Sale: \$181,000 (04/13)  
**40 WHITE WATER TURN U:40..... \$350,000**  
 B: Venkata S Kandirelli & Madhuri K Dadana  
 S: Ryan Haug & Veena Raghuvir  
 Vol/Page: 1029/1116, Date: 12/03/24, Warranty  
 Mtg: Guaranteed Rate Affin \$332,500  
 Use: 3 Bdrm Condo  
 Prior Sale: \$300,000 (06/22)  
**4 WYNGATE..... \$250,000**  
 B: Ryan Samuels & Lorna Samuels  
 S: Caroline F Collins, Tr for Caroline F Collins Lt  
 Vol/Page: 1030/34, Date: 12/04/24, Trustee  
 Use: 4 Bdrm Colonial, Lot: 93218sf  
 Prior Sale: \$250,000 (12/24)  
**4 WYNGATE..... \$250,000**  
 B: Ryan Samuels & Lorna Samuels  
 S: Caroline F Collins, Tr for Caroline F Collins Marita  
 Vol/Page: 1030/31, Date: 12/04/24, Trustee  
 Mtg: Prosperity Home Mtg \$450,000  
 Use: 4 Bdrm Colonial, Lot: 93218sf  
**► MORTGAGES**  
**49 BRETTONWOOD DR U:49..... \$206,000**  
 Jeffrey Navarro+ from Westfield Bank  
**45 ELM ST..... \$18,750**  
 Fnu P Krishna+ from Connecticut Housing Finance Au  
**45 ELM ST..... \$87,000**  
 Fnu P Krishna+ from Housing Development Fund Conne  
**45 ELM ST..... \$20,000**  
 Fnu P Krishna+ from Housing Development Fund Conne  
**201 GREAT POND RD..... \$290,000**  
 Michael J Giunta+ from JP Morgan Chase Bank  
**7 HERITAGE LN..... \$40,000**  
 Aaron P Waterman+ from American Eagle Financial Cr

**16 WESTRIDGE DR..... \$132,400**  
 Andrew L Goodwin+ from Citizens Bank  
**27 WINTERSET LN..... \$175,000**  
 Frank J Babbidge+ from Manufacturers and Traders T

**SOUTH WINDSOR**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	157	163
Median Price	\$400,000	\$450,000

**► REAL ESTATE SALES**

**21 AMATO DR U:1..... \$215,000**  
 B: Debanjan Dey & Taru Dey  
 S: Brian Washington  
 Vol/Page: 3079/303, Date: 12/03/24, Warranty  
 Mtg: Chelsea Groton Bank \$161,250  
 Use: Condo  
**BRIDLE WOOD RD..... \$630,000**  
 B: Shameem Abdulla & Zainab S Moidu  
 S: Nu Tran, Tr for Loi Tran  
 Vol/Page: 3080/67, Date: 12/05/24, Warranty  
**117 BRIDLE WOOD RD..... \$739,900**  
 B: Vijay Subramaniam & Thushara Nair  
 S: Deanna D Baker  
 Vol/Page: 3080/118, Date: 12/06/24, Warranty  
**329 BROOKFIELD ST..... \$370,000**  
 B: Luis Salcedo  
 S: Avdshesh Saxena & Divya Saxena  
 Vol/Page: 3079/182, Date: 12/02/24, Warranty  
 Mtg: Ideal Lending Llc \$333,000  
 Use: 3 Bdrm Ranch, Lot: 19602sf  
**GRIFFIN RD..... \$320,000**  
 B: Kevin Patel  
 S: Leslie D Swanson & Elizabeth A Swanson  
 Vol/Page: 3079/349, Date: 12/04/24, Warranty  
**28 PINTAIL CIR..... \$435,000**  
 B: Punit Pathak & Mahima Mani  
 S: Johnson L Fernandes & Ruby Fernandes  
 Vol/Page: 3079/280, Date: 12/03/24, Warranty  
 Mtg: Chelsea Groton Bank \$348,000  
**RED ROCK LN..... \$760,000**  
 B: Navneet Vyas & Shaloo Vyas  
 S: James B Ngo & Mary A Nguyen  
 Vol/Page: 3080/3, Date: 12/04/24, Warranty  
**712 TWIN CIRCLE DR U:712..... \$190,000**  
 B: Andrew G Gagliardo  
 S: Sharon M Barrett  
 Vol/Page: 3079/226, Date: 12/02/24, Warranty  
 Mtg: Movement Mtg LLC \$75,000  
 Use: 1 Bdrm Condo  
 Prior Sale: \$101,000 (11/09)  
**► FORECLOSURE DEEDS**  
**79 STEEP RD..... \$305,858**  
 B: Barbara J Wilkison  
 S: Thomas B Kane & Deutsche Bank Na  
 Vol/Page: 3079/297, Date: 12/03/24, Committee  
 Use: 4 Bdrm Split Level, Lot: 33106sf  
**► MORTGAGES**  
**425 ABBE RD EXT..... \$40,000**  
 Sharri J Kellner+ from American Eagle Financial Cr  
**32 BRIDLEWOOD RD..... \$535,500**  
 Shameem Abdulla+ from 2004-000053 Llc  
**117 BRIDLEWOOD RD..... \$702,905**  
 Vijay Subramaniam+ from Chelsea Groton Bank



<b>30 DIANE DR.....</b>	<b>\$100,000</b>
Robert G Deitelbaum+ from Citizens Bank	
<b>25 EAGLE RUN U:25.....</b>	<b>\$275,000</b>
Robert Rosati+ from Citizens Bank	
<b>36 EAGLE RUN U:36.....</b>	<b>\$350,000</b>
Marcella L Labelle+ from Dime Bank	
<b>2228 ELLINGTON RD.....</b>	<b>\$73,000</b>
Roy R Richards+ from Hartford Federal Credit Union	
<b>617 FOSTER ST.....</b>	<b>\$250,000</b>
Charles R Eastwood+ from M&T Bank NA	
<b>11 JESSICA DR.....</b>	<b>\$50,000</b>
Daniel Prather+ from TD Bank NA	
<b>15 MISTY MEADOW LN.....</b>	<b>\$100,000</b>
Benjamin T Alaimo+ from American Eagle Financial C	
<b>8 PEPPER BUSH WAY U:8.....</b>	<b>\$23,000</b>
William Kasunic+ from American Eagle Financial Cre	
<b>1007 PLEASANT VALLEY RD.....</b>	<b>\$250,000</b>
Rajesh N Contractor+ from Citibank Na	
<b>45 RED ROCK LN.....</b>	<b>\$722,000</b>
Navneet Vyas+ from Rocket Mortgage	

## SOUTHINGTON

**TOWN CLERK:KATHY LARKIN**  
75 Main St, Southington, CT, 06479  
Phone:860-276-6211

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	266	260
Median Price	\$377,500	\$384,500

### ► REAL ESTATE SALES

<b>251 DIANA RD.....</b>	<b>\$380,000</b>
B: 3inity Rentals LLC	
S: Eleanor B Depaola	
Vol/Page: 1619/816, Date: 12/02/24, Warranty	
Mtg: Kiavi Funding Inc \$443,800	
Use: 3 Bdrm Colonial, Lot: 19602sf	
Prior Sale: \$149,000 (11/01)	
<b>105 DOC MEADOW CT.....</b>	<b>\$665,000</b>
B: Kevin Williams & Ana L Williams	
S: Robert W Keene & Jessica Kastner	
Vol/Page: 1619/1026, Date: 12/06/24, Warranty	
<b>34 HICKORY HL U:34.....</b>	<b>\$245,000</b>
B: Dean Fippinger & Susan B Fippinger	
S: Thomas J Satalino & Jude J Satalino	
Vol/Page: 1619/784, Date: 12/02/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$100,000 (07/19)	
<b>21 LACEY RD.....</b>	<b>\$226,000</b>
B: Catrina Aszklar & Matthew Reed Jr	
S: Daniel Boutot Jr	
Vol/Page: 1619/914, Date: 12/04/24, Warranty	
Mtg: Navy FCU \$229,955	
Use: 3 Bdrm Cape Cod, Lot: 8712sf	
Prior Sale: \$170,000 (11/09)	
<b>1968 MOUNT VERNON RD.....</b>	<b>\$440,000</b>
B: Melissa Morais	
S: Alan Deleo & Lauren E Deleo	
Vol/Page: 1619/866, Date: 12/02/24, Warranty	
Mtg: Total Mtg Svcs \$272,000	
Use: 4 Bdrm Conventional, Lot: 86249sf	
Prior Sale: \$330,000 (10/21)	
<b>45 PARTRIDGE DR.....</b>	<b>\$585,000</b>
B: Jeffrey S Pabst Jr	
S: Robert A Casarella & Danielle L Casarella	
Vol/Page: 1619/993, Date: 12/05/24, Warranty	
Use: 3 Bdrm Split Level, Lot: 22651sf	
Prior Sale: \$153,000 (04/92)	

<b>29 RETHAL ST.....</b>	<b>\$360,000</b>
B: Jessica K Keene	
S: Ramsay Gerald T Est & Kelly R Gravel	
Vol/Page: 1619/1050, Date: 12/06/24, Executor	
Mtg: Kind Lending \$293,040	
Use: 3 Bdrm Ranch, Lot: 12197sf	
<b>122 RUSTIC OAK DR.....</b>	<b>\$525,000</b>
B: Justin D French & Rebecca A French	
S: Kathleen B Beaudoin	
Vol/Page: 1619/614, Date: 11/27/24, Warranty	
Mtg: Guaranteed Rate Inc \$498,750	
Use: 4 Bdrm Colonial, Lot: 25700sf	
<b>41 SKYLINE DR.....</b>	<b>\$383,000</b>
B: Patricia J Alfieri & Joseph M Alfieri	
S: Belanger Viola Est & Brian Belanger	
Vol/Page: 1620/7, Date: 12/06/24, Executor	
Mtg: Valon Mortgage Inc \$80,000	
Use: 3 Bdrm Ranch, Lot: 14810sf	
<b>1945 WEST ST.....</b>	<b>\$280,000</b>
B: Terrie L Clapps	
S: Eddie N Medina & Erma J Santiago	
Vol/Page: 1619/657, Date: 11/27/24, Warranty	
Mtg: Movement Mtg LLC \$263,000	
Use: 3 Bdrm Ranch, Lot: 19602sf	
Prior Sale: \$200,000 (01/23)	
<b>NO STREET GIVEN.....</b>	<b>\$70,000</b>
B: Cathy M Russo	
S: Cathy M Russo, Tr for Carl J Burkhardt T	
Vol/Page: 1620/2, Date: 12/06/24, Quit Claim	
<b>► MORTGAGES</b>	
<b>210 BELLEVIEW AVE.....</b>	<b>\$101,000</b>
Elisha Biega+ from State Department Federal Credit	
<b>587 BURRITT ST.....</b>	<b>\$243,500</b>
Robert S Brown+ from TD Bank NA	
<b>42 CLEARVIEW CT U:42.....</b>	<b>\$45,000</b>
Arthur L Wilkes+ from Rocket Mortgage	
<b>69 DORAL LN.....</b>	<b>\$230,000</b>
Peter S Nakano+ from Fairway Independent Mortgage	
<b>18 FRANKLIN ST.....</b>	<b>\$12,456</b>
Colleen M Picone+ from USA Housing and Urban Devel	
<b>146 INDUSTRIAL DR.....</b>	<b>\$750,000</b>
Ultimate Real Estate LLC+ from Windsor Federal Ban	
<b>68 JUNIPER RD.....</b>	<b>\$57,250</b>
Jean P Marius+ from Rocket Mortgage	
<b>366 LOPER ST.....</b>	<b>\$160,000</b>
Andrew C Bartlett+ from Navy Federal Credit Union	
<b>14 LYNN AVE.....</b>	<b>\$100,000</b>
Michael J Shewokis+ from TD Bank NA	
<b>476 MERIDEN AVE.....</b>	<b>\$16,687</b>
Matthew D Vose+ from USA Housing and Urban Develop	
<b>MOUNT VERNON RD.....</b>	<b>\$25,000</b>
Melissa M Morais+ from Connecticut Housing Finance	
<b>131 MOUNT VERNON RD.....</b>	<b>\$174,897</b>
Wesley D Cole+ from Liberty Bank	
<b>1082 MOUNT VERNON RD.....</b>	<b>\$70,000</b>
Matthew Samselski+ from Connex Credit Union	
<b>1427 MOUNT VERNON RD.....</b>	<b>\$100,000</b>
John Wcislo+ from Pennymac Loan Services LLC	
<b>105 N MAIN ST.....</b>	<b>\$866,000</b>
Freedom Property LLC+ from Northwest Community Ban	
<b>111 N MAIN ST.....</b>	<b>\$866,000</b>
Freedom Property LLC+ from Northwest Community Ban	
<b>165 N STAR DR.....</b>	<b>\$55,000</b>
Juan P Diaz+ from Connex Credit Union	
<b>201 PACER LN.....</b>	<b>\$270,424</b>
Josh Armstrong+ from Fairway Independent Mortgage	
<b>17 REGENCY CT U:17.....</b>	<b>\$50,000</b>
Robert R Calcinari+ from M&T Bank NA	
<b>122 RUSTIC OAK DR.....</b>	<b>\$498,750</b>
Justin D French+ from Guaranteed Rate Inc	

<b>624 S END RD.....</b>	<b>\$50,000</b>
Michelle Ramos-Cruz+ from Achieve Financial Credit	
<b>229 W CENTER ST.....</b>	<b>\$122,000</b>
Heather A Stegmaier+ from Webster Bank	
<b>80 WASHINGTON DR.....</b>	<b>\$530,000</b>
Brenda M Amaro+ from US Bank NA	
<b>1945 WEST ST.....</b>	<b>\$25,000</b>
Terrie L Clapps+ from Connecticut Housing Finance	
<b>1945 WEST ST.....</b>	<b>\$263,000</b>
Terrie L Clapps+ from Movement Mortgage LLC	
<b>149 WONX SPRING RD.....</b>	<b>\$85,000</b>
Max And Kristen Keska RET+ from Liberty Bank	

## SUFFIELD

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	99
Median Price	\$450,000	\$485,000

### ► REAL ESTATE SALES

<b>178 DUSKY LN U:178.....</b>	<b>\$301,750</b>
B: Grant Bond	
S: Patrick W Dowd	
Vol/Page: 592/592, Date: 12/04/24, Warranty	
Mtg: Comtrust FCU \$110,000	
Use: 2 Bdrm Condo, Lot: 436sf	
Prior Sale: \$184,000 (10/20)	
<b>17 MICHAEL LN.....</b>	<b>\$609,000</b>
B: Christopher J Bussett & Lindsey K Bussett	
S: Jeffrey L Greer & Debra I Greer	
Vol/Page: 592/575, Date: 12/04/24, Warranty	
Mtg: Washington Trust Mtg \$309,000	
Use: 4 Bdrm Colonial, Lot: 44867sf	
Prior Sale: \$216,000 (12/94)	
<b>1055 N GRAND ST.....</b>	<b>\$150,000</b>
B: Michael J Romano	
S: James W Romano	
Vol/Page: 592/567, Date: 12/04/24, Warranty	
Mtg: James W Romano \$120,000	
Use: 2 Bdrm Ranch, Lot: 43996sf	
Prior Sale: \$107,000 (11/93)	
<b>949 NORTH ST.....</b>	<b>\$675,000</b>
B: Kevin P Asher & Maria P Asher	
S: Tami L Maurice & Robert C Maurice	
Vol/Page: 592/637, Date: 12/06/24, Warranty	
Mtg: Farm Credit East ACA \$540,000	
Use: Mixed Use-Prim Res & Agricul, Lot: 1189624sf	
<b>1960 NORTH ST.....</b>	<b>\$685,000</b>
B: Tyler Bastos & Meagan Bastos	
S: You & Me Investment LLC	
Vol/Page: 592/538, Date: 12/03/24, Warranty	
Mtg: Rocket Mortgage LLC \$548,000	
Use: Residential Developable Land, Lot: 71438sf	
Prior Sale: \$5,000 (06/24)	
<b>200 REMINGTON ST.....</b>	<b>\$445,000</b>
B: Michael P Sico & Jessica M Sico	
S: Gary R Miller	
Vol/Page: 592/477, Date: 12/02/24, Warranty	
Mtg: Northpoint Mortgage \$356,000	
Use: 2 Bdrm Ranch, Lot: 21780sf	
<b>410 S STONE ST.....</b>	<b>\$57,500</b>
B: Tcs Home Group LLC	
S: Edward J Tomilonus	
Vol/Page: 592/634, Date: 12/05/24, Warranty	
Use: 3 Bdrm Split Level, Lot: 43560sf	

**91 WENDOVER RD** ..... **\$480,000**  
 B: Leslie A Galvin & Samuel M Forster  
 S: Katherine L Harvey, Tr for Judith Moir Harvey RET  
 Vol/Page: 592/515, Date: 12/03/24, Trustee  
 Mtg: Movement Mtg LLC \$430,000  
 Use: 4 Bdrm Colonial, Lot: 40075sf

► **MORTGAGES**

**1375 HILL ST** ..... **\$120,000**  
 Karen Markham+ from Massmutual Federal Credit Unio

**1980 OAK ST** ..... **\$325,000**  
 Richard J Euliano+ from Navy Federal Credit Union

**31 QUAIL RUN RD** ..... **\$447,700**  
 Stephen R Strawinski+ from Saygo Home Loans Llc

**10 RIDGEWOOD DR** ..... **\$50,000**  
 Kyle E Korab+ from Pennymac Loan Services LLC

**WEST HARTFORD**

**TOWN CLERK:LEON DAVIDOFF**  
 50 S Main St, Rm 313, West Hartford, CT, 06117  
 Phone:860-561-7430

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	532	537
Median Price	\$430,000	\$500,000

► **REAL ESTATE SALES**

**11 ALMEDA AVE** ..... **\$324,000**  
 B: Mutual Services LLC  
 S: Riya Abraham  
 Vol/Page: 5331/234, Date: 12/02/24, Warranty  
 Mtg: Riya Abraham \$314,000  
 Use: 3 Bdrm Split Level, Lot: 6098sf  
 Prior Sale: \$75,000 (04/22)

**1960 BOULEVARD** ..... **\$675,000**  
 B: Alana Macchi & Melanie Macchi  
 S: Michael Boswell & Amanda Ramos  
 Vol/Page: 5331/488, Date: 12/05/24, Warranty  
 Mtg: United Wholesale Mtg \$607,500  
 Use: 4 Bdrm Tudor, Lot: 10454sf  
 Prior Sale: \$620,000 (07/21)

**23 CASSILIS RD** ..... **\$376,000**  
 B: Collin Saylor & Julianne Slavin  
 S: Zekai Ceylan & Kateryna Ceylan  
 Vol/Page: 5331/329, Date: 12/03/24, Warranty  
 Mtg: New Fed Mtg Corp \$357,200  
 Use: 3 Bdrm Cape Cod, Lot: 7841sf  
 Prior Sale: \$360,000 (08/23)

**23 CHAMBERLIN DR** ..... **\$336,000**  
 B: Ganesh B Karki & Indra B Karki  
 S: Michael J Vendetta & Craig S Vendetta  
 Vol/Page: 5331/312, Date: 12/03/24, Warranty  
 Mtg: Fairway Ind Mtg \$268,800  
 Use: 3 Bdrm Cape Cod, Lot: 6098sf

**8 LOWELL RD** ..... **\$662,000**  
 B: Ssw Real Estate LLC  
 S: Lowell Road Assoc LLC  
 Vol/Page: 5331/303, Date: 12/03/24, Fiduciary  
 Use: Commercial Building, Lot: 14107sf  
 Prior Sale: \$618,958 (07/15)

**72 MEADOWBROOK RD** ..... **\$575,000**  
 B: Mackenzie Slater & Brandon Slater  
 S: Ronnie Guidice  
 Vol/Page: 5331/633, Date: 12/06/24, Warranty  
 Mtg: Total Mtg Svcs \$488,750  
 Use: 3 Bdrm Colonial, Lot: 7405sf  
 Prior Sale: \$359,900 (08/13)

**42 OVERBROOK RD** ..... **\$469,000**  
 B: Sydney Borkowski & Alexander J Borkowski  
 S: Michael J Vaschak  
 Vol/Page: 5331/616, Date: 12/06/24, Warranty  
 Mtg: Fairway Ind Mtg \$409,000  
 Use: 3 Bdrm Colonial, Lot: 16117sf  
 Prior Sale: \$315,000 (10/14)

**282 RIDGEWOOD RD** ..... **\$550,000**  
 B: Rachel Petree  
 S: Sarah Boksa  
 Vol/Page: 5331/358, Date: 12/04/24, Warranty  
 Mtg: First Priority Mtg \$500,000  
 Use: 3 Bdrm Colonial, Lot: 22216sf  
 Prior Sale: \$322,905 (01/21)

**26 ROBIN RD U:2** ..... **\$280,000**  
 B: Kristen Haverkamp  
 S: Eileen Hahn  
 Vol/Page: 5331/394, Date: 12/04/24, Warranty  
 Mtg: NFM Inc \$271,600  
 Use: 2 Bdrm Condo  
 Prior Sale: \$207,500 (12/17)

**7 RUMFORD ST** ..... **\$475,000**  
 B: Shannon Mcglynn & Christopher Mcglynn  
 S: Alana C Macchi & Melanie B Macchi  
 Vol/Page: 5331/377, Date: 12/04/24, Warranty  
 Mtg: First World Mortgage \$141,000  
 Use: 3 Bdrm Colonial, Lot: 11326sf  
 Prior Sale: \$425,000 (05/22)

**589 S QUAKER LN** ..... **\$215,000**  
 B: Automated Technologies In  
 S: Thelma Kurth  
 Vol/Page: 5331/241, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 8276sf

**19 THOMAS ST** ..... **\$650,000**  
 B: Mostafa Soliman & Nada M Soliman  
 S: Kevin P Daly & Brooke M Daly  
 Vol/Page: 5331/284, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$612,750  
 Use: 3-Family Family Flat, Lot: 9583sf  
 Prior Sale: \$310,000 (08/04)

**514 TROUT BROOK DR** ..... **\$288,000**  
 B: Aileen Yum  
 S: Mei Kwok  
 Vol/Page: 5331/465, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Ranch, Lot: 7841sf  
 Prior Sale: \$151,900 (11/06)

**NO STREET GIVEN** ..... **\$37,000**  
 B: Reginald Branch  
 S: Canterbury RETirement Ass  
 Vol/Page: 5331/573, Date: 12/06/24, Warranty

► **MORTGAGES**

**52 AUBURN RD** ..... **\$735,000**  
 Michael S Woodruff+ from Torrington Savings Bank

**12 BROOKMOOR RD** ..... **\$175,000**  
 Gedaias F Pereira+ from East Coast Capital Corp

**21 CHESTNUT LN** ..... **\$286,500**  
 Robert A Oliver+ from Rocket Mortgage

**94 DOVER RD** ..... **\$88,000**  
 Davis M Friedman+ from Navy Federal Credit Union

**869 FARMINGTON AVE U:206** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**25 FARNHAM RD** ..... **\$257,575**  
 Burke Doria+ from Swift Home Loans Inc

**132 GARFIELD RD** ..... **\$300,000**  
 Robert V Santoro+ from M&T Bank NA

**46 GENEVA AVE** ..... **\$50,000**  
 Jeff Rogers+ from Bank of America NA

**27 GREYSTONE RD** ..... **\$100,000**  
 Albert J Murphy+ from American Eagle Financial Cre

**10 HIGH POINT LN** ..... **\$100,000**  
 Gary D Jones+ from Webster Bank

**63 LYMAN RD** ..... **\$18,500**  
 Aldea Wasley+ from American Eagle Financial Credit

**12 MEADOW FARMS RD** ..... **\$284,000**  
 Kevin D Roche+ from American Neighborhood Mtg Acce

**38 N MAIN ST U:31** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**42 N MAIN ST U:73** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**338 N MAIN ST U:8** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**107 NEWINGTON RD** ..... **\$230,000**  
 Emma N Radack+ from Jennifer Radack

**5 NORTHMOOR RD** ..... **\$500,000**  
 Veronica A Badiola+ from Webster Bank

**19 NURSERY DR** ..... **\$84,142**  
 James Bernier+ from New American Funding

**337 PARK RD** ..... **\$180,000**  
 Vavaroutsos Family LLC+ from Pardeeplace Enterpris

**260 QUAKER LN S** ..... **\$180,000**  
 Vavaroutsos Family LLC+ from Pardeeplace Enterpris

**395 RIDGEWOOD RD** ..... **\$7,759**  
 David Nadeau+ from USA Housing and Urban Developme

**18 ROBIN RD U:1** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**18 ROBIN RD U:3** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**18 STRATFORD RD** ..... **\$100,000**  
 Jerrod K Bowman+ from Bank of America NA

**61 VARDON RD** ..... **\$170,000**  
 Yinon Levy+ from Bank of America NA

**45 WESTGATE ST** ..... **\$100,000**  
 Frances S Buonafede+ from Webster Bank

**87 WOODROW ST** ..... **\$350,000**  
 West Hartford LLC+ from Suncrestfl Llc

**WETHERSFIELD**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	212	185
Median Price	\$351,000	\$367,000

► **REAL ESTATE SALES**

**111 GRISWOLD RD** ..... **\$350,000**  
 B: Alicia C Castrucci  
 S: Gagliardi Marilyn M Est & Mark S Gregory  
 Vol/Page: 2176/269, Date: 12/05/24, Executor  
 Mtg: Movement Mtg LLC \$320,512  
 Use: 2 Bdrm Ranch, Lot: 15246sf

**101 HARDING ST** ..... **\$225,000**  
 B: Oakmont Properties LLC  
 S: Kwasek Bernice Est & Sean P Clark  
 Vol/Page: 2176/239, Date: 12/05/24,  
 Mtg: Suncrestfl Llc \$250,000  
 Use: 3 Bdrm Ranch, Lot: 7841sf

**17 HOWARD AVE** ..... **\$440,000**  
 B: Meghan L Thomas & Lisa Donovan  
 S: Todd Durost & Phaedra Durost  
 Vol/Page: 2176/63, Date: 12/02/24, Warranty  
 Mtg: Movement Mtg LLC \$352,000  
 Use: 3 Bdrm Colonial, Lot: 10454sf  
 Prior Sale: \$386,000 (08/21)

**39 LINDBERGH DR** ..... **\$315,000**  
 B: David R Benfield  
 S: Brooke J Feery  
 Vol/Page: 2176/37, Date: 11/27/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 7841sf  
 Prior Sale: \$222,500 (08/18)

**75 LUCA LN** ..... \$699,220  
 B: Shawnee Verna & Jean Pressa  
 S: Ccc Construction LLC  
 Vol/Page: 2176/1, Date: 11/27/24, Warranty  
 Use: Residential Developable Land, Lot: 15246sf

**51-53 MAIN ST**..... \$546,800  
 B: Mikayla N Leibowitz  
 S: Sla Homes LLC  
 Vol/Page: 2176/312, Date: 12/06/24, Warranty  
 Mtg: First Horizon Bank \$399,164  
 Use: 2-Family Mlti-Unt Bldg, Lot: 21344sf  
 Prior Sale: \$250,000 (02/24)

**402 MAPLE ST**..... \$311,000  
 B: Luly Pantaleon & Issamail Ramos  
 S: Salvatore Gallo  
 Vol/Page: 2176/86, Date: 12/02/24, Warranty  
 Mtg: Jet Mtg \$183,250  
 Use: 3 Bdrm Ranch, Lot: 14810sf  
 Prior Sale: \$191,250 (06/13)

**59 MCMULLEN AVE** ..... \$340,000  
 B: Brian Bittle  
 S: Solomon Vegh  
 Vol/Page: 2176/334, Date: 12/06/24, Warranty  
 Mtg: Liberty Bk \$272,000  
 Use: 3 Bdrm Colonial, Lot: 10454sf  
 Prior Sale: \$320,000 (12/23)

**192 MORGAN CIR**..... \$305,000  
 B: Zachary Decaro  
 S: Drabicki Mark L Est & Elizabeth Buccheri  
 Vol/Page: 2176/217, Date: 12/04/24,  
 Mtg: 1st 2nd Mortgage Co \$265,000  
 Use: 3 Bdrm Ranch, Lot: 14375sf  
 Prior Sale: \$70,000 (08/11)

**PENT RD**..... \$200,000  
 B: Janet Mirabelli  
 S: David Warmin  
 Vol/Page: 2176/171, Date: 12/03/24, Warranty

**506 RIDGE RD**..... \$300,000  
 B: Rachel Chiulli  
 S: John F Hills & Catherine M Hills-Clark  
 Vol/Page: 2176/120, Date: 12/02/24, Warranty  
 Mtg: Newrez LLC \$240,000  
 Use: 3 Bdrm Colonial, Lot: 11326sf

**18 TANNER XING U:18** ..... \$276,500  
 B: Michele Nanci  
 S: Gloria M Miranda  
 Vol/Page: 2176/179, Date: 12/03/24, Warranty  
 Mtg: Wells Fargo Bank \$146,500  
 Use: 2 Bdrm Condo, Lot: 2614sf  
 Prior Sale: \$160,000 (04/21)

**111 WHIPPOORWILL WAY** ..... \$1,225,000  
 B: Nicholas P Martino & Courtney P Pandolfi  
 S: Uccello Fine Homes LLC  
 Vol/Page: 2176/301, Date: 12/05/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 23522sf

**► MORTGAGES**

**67 BANE BERRY LN** ..... \$65,000  
 Troy Johnson+ from LoanDepot.Com LLC

**4 BARRINGTON DR U:C**..... \$110,000  
 Barbara B Putnam+ from Liberty Bank

**62 GOODWIN AVE**..... \$12,823  
 Joy Burchell+ from USA Housing and Urban Developme

**66 NOTT ST**..... \$73,632  
 Timothy J Lane+ from Guilford Savings Bank

## WINDSOR

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	218	218
Median Price	\$312,000	\$350,000

### ► REAL ESTATE SALES

**1350 CREST DR**..... \$390,000  
 B: Elizabeth Doerfler  
 S: Thomas J Dumont  
 Vol/Page: 1973/737, Date: 12/03/24, Warranty  
 Mtg: Washington Trust Mtg \$312,000  
 Use: 2 Bdrm Ranch, Lot: 20473sf  
 Prior Sale: \$215,500 (11/13)

**316 DUNFEY LN U:316**..... \$160,000  
 B: Arzu Demir  
 S: Marilyn M Scheck  
 Vol/Page: 1973/882, Date: 12/04/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$131,000 (10/04)

**67 HOLLOW BROOK RD** ..... \$395,000  
 B: Andrew Dalessio & Donna Dalessio  
 S: Marian J Murphy  
 Vol/Page: 1973/721, Date: 12/03/24, Warranty  
 Mtg: Mortgage Possible \$301,434  
 Use: 4 Bdrm Colonial, Lot: 28750sf

**925 MATIANUCK AVE** ..... \$295,000  
 B: Ashyra Perez & Jorge Rivera  
 S: Amanda M Michaud  
 Vol/Page: 1973/768, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$276,000  
 Use: 3 Bdrm Cape Cod, Lot: 20473sf  
 Prior Sale: \$88,000 (03/98)

### ► MORTGAGES

**36 ALDEN RD**..... \$7,218  
 Thomas E Bossard+ from USA Housing and Urban Devel

**37 BALLYMEADE LN U:37** ..... \$271,215  
 William Rome+ from Mtgpros Llc

**11 COBBLER WAY**..... \$34,997  
 Hasan Sarisin+ from Windsor, Town of

**142 COLTON ST**..... \$11,385  
 Kayla M Matthews+ from USA Housing and Urban Devel

**34 COUNTRY CLUB DR** ..... \$296,533  
 Deidra L Pegg+ from Mtgpros Llc

**22 DEVIN WAY**..... \$32,700  
 Viree Bivans+ from Windsor, Town of

**178 EASTWOOD CIR**..... \$13,318  
 Jennifer Lopez+ from USA Housing and Urban Develop

**101 FANEUIL ST** ..... \$139,000  
 Roxanne Brown+ from Citizens Bank

**49 FARMSTEAD LN** ..... \$35,000  
 Daniell Hynes+ from Windsor Federal Bank

**55 HOPE CIR** ..... \$7,366  
 Francisco Espada+ from American Eagle Financial Cr

**20 INTERNATIONAL DR** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**25 INTERNATIONAL DR** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**35 INTERNATIONAL DR** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**40 INTERNATIONAL DR** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**75 INTERNATIONAL DR** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**925 MATIANUCK AVE** ..... \$25,000  
 Ashyra Perez+ from Connecticut Housing Finance Aut

**60 MAYFLOWER RD**..... \$438,000  
 Safa Osman+ from Rocket Mortgage

**1437 POQUONOCK AVE**..... \$150,000  
 Mark E Holmes+ from Connex Credit Union

**754 RAINBOW RD** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**755 RAINBOW RD** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**758 RAINBOW RD** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**759 RAINBOW RD** ..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**18 SALEM CIR** ..... \$17,660  
 Timothy M Greaves+ from USA Housing and Urban Deve

**39 SQUIRE RD**..... \$75,000  
 Thomas J Rozek+ from Webster Bank

**330 STONE RD**..... \$1,190,000,000  
 Tradeport Dev V LLC+ from Standard Chartered Bk

**415 WINDSOR AVE**..... \$95,000  
 Francisco Espada+ from American Eagle Financial Cr

**115 WINTHROP RD** ..... \$317,460  
 Jonathan T Allen+ from Carrington Mortgage Service

## WINDSOR LOCKS

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	122	84
Median Price	\$281,500	\$311,000

### ► REAL ESTATE SALES

**48 COOLIDGE ST** ..... \$180,000  
 B: Paige Rust  
 S: Theresa G Rust, Tr for Stephen P Gingras RET  
 Vol/Page: 541/695, Date: 12/03/24, Trustee  
 Use: 2 Bdrm Ranch, Lot: 17424sf  
 Prior Sale: \$105,900 (09/99)

**104 ELM ST** ..... \$250,000  
 B: Eveyln Rivera  
 S: Schumann Robert L Est & Anna L Rothberg  
 Vol/Page: 541/681, Date: 12/03/24, Executor  
 Use: 4 Bdrm Colonial, Lot: 43996sf  
 Prior Sale: \$10,000 (11/92)

### ► MORTGAGES

**477 ASH DR**..... \$12,449  
 Julina Quinones+ from USA Housing and Urban Develo

**19 BEL AIRE CIR**..... \$15,000  
 Thomas Marinone+ from River Bank

**2 BIRGE AVE**..... \$60,000  
 Fred M Grigg+ from River Bank

**44 CHAPMAN CHASE**..... \$328,000  
 Mandich-Ct Lt+ from Cross Country Mortgage Inc

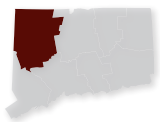
**307 GREEN MANOR TER**..... \$24,000  
 Carol Curran+ from River Bank

**45 HEATHER LN**..... \$60,000  
 Therese Gonyea+ from River Bank

**133 RAYMOND RD** ..... \$75,000  
 Jake Levesque+ from River Bank

**380 S ELM ST** ..... \$55,000  
 William J Latorra+ from River Bank





# LITCHFIELD COUNTY

## BARKHAMSTED

**TOWN CLERK:HOLLY P. KROUSE**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	30
Median Price	\$374,500	\$395,250

### ► MORTGAGES

- 34 BRIARWOOD RD..... \$233,140**  
Michael S Derochick+ from Torrington Savings Bank
- 20 DEER RUN RD..... \$55,000**  
David K Henrickson+ from Achieve Financial Credit
- 19 MEETING HOUSE RD..... \$50,000**  
Linda M Hosch+ from Discover Bank
- 20 RIVER RD..... \$418,000**  
Legendes Bed & Breakfast+ from Liberty Bank

## BETHLEHEM

**TOWN CLERK:KATIE MAYER**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	27
Median Price	\$352,500	\$500,000

### ► REAL ESTATE SALES

- 81 DEERWOOD DR ..... \$800,000**  
B: Katherine Lorenses & Dwight C Bennett  
S: Raymond L Charbonneau & Judy R Charbonneau  
Vol/Page: 452/137, Date: 12/03/24, Warranty  
Use: 3 Bdrm Contemporary, Lot: 107593sf
- 598 MAIN ST S..... \$100,000**  
B: Aaron Hall & Brooke Geddes  
S: Cynthia L Geddes  
Vol/Page: 452/127, Date: 12/03/24, Warranty  
Use: 4 Bdrm Colonial, Lot: 65340sf

## BRIDGEWATER

**TOWN CLERK:CHERYL L PINKOS**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	11
Median Price	\$629,500	\$715,000

### ► MORTGAGES

- 12 PHEASANT LN..... \$200,000**  
Jane A Baker+ from Citizens Bank
- 434 S MAIN ST..... \$175,000**  
Mark R Baus+ from Newtown Savings Bank

## COLEBROOK

**TOWN CLERK:DEBRA L. MCKEON**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	5	8
Median Price	\$240,000	\$337,450

### ► MORTGAGES

- 129 MILLBROOK RD..... \$15,383**  
John F Meehan+ from USA Housing and Urban Developm

## CORNWALL

**TOWN CLERK:VERA L. DINNEEN**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	11
Median Price	\$442,500	\$790,000

### ► REAL ESTATE SALES

- 187 WARREN HILL RD ..... \$1,172,500**  
B: Pamela L Bain, Tr for Pamela L Bain Lt  
S: Jake Weiss & Ethan Kaminsky  
Vol/Page: 129/849, Date: 12/02/24, Warranty  
Use: 4 Bdrm Contemporary, Lot: 252648sf  
Prior Sale: \$1,120,000 (04/24)
- NO STREET GIVEN..... \$160,000**  
B: R Duane Norris  
S: Fannie Pond  
Vol/Page: 116/1069, Date: 05/13/14, Warranty

## GOSHEN

**TOWN CLERK:BARBARA L BREOR**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	39	42
Median Price	\$530,000	\$559,750

### ► REAL ESTATE SALES

- 40 SHERBROOK DR..... \$550,000**  
B: Jason Mancarella & Melanie A Mancarella  
S: Stancs Albert D Est & Andrea D Asman  
Vol/Page: 206/537, Date: 12/02/24, Executor  
Mtg: Rocket Mortgage LLC \$522,500  
Use: 4 Bdrm Contemporary, Lot: 38333sf  
Prior Sale: \$151,000 (04/97)

- 5 WELLSFORD DR..... \$34,000**

B: David C Rothwell & Pamela Rothwell  
S: Amanda P Rothwell  
Vol/Page: 206/564, Date: 12/04/24, Quit Claim  
Use: 4 Bdrm Contemporary, Lot: 45302sf

### ► MORTGAGES

- 35 BLACKLAND RD..... \$115,000**  
Jeffrey Owens+ from Litchfield Bancorp

## HARWINTON

**TOWN CLERK:NANCY E. ELDRIDGE**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	40
Median Price	\$330,000	\$382,500

### ► REAL ESTATE SALES

- 29 FOX HUNT WAY..... \$152,500**  
B: Margaret E Schwoch & Jerry K Schwoch  
S: Pickett Brook Prop LLC  
Vol/Page: 278/1078, Date: 12/03/24, Warranty  
Use: Residential Open Land, Lot: 98446sf
- 90 SPRING HILL RD..... \$465,000**  
B: Michael L Foell & Kris W Foell  
S: Roberta Lejeune & Donna B Salvie  
Vol/Page: 278/1090, Date: 12/05/24, Warranty  
Mtg: M&T Bank NA \$372,000  
Use: 3 Bdrm Raised Ranch, Lot: 47045sf  
Prior Sale: \$240,000 (03/19)

## KENT

**TOWN CLERK:DARLENE F. BRADY**

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	23
Median Price	\$575,000	\$450,000

### ► REAL ESTATE SALES

- 94 KENT RD..... \$80,000**  
B: Dakota R Geoffroy & Haley R Geoffroy  
S: Michael A Hagley & Bryan K Hagley  
Vol/Page: 202/209, Date: 12/03/24, Warranty  
Mtg: Michael A Hagley \$300,000  
Use: 1 Bdrm Ranch, Lot: 10890sf
- 96 KENT RD..... \$220,000**  
B: Dakota R Geoffroy & Haley R Geoffroy  
S: Bryan K Hagley  
Vol/Page: 202/212, Date: 12/03/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 21780sf

## LITCHFIELD

### TOWN CLERK:LISA LOSEE

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	54
Median Price	\$395,000	\$516,250

#### ► REAL ESTATE SALES

##### 547 S PLAINS RD ..... \$540,000

B: Cedric Durand & Jessica Durand  
S: Edward M Kowalchick & Megan Kowalchick  
Vol/Page: 414/952, Date: 12/02/24, Warranty  
Mtg: Citibank Na \$340,000  
Use: 4 Bdrm Colonial, Lot: 60984sf  
Prior Sale: \$290,000 (07/12)

##### NO STREET GIVEN ..... \$350,000

B: David T Dillon & Kathleen Dillon  
S: Erin K Mcgurk, Tr for Terrence J Mcgurk T  
Vol/Page: 414/1011, Date: 12/04/24, Trustee

#### ► MORTGAGES

##### 70 CAMP DUTTON RD ..... \$200,000

Caroline C Wilcox+ from Litchfield Bancorp

##### 236 CAMPVILLE RD ..... \$35,000

Timothy J Rosa+ from Thomaston Savings Bank

##### 179 CHESTNUT HILL RD ..... \$100,000

Jennifer D Paul+ from Torrington Savings Bank

##### 282 HUNTERS DR ..... \$378,000

Kenneth Komisar+ from City National Bank

## MORRIS

### TOWN CLERK:LAURA HALLORAN

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	17
Median Price	\$373,000	\$408,500

#### ► MORTGAGES

##### 7 BANTAM LAKE HTS ..... \$749,000

Craig Bothroyd+ from Thomaston Savings Bank

##### 214 BANTAM LAKE RD ..... \$749,000

Craig Bothroyd+ from Thomaston Savings Bank

##### 289 THOMASTON RD ..... \$319,459

Danielle Maida+ from Swift Home Loans Inc

## NEW HARTFORD

### TOWN CLERK:LYNN A FLORIO

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	48
Median Price	\$340,000	\$396,500

#### ► REAL ESTATE SALES

##### 519 E COTTON HILL RD ..... \$290,000

B: Nicholas D Bastian & Jennifer J Bastian  
S: Tyler J Fiori  
Vol/Page: 324/511, Date: 12/04/24, Warranty  
Mtg: Litchfield Bancorp \$232,000  
Use: 1 Bdrm Split Level, Lot: 74052sf  
Prior Sale: \$82,500 (07/18)

##### 66 HONEY HILL RD ..... \$615,000

B: Jason M Ferraro & Jessica A Ferraro  
S: John F Sprance  
Vol/Page: 324/485, Date: 12/02/24, Warranty  
Mtg: Rocket Mortgage LLC \$406,000  
Use: 4 Bdrm Colonial, Lot: 168577sf  
Prior Sale: \$410,000 (08/05)

#### ► MORTGAGES

##### 9 TIMBERLINE RD ..... \$96,400

Susan M Russell+ from Bank of America NA

## NEW MILFORD

### TOWN CLERK:NOREEN PRICHARD

10 Main St, New Milford, CT, 06776  
Phone:860-355-6020

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	200	184
Median Price	\$455,000	\$475,150

#### ► REAL ESTATE SALES

##### 30 CANDLEWOOD LNDG ..... \$199,900

B: Zini Alimi  
S: Barbara Webb  
Vol/Page: 1281/665, Date: 12/05/24, Warranty

##### 291 CANDLEWOOD MOUNTAIN RD ..... \$430,000

B: Christine Arias  
S: Witter Roderick Est & Joan M Soares  
Vol/Page: 1281/545, Date: 12/03/24, Executor  
Mtg: Webster Bank \$385,000  
Use: 3 Bdrm Raised Ranch, Lot: 15246sf  
Prior Sale: \$158,000 (07/96)

##### 35 CANTERBURY CT U:35 ..... \$225,000

B: Linda Fitch  
S: Kenneth L Bailey & Laura R Bernardi  
Vol/Page: 1281/571, Date: 12/03/24, Warranty  
Mtg: William Raveis Mtg Co \$180,000  
Use: 1 Bdrm Condo  
Prior Sale: \$68,000 (09/98)

##### 3 CHRISTINE LN ..... \$539,900

B: Selene L Contreras & Alvaro Lopez  
S: Marcos G Rivera  
Vol/Page: 1281/736, Date: 12/06/24, Warranty  
Mtg: UNMB Home Loans \$404,925  
Use: 4 Bdrm Colonial, Lot: 12000sf  
Prior Sale: \$336,000 (04/20)

##### 7 LOIS LN ..... \$440,000

B: Jesse T Batterton  
S: Hilary L L Laigle, Tr for Langer Lillian B Est  
Vol/Page: 1281/717, Date: 12/06/24, Trustee  
Use: 4 Bdrm Ranch, Lot: 94090sf

##### 26 MINE HILL RD ..... \$599,000

B: Christian A Rivera  
S: Donald J Tomascak  
Vol/Page: 1281/468, Date: 12/02/24, Warranty  
Mtg: Arc Home LLC \$509,150  
Use: 4 Bdrm Colonial, Lot: 69260sf

##### 44 MIST HILL DR ..... \$602,000

B: Miguel Carneiro & Gabriela Carneiro  
S: Michael F Rigano  
Vol/Page: 1281/639, Date: 12/05/24, Warranty  
Mtg: Pennymac Loan Service \$541,800  
Use: 3 Bdrm Raised Ranch, Lot: 20038sf  
Prior Sale: \$500,000 (01/21)

##### 73 S KENT RD ..... \$477,500

B: Matthew R Morrison & Chelsea T Morrison  
S: Lawrence Schmitt & Lynn Schmitt  
Vol/Page: 1281/682, Date: 12/05/24, Warranty  
Mtg: Hudson Valley CU \$429,750  
Use: 3 Bdrm Cape Cod, Lot: 43560sf  
Prior Sale: \$340,000 (06/04)

##### 1 TORY LN ..... \$230,000

B: Robert Repko & Mariah L Walsh  
S: Mero Christopher J Est & Ellen C Marino  
Vol/Page: 1281/444, Date: 12/02/24, Conservator  
Use: 4 Bdrm Colonial, Lot: 40946sf

##### 1 TORY LN ..... \$230,000

B: Robert Repko & Mariah L Walsh  
S: Mero Eileen M Est & Krysten Keenan  
Vol/Page: 1281/446, Date: 12/02/24, Executor  
Mtg: CMG Mortgage Inc \$368,000  
Use: 4 Bdrm Colonial, Lot: 40946sf  
Prior Sale: \$230,000 (12/24)

#### ► MORTGAGES

##### 2 AJA LN ..... \$130,000

Witold Pieklik+ from Polish & Slavic Federal Credi

##### 9 BROWNS FORGE RD ..... \$16,520

Corey L Baker+ from Town Of New Milford

##### 7 CHARTERHOUSE RD ..... \$50,000

Nancy Webb+ from Equity Resources Inc

##### 7 LOIS LN ..... \$418,000

Jesse T Batterton+ from Union Home Mortgage

##### 4 MEETINGHOUSE TER ..... \$263,500

Matthew C Regan+ from Saga Home Loans Corp

##### 8 SHERRY LN ..... \$46,000

Javier Galeana+ from Quorum Federal Credit Union

##### 126 UPLAND RD ..... \$80,000

Robert C Destefano+ from Manufacturers and Traders

##### 87 WILLOW SPGS U:87 ..... \$206,250

Marcio E Deoliveira+ from Evolve Bank & Trust

##### 103 WYNWOOD DR ..... \$279,303

Andrew Novacco+ from American Financial Network

## NORTH CANAAN

### TOWN CLERK:JEAN A. JACQUIER

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

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	13
Median Price	\$252,500	\$250,000

► **MORTGAGES**

**31 GRANITE AVE** ..... **\$89,800**  
 John R Taylor+ from LoanDepot.Com LLC  
**146 W MAIN ST** ..... **\$339,500**  
 Mountain View Prop LLC+ from Citadel Servicing

**PLYMOUTH**

**TOWN CLERK:ERICA CABIYA**  
 80 Main St, Plymouth, CT, 06786  
 Phone:860-585-4039

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	112
Median Price	\$271,598	\$300,000

► **REAL ESTATE SALES**

**25 E HILL ST** ..... **\$299,000**  
 B: Matthew Ehrhard & Ciara Hubertus  
 S: Julie A Niemeyer & Richard A Niemeyer  
 Vol/Page: 516/889, Date: 12/04/24, Warranty  
 Mtg: Newtown Savings Bank \$269,100  
 Use: 3 Bdrm Cape Cod, Lot: 5227sf  
 Prior Sale: \$170,000 (06/15)

**FOUNTAINHEAD RD** ..... **\$344,000**  
 B: Michael J Macdonald  
 S: Johnson William P Est & Richard T Crosby  
 Vol/Page: 516/879, Date: 12/02/24, Executor

**13 SANDRA AVE** ..... **\$285,000**  
 B: Joseph Nadeau  
 S: Luba Edin J Est & Dawn Luba  
 Vol/Page: 516/936, Date: 12/06/24, Executor  
 Mtg: Torrington Svgs Bk \$210,000  
 Use: 3 Bdrm Ranch, Lot: 15246sf

► **MORTGAGES**

**48 RIDGE RD** ..... **\$12,000**  
 Michael S Lundie+ from Navy Federal Credit Union

**ROXBURY**

**TOWN CLERK:PETER A HURLBUT**  
 29 North St, Roxbury, CT, 06783  
 Phone:860-354-3328

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	16
Median Price	\$966,250	\$787,500

► **MORTGAGES**

**38 TUNNEL RD** ..... **\$50,000**  
 Michael D Temple+ from Alliant Credit Union

**SALISBURY**

**TOWN CLERK:PATRICIA H. WILLIAMS**  
 27 Main St, Salisbury, CT, 06039  
 Phone:860-435-5182

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	32
Median Price	\$705,000	\$810,000

► **REAL ESTATE SALES**

**21 GREYSTONE LN** ..... **\$3,300,000**  
 B: Sarah B Kapnick & Andrew C Elken  
 S: Margery H Hetzel  
 Vol/Page: 274/360, Date: 12/06/24, Warranty  
 Mtg: JPMorgan Chase Bank \$2,528,790  
 Use: Mixed Use-Res Dwell & OpenSp, Lot: 1461002sf  
 Prior Sale: \$10,000 (10/24)

► **MORTGAGES**

**138 HOUSATONIC RIVER RD** ..... **\$2,478,900**  
 Scott W Matlock+ from Morgan Stanley  
**497 LIME ROCK RD** ..... **\$3,400,000**  
 Lime Rock Park Li LLC+ from NBT Bank NA  
**63 WASHINEE HTS** ..... **\$3,990,000**  
 William T Reiland+ from Morgan Stanley Private Ban  
**63-A WASHINEE HTS** ..... **\$3,990,000**  
 William T Reiland+ from Morgan Stanley Private Ban  
**52 WHITE HOLLOW RD** ..... **\$3,400,000**  
 Lime Rock Park Li LLC+ from NBT Bank NA

**THOMASTON**

**TOWN CLERK:CATHERINE P DUPONT**  
 158 Main St, Thomaston, CT, 06787  
 Phone:860-283-4141

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	41
Median Price	\$334,250	\$300,000

► **REAL ESTATE SALES**

**239 ATWOOD RD** ..... **\$280,000**  
 B: Juan P Milian  
 S: Michael J Reardon, Tr for Daphne D Stoughton T  
 Vol/Page: 354/1041, Date: 12/02/24, Trustee  
 Mtg: CMG Mortgage Inc \$274,928  
 Use: 3 Bdrm Ranch, Lot: 14810sf  
 Prior Sale: \$108,000 (01/17)

**81 E MAIN ST** ..... **\$179,000**  
 B: Jdw Holdings LLC  
 S: Buells Associates LLC  
 Vol/Page: 354/1101, Date: 12/05/24, Warranty  
 Mtg: Robert J Guerrero Tr \$200,000  
 Use: Mixed Use-Prim Comm & Resd, Lot: 9148sf

**50 MASON HILL RD** ..... **\$100,000**  
 B: Thomas Radulewicz & Esther Radulewicz  
 S: John F Shea & Bernice A Shea  
 Vol/Page: 354/910, Date: 11/20/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 22216sf  
 Prior Sale: \$55,000 (10/95)

**306 REYNOLDS BRIDGE RD** ..... **\$361,000**  
 B: Tasim Muca  
 S: Michael J Wood  
 Vol/Page: 354/1079, Date: 12/05/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$270,750  
 Use: 4 Bdrm Raised Ranch, Lot: 10019sf  
 Prior Sale: \$241,000 (04/22)

**739 WALNUT HILL RD** ..... **\$395,000**  
 B: Manuel Gonzalez  
 S: Laurence R Decker  
 Vol/Page: 354/942, Date: 11/25/24, Warranty  
 Mtg: Sikorsky Fncl CU Inc \$340,000  
 Use: 3 Bdrm Raised Ranch, Lot: 30056sf

**105 WATERTOWN RD** ..... **\$260,000**  
 B: David Lemet  
 S: Skh Enterprises LLC  
 Vol/Page: 354/971, Date: 11/26/24, Warranty  
 Mtg: CMG Mortgage Inc \$252,340  
 Use: 3 Bdrm Old Style, Lot: 12197sf

► **MORTGAGES**

**80 CEDAR MOUNTAIN RD** ..... **\$80,000**  
 Richard C Eyman Jr+ from Newrez LLC  
**381 S MAIN ST** ..... **\$395,000**  
 Harborpoint LLC+ from Northland Com Grp Llc  
**739 WALNUT HILL RD** ..... **\$340,000**  
 Manuel Gonzalez+ from Sikorsky Financial Credit Un  
**105 WATERTOWN RD** ..... **\$252,340**  
 David Lemet+ from CMG Mortgage Inc  
**105 WATERTOWN RD** ..... **\$22,500**  
 David Lemet+ from Connecticut Housing Finance Auth

**TORRINGTON**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	287	286
Median Price	\$250,000	\$280,000

► **REAL ESTATE SALES**

**255 CLARENCE ST** ..... **\$140,000**  
 B: Lenin S Dota & Lourdes P Tene  
 S: Angel Chimbo  
 Vol/Page: 1426/390, Date: 12/03/24, Warranty  
 Mtg: Angel Chimbo \$135,000  
 Use: 3 Bdrm Colonial, Lot: 10019sf  
 Prior Sale: \$47,000 (10/14)

**96 EDGEWOOD DR** ..... **\$265,000**  
 B: Brian Kuchta & Jenna Kuchta  
 S: Kathleen H Perrotti  
 Vol/Page: 1426/398, Date: 12/03/24, Warranty  
 Mtg: Movement Mtg LLC \$257,050  
 Use: 3 Bdrm Ranch, Lot: 10019sf  
 Prior Sale: \$130,000 (10/13)

**96 HUNTER CT U:96** ..... **\$150,000**  
 B: Paris M Rodriguez  
 S: Richard A Greeney  
 Vol/Page: 1426/655, Date: 12/06/24, Warranty  
 Mtg: CMG Home Loans \$142,500  
 Use: 2 Bdrm Condo

**463 MAIN ST** ..... **\$167,000**  
 B: R&s Investments & Solutio  
 S: Jorge E Najera  
 Vol/Page: 1426/287, Date: 12/03/24, Warranty  
 Mtg: RCN Capital LLC \$210,488  
 Use: 2-Family Two Family, Lot: 7841sf  
 Prior Sale: \$158,000 (07/07)

**147 NUTMEG DR** ..... **\$300,000**  
 B: Emma Y Altamirano  
 S: Ashleigh Fusco  
 Vol/Page: 1426/438, Date: 12/04/24, Warranty  
 Mtg: New American Funding \$268,620  
 Use: 3 Bdrm Raised Ranch, Lot: 11326sf  
 Prior Sale: \$155,000 (06/18)



**245 OAKBROOK LN** ..... **\$374,000**  
 B: John P Litwin & Isabelle C Litwin  
 S: Larocco Sam V Est & Janet Rocco  
 Vol/Page: 1426/499, Date: 12/05/24, Executor  
 Mtg: LoanDepot.Com \$314,900  
 Use: 2 Bdrm Ranch, Lot: 13068sf  
 Prior Sale: \$34,000 (10/97)

**230 OLD WINSTED RD** ..... **\$175,000**  
 B: Winsted Road Realty LLC  
 S: Northledge Hldg LLC  
 Vol/Page: 1426/644, Date: 12/06/24, Warranty  
 Mtg: Northledge Holdings \$175,000

**519 PARK AVE**..... **\$175,000**  
 B: Jared M Servin & Cheyenne Servin  
 S: Andrew J Smulski  
 Vol/Page: 1426/682, Date: 12/06/24, Warranty  
 Use: 2-Family Two Family, Lot: 27007sf  
 Prior Sale: \$20,000 (11/04)

**521 PARK AVE**..... **\$175,000**  
 B: Jared M Servin & Cheyenne Servin  
 S: Andrew J Smulski  
 Vol/Page: 1426/682, Date: 12/06/24, Warranty

**195 TORRINGTON HEIGHTS RD**..... **\$375,000**  
 B: Melania G Brpown  
 S: Maria A Sargento  
 Vol/Page: 1426/635, Date: 12/06/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 14810sf  
 Prior Sale: \$280,000 (05/24)

**220 WESTLEDGE DR** ..... **\$670,000**  
 B: Mark S Spears  
 S: Paul M Wagner & Whitney W Wagner  
 Vol/Page: 1426/307, Date: 12/03/24, Warranty  
 Mtg: Bank of America NA \$603,000  
 Use: 4 Bdrm Contemporary, Lot: 74052sf  
 Prior Sale: \$540,000 (11/22)

**243 WESTSIDE RD** ..... **\$415,000**  
 B: Wallace J Michaud & Melody R Atkins  
 S: Stephanie F Bartkowski & David J Bartkowski  
 Vol/Page: 1426/593, Date: 12/05/24, Warranty  
 Mtg: Mutual Security Cr Un \$270,000  
 Use: 3 Bdrm Colonial, Lot: 65340sf  
 Prior Sale: \$300,000 (09/21)

► **MORTGAGES**

**301 CLIFFSIDE DR U:301** ..... **\$210,000**  
 Michael Hermann+ from Citizens Bank

**96 EDGEWOOD DR** ..... **\$10,600**  
 Brian P Kuchta+ from Connecticut Housing Finance A

**27 FOREST ST** ..... **\$14,616**  
 Adrienne Brown+ from USA Housing and Urban Develop

**121 HAYDEN HILL RD** ..... **\$50,000**  
 Bruce A Corey+ from Union Savings Bank

**64 JAMES ST**..... **\$102,742**  
 Letisha King+ from Figure Lending LCC

**127 LEXINGTON AVE**..... **\$331,298**  
 Christine E Farina+ from Mortgage Possible

**49 MUNSON AVE**..... **\$170,000**  
 Wayne G Schaffer+ from Veterans United Home Loans

**171 PEARL ST** ..... **\$130,000**  
 Macqueen Bridey LLC+ from Northwest Community Bank

**88 SAGEWAY**..... **\$75,000**  
 Dora Poma+ from Newrez LLC

**111 TORRINGTON HEIGHTS RD**..... **\$70,000**  
 James D Reginatto+ from Torrington Savings Bank

**467 WIMBLEDON GATE N**..... **\$50,000**  
 Mel Brickman+ from Torrington Savings Bank

**1229 WINSTED RD U:14** ..... **\$157,000**  
 Patrick Mendes+ from Thomaston Savings Bank

**1229 WINSTED RD U:22** ..... **\$55,800**  
 Ronald W Nevers+ from American Financing

**WASHINGTON**

**TOWN CLERK:SHEILA M ANSON**  
 2 Bryan Plz, PO Box 383, Washington, CT, 06777  
 Phone:860-868-2786

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	26	46
Median Price	\$981,000	\$1,047,500

► **MORTGAGES**

**3 FINDLAY RD** ..... **\$215,000**  
 Karen E Gallagher+ from Union Savings Bank

**4 WHEATON RD**..... **\$54,000**  
 Stephanie Molloy+ from Pennymac Loan Services LLC

**WATERTOWN**

**TOWN CLERK:LISA DALTON**  
 61 Echo Lake Rd, Watertown, CT, 06795  
 Phone:860-945-5230

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	182	154
Median Price	\$307,500	\$350,000

► **REAL ESTATE SALES**

**82 BUCKWHEAT HILL RD**..... **\$510,000**  
 B: Lauryn Dagostino & Devin Murphy  
 S: Silvana L Moffa

Vol/Page: 2340/32, Date: 12/02/24, Warranty  
 Mtg: Union Savings Bank \$408,000  
 Use: 3 Bdrm Split Level, Lot: 37462sf  
 Prior Sale: \$243,000 (08/98)

**1022 MAIN ST** ..... **\$232,000**  
 B: Luis Kadiu

S: 1022 Main St LLC  
 Vol/Page: 2340/215, Date: 12/06/24, Warranty  
 Mtg: Equity Based Cap Llc \$174,500  
 Use: Retail-Service, Lot: 8276sf  
 Prior Sale: \$139,000 (07/04)

**319 THOMASTON RD U:16** ..... **\$329,900**  
 B: Ellen C Yocher & Pamela S Ruff  
 S: Paula F Platt

Vol/Page: 2340/210, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$172,500 (05/21)

**319 THOMASTON RD U:90** ..... **\$385,000**  
 B: Lauren L Dayton & Michael B Dayton  
 S: Erin Bennett, Tr for Obrien T

Vol/Page: 2340/115, Date: 12/04/24, Trustee  
 Mtg: M&T Bank NA \$346,500  
 Use: 3 Bdrm Condo  
 Prior Sale: \$245,000 (07/17)

► **MORTGAGES**

**61 COLLINS ST** ..... **\$35,000**  
 Riaz Ibrahim+ from Spring Equity Llc

**15 COTTAGE PL**..... **\$89,000**  
 Louis R Diaz-Blanco+ from Manufacturers and Trader

**353 FALLS AVE**..... **\$9,816**  
 Yasmin I Schmitke+ from USA Housing and Urban Deve

**159 RADNOR LN**..... **\$14,298**  
 Kimberly Mccleark+ from USA Housing and Urban Deve

**175 SAND BANK RD**..... **\$125,000**  
 Paul H Badger+ from Albright Credit Union

**319 THOMASTON RD U:8**..... **\$70,000**  
 Laura J Marcil+ from Spring Equity Llc

**WINCHESTER**

**TOWN CLERK:GLENN ALBANESIUS**  
 338 Main St, Winchester, CT, 06098  
 Phone:860-738-6963

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	87
Median Price	\$230,000	\$279,000

► **MORTGAGES**

**38 FINN ST**..... **\$103,000**  
 Matthew Arnold+ from Rocket Mortgage

**128 STANTON AVE**..... **\$35,000**  
 Warren A Delibro+ from Northwest Hills Inc (Northw

**WOODBURY**

**TOWN CLERK:MARIA M. MANCINI**  
 281 Main St South, Woodbury, CT, 06798  
 Phone:203-263-2144

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	62	69
Median Price	\$485,000	\$550,000

► **REAL ESTATE SALES**

**5 CEDAR SPRING LN U:5** ..... **\$200,000**  
 B: Ridgeback LLC

S: Navy Federal Credit Union  
 Vol/Page: 468/1048, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$130,000 (07/15)

**4 HIGHPOINT CT U:4** ..... **\$180,000**  
 B: Joanna Mihailoff

S: Tushar Bhopale & Poa P Bhopale  
 Vol/Page: 468/1013, Date: 12/05/24, Warranty  
 Mtg: US Bank NA \$144,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$58,800 (03/19)

► **MORTGAGES**

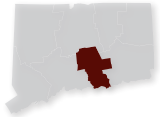
**170 BRUSHY HILL RD** ..... **\$620,000**  
 Timothy Angiolini+ from Liberty Bank

**336 GRASSY HILL RD** ..... **\$50,000**  
 Michael C Cintron+ from Discover Bank

**50 LAKE RD** ..... **\$200,000**  
 Patrick C Cook+ from TD Bank NA

**105 OLD GRASSY HILL RD** ..... **\$405,081**  
 Krista Kohler+ from JP Morgan Chase Bank

**506 S MAIN ST** ..... **\$850,000**  
 506 Main Street South LLC+ from Union Savings Bank



# MIDDLESEX COUNTY

## CHESTER

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	30
Median Price	\$394,450	\$405,000

### ► REAL ESTATE SALES

**56 CASTLE VIEW DR** ..... **\$430,000**  
B: Adam Boccalatte & Danielle Wieland  
S: David W Cohen  
Vol/Page: 186/1, Date: 12/02/24, Warranty  
Mtg: Novus Home Mtg \$378,000  
Use: 3 Bdrm Colonial, Lot: 16553sf  
Prior Sale: \$141,500 (11/99)

### ► MORTGAGES

**95 MAPLE ST**..... **\$100,000**  
Scott Smith+ from Better Mortgage Corp

**77 MIDDLESEX AVE**..... **\$30,000**  
Eileen A Scherber+ from Essex Savings Bank

## CLINTON

**TOWN CLERK:SHARON URICCHIO**  
54 E Main St, Clinton, CT, 06413  
Phone:860-669-9101

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	120
Median Price	\$432,000	\$447,000

### ► REAL ESTATE SALES

**7 HEMLOCK HILL RD**..... **\$515,000**  
B: David Hermansen  
S: Bonita R Buffington  
Vol/Page: 559/802, Date: 12/04/24, Warranty  
Mtg: Primary Residentl Mtg \$437,750  
Use: 4 Bdrm Raised Ranch, Lot: 42689sf  
Prior Sale: \$250,000 (09/04)

**59 OLD POST RD U:B4** ..... **\$229,000**  
B: Paul R Desrosiers & Martha M Wolanski  
S: Jenny Ludwig  
Vol/Page: 559/824, Date: 12/04/24, Warranty  
Mtg: United Wholesale Mtg \$183,920  
Use: 1 Bdrm Condo  
Prior Sale: \$125,000 (04/18)

### ► MORTGAGES

**10 BLAINE AVE**..... **\$225,834**  
Mark A Andrade Sr+ from Total Mortgage Services

**64 COW HILL RD** ..... **\$60,000**  
Kimberly E Shapiro+ from Sofi Bank Na

**87 IRONWORKS RD**..... **\$50,000**  
Christopher D Shepard+ from Bank of America NA

**5 LAUREL LN** ..... **\$17,924**  
Bret Siegel+ from USA Housing and Urban Developmen

**31 MORGAN PARK**..... **\$275,000**  
Christopher G Burd+ from Guilford Savings Bank

**7 OAK HILL DR** ..... **\$354,090**  
Elizabeth Jennings+ from Mutual of Omaha Mortgage

**6 SHORE GROVE RD**..... **\$100,000**  
Susan Reyher+ from Essex Savings Bank

## CROMWELL

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	65	89
Median Price	\$355,500	\$403,000

### ► REAL ESTATE SALES

**8 MYSTIQUE LN U:8** ..... **\$530,000**  
B: Arnold T  
S: James P Roy & Nancy F Roy  
Vol/Page: 1838/181, Date: 12/06/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$291,600 (01/13)

**232 SHUNPIKE RD**..... **\$270,000**  
B: Carone Acquisitions LLC  
S: Dorothy A Pandolfi  
Vol/Page: 1838/163, Date: 12/06/24, Warranty  
Mtg: Commercial Lender LLC \$186,118  
Use: Mixed Use-Prim Res & Comm, Lot: 27007sf  
Prior Sale: \$125,000 (05/87)

**28 WOODLAND DR U:28** ..... **\$110,500**  
B: Danc LLC  
S: Jason Konefal  
Vol/Page: 1838/138, Date: 12/04/24, Warranty  
Use: 2 Bdrm Condo  
Prior Sale: \$86,500 (01/04)

### ► MORTGAGES

**10 PATRICIA LN** ..... **\$180,000**  
Kyle M Delvalle+ from Citizens Bank

**2-A WIGHTMAN PL** ..... **\$300,000**  
Michael Levesque+ from Citizens Bank

## DEEP RIVER

**TOWN CLERK:AMY M WINCHELL**  
174 Main St, Deep River, CT, 06417  
Phone:860-526-6024

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	27
Median Price	\$357,600	\$455,000

### ► REAL ESTATE SALES

**51 CEDAR LAKE RD** ..... **\$752,500**  
B: Cedar Lake Farm LLC  
S: Elizabeth M Sullivan  
Vol/Page: 261/757, Date: 12/04/24, Warranty  
Mtg: Farm Credit East ACA \$637,500  
Use: Residential-Multiple Bldgs, Lot: 631620sf  
Prior Sale: \$520,000 (09/20)

### ► MORTGAGES

**106 W ELM ST**..... **\$200,000**  
Samantha Martone+ from Guilford Savings Bank

**340 WINTHROP RD** ..... **\$50,000**  
Kimberly Harris+ from M&T Bank NA

## DURHAM

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	53	54
Median Price	\$425,000	\$441,250

### ► MORTGAGES

**394 BLUE HILLS RD** ..... **\$307,000**  
Stephen Hjerpe+ from Priority 1 Lending LI

**49 GUIRE RD**..... **\$150,000**  
Corinne J Brodie+ from Citizens Bank

**57 MEADOW LN**..... **\$80,400**  
Kyle P Perkins+ from American Eagle Financial Cred

## EAST HADDAM

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

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	70	81
Median Price	\$340,000	\$344,000

► REAL ESTATE SALES

- 61 CHERRY SWAMP RD** ..... **\$650,000**  
 B: Lianne Soucy & Jan Berry  
 S: Jill T Sliker  
 Vol/Page: 1196/103, Date: 12/05/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 145055sf  
 Prior Sale: \$398,000 (06/04)
- 33 DOLBIA HILL RD**..... **\$585,000**  
 B: Andrea M Scarpini & John F Scarpini  
 S: Michele S Caton  
 Vol/Page: 1196/131, Date: 12/05/24, Warranty  
 Mtg: United Wholesale Mtg \$389,000  
 Use: 2 Bdrm Ranch, Lot: 192971sf  
 Prior Sale: \$66,000 (08/13)
- 12 LANDING HILL RD**..... **\$733,500**  
 B: Melissa A Porter & Marshall S Porter  
 S: Connecticut Riv View LLC  
 Vol/Page: 1196/83, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$217,000  
 Use: 4 Bdrm Antique, Lot: 39204sf
- 178 PARKER RD** ..... **\$430,000**  
 B: Jessica Spence & Gerald Spence  
 S: Donna Kay  
 Vol/Page: 1196/107, Date: 12/05/24, Warranty  
 Mtg: Plaza Home Mtg \$344,000  
 Use: 4 Bdrm Colonial, Lot: 169013sf  
 Prior Sale: \$154,900 (06/97)
- 74 SCHULMAN VESLAK RD**..... **\$396,000**  
 B: Judy L Madeia  
 S: Bruce A Bennett & Ruth L Bennett  
 Vol/Page: 1196/152, Date: 12/06/24, Warranty  
 Mtg: Mtg Equity Partners \$271,000  
 Use: 4 Bdrm Cape Cod, Lot: 104544sf

► MORTGAGES

- 22 E HADDAM COLCHESTER TPKE**..... **\$70,000**  
 Rachel E Martin-Bowker+ from Discover Bank
- 133 NEWBERRY RD** ..... **\$30,000**  
 Stephen A Lusignan RET+ from American Eagle Financ
- 79 S SHEEPSKIN HOLLOW RD**..... **\$35,000**  
 Kaitlin E Shaughnessy+ from Chelsea Groton Bank

**EAST HAMPTON**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	109
Median Price	\$356,000	\$360,000

► REAL ESTATE SALES

- 67 COLCHESTER AVE**..... **\$255,000**  
 B: Matthew Bury  
 S: James Voelker  
 Vol/Page: 651/861, Date: 12/02/24, Warranty  
 Mtg: First World Mortgage \$240,000  
 Use: 2 Bdrm Ranch, Lot: 25700sf  
 Prior Sale: \$120,000 (06/18)
- 17 DEPOT HILL RD** ..... **\$25,000**  
 B: Crosdale James  
 S: Michael A Jennings & Scott A Jennings  
 Vol/Page: 651/847, Date: 12/02/24, Warranty  
 Use: 3 Bdrm Conventional, Lot: 5227sf
- 6 MIDDLETOWN AVE**..... **\$345,000**  
 B: Robert Burke & Aubree Kuerajian  
 S: Laurent Gareau  
 Vol/Page: 651/1048, Date: 12/03/24, Warranty  
 Mtg: Torrington Svgs Bk \$325,000  
 Use: 1 Bdrm Conventional, Lot: 130680sf  
 Prior Sale: \$40,000 (08/02)
- 170 MOTT HILL RD**..... **\$350,000**  
 B: Robert P Hart  
 S: Sheryl B Nichols, Tr for Sheryl B Nichols T  
 Vol/Page: 651/931, Date: 12/03/24, Trustee  
 Use: 3 Bdrm Split Level, Lot: 32234sf  
 Prior Sale: \$33,000 (08/07)
- 14 NAMONEE TRL** ..... **\$300,000**  
 B: Michael Fredericks  
 S: Chad M Glucksman  
 Vol/Page: 651/1155, Date: 12/04/24, Warranty  
 Mtg: William Raveis Mtg Co \$270,000  
 Use: 2 Bdrm Raised Ranch, Lot: 3920sf  
 Prior Sale: \$231,400 (12/07)
- 13 NORTH HOLW U:13** ..... **\$425,000**  
 B: John R Quinn & Brenda J Quinn  
 S: Avril T Greco  
 Vol/Page: 651/1179, Date: 12/04/24, Warranty  
 Mtg: Liberty Bk \$270,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$275,000 (05/16)
- 5 QUINNS WAY** ..... **\$100,000**  
 B: South Rd Marlborough LLC  
 S: Cb Homebuyers LLC  
 Vol/Page: 652/75, Date: 12/06/24, Warranty  
 Use: Residential Open Land, Lot: 91040sf
- 24 TAYLOR PL** ..... **\$245,000**  
 B: Joel Morth & Olivia G Morth  
 S: Cindy Brochu & Jeffrey T Suchoski  
 Vol/Page: 652/53, Date: 12/05/24, Warranty  
 Use: 2 Bdrm Cape Cod, Lot: 14810sf
- 24 WEST ST**..... **\$245,000**  
 B: Joel Morth & Olivia G Morth  
 S: Cindy Brochu & Jeffrey T Suchoski  
 Vol/Page: 652/53, Date: 12/05/24, Warranty

► MORTGAGES

- 14 ALDENS XING**..... **\$147,000**  
 Gary L Oneil+ from Members First Credit Union

- 130 CLARK HILL RD**..... **\$50,000**  
 Christopher Gulick+ from Charles R Gulick
- 191 CLARK HILL RD**..... **\$203,400**  
 6 West Ave LLC+ from Greenbox Loans Inc
- 67 COLCHESTER AVE**..... **\$25,000**  
 Matthew Bury+ from Connecticut Housing Finance Aut
- 94 COMSTOCK TRL**..... **\$50,000**  
 Leonardo L Dasilva+ from Essex Savings Bank
- 1 DANIEL ST** ..... **\$75,000**  
 Raymond W Swol+ from Liberty Bank
- 244 E HIGH ST**..... **\$206,500**  
 6 West Ave LLC+ from Greenbox Loans Inc
- 62 HIGHLAND TER**..... **\$160,000**  
 Shawna Jarzabek+ from Citizens Bank
- 40 MALLARD CV U:40**..... **\$150,000**  
 Mary T Hine+ from Rocket Mortgage
- 29-A N MAIN ST**..... **\$164,500**  
 29 N Main LLC+ from Greenbox Loans Inc
- 31 N MAIN ST**..... **\$192,500**  
 31 North Main LLC+ from Greenbox Loans Inc
- 13 OAK KNOLL RD**..... **\$30,000**  
 Benjamin Strickland+ from Citizens Bank
- 15 OLD CLARK HILL RD**..... **\$180,000**  
 Christopher Bitel+ from Newrez LLC
- 50 OLD WEST HIGH ST** ..... **\$213,500**  
 6 West Ave LLC+ from Greenbox Loans Inc
- 50 OLD WEST HIGH ST** ..... **\$183,400**  
 50 Old West High LLC+ from Greenbox Loans Inc
- 7 SEARS PL** ..... **\$69,352**  
 Ivan Valad+ from Liberty Bank
- 29 SKINNER ST**..... **\$250,000**  
 Skinner & Niles LLC+ from Essex Savings Bank
- 40 SUNRISE LN**..... **\$485,400**  
 Jose E Crego+ from Northpointe Bank
- 39 WALNUT AVE**..... **\$31,000**  
 Nicolas R Caisse+ from Manchester Mun Fcu
- 20 WEST ST**..... **\$237,650**  
 Joel Morth+ from Northpoint Mortgage
- 116 YOUNG ST**..... **\$150,000**  
 Stephen L Vandyke+ from Citizens Bank

**ESSEX**

**TOWN CLERK:JOEL MARZI**  
 29 West Ave, Essex, CT, 06426  
 Phone:860-767-4340

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	57	55
Median Price	\$450,000	\$620,000

► REAL ESTATE SALES

- HARBOR VIEW SOUTH RD**..... **\$950,000**  
 B: Nicholas Augusto & Alana Augusto  
 S: Bridget Quinn  
 Vol/Page: 359/15, Date: 12/05/24, Warranty



**10 MEIGS LN ..... \$3,600,000**  
 B: 10 Meigs Lane LLC  
 S: Markham & Jody Rollins T & Marksham F Rollins 3rd  
 Vol/Page: 359/4, Date: 12/03/24, Trustee  
 Use: Residential-Multiple Bldgs, Lot: 22216sf  
 Prior Sale: \$1,590,000 (11/15)

**NO STREET GIVEN ..... \$1,350,000**  
 B: Maris Wacs  
 S: Hilda K Griffin  
 Vol/Page: 358/1110, Date: 12/03/24, Warranty

► **MORTGAGES**

**12 CAROL DR..... \$270,000**  
 12 Carol LLC+ from Essex Savings Bank

**67 MELODY LN ..... \$100,000**  
 Doris F Pierce+ from Deborah P Breaux

**90 N MAIN ST ..... \$196,800**  
 Jason M Hand+ from Sofi Bank Na

**8 S HARBOR VW ..... \$550,000**  
 Nicholas Augusto+ from Movement Mortgage LLC

**HADDAM**

**TOWN CLERK:BOB SIEGRIST**

30 Field Park Dr, Haddam, CT, 06441  
 Phone:860-345-8531

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	74
Median Price	\$395,000	\$435,000

► **REAL ESTATE SALES**

**20 GRAPE VINE RD ..... \$620,000**  
 B: Alexandra Sanders & Cole Sanders  
 S: Sarah K Sanders & Thomas D Sanders  
 Vol/Page: 429/554, Date: 12/06/24, Warranty  
 Mtg: Guaranteed Rate Inc \$416,000  
 Use: 3 Bdrm Colonial, Lot: 387684sf

**1158 SAYBROOK RD ..... \$378,000**  
 B: Douglas Wilson & Melissa Wilson  
 S: Charles C Lohrs  
 Vol/Page: 429/533, Date: 12/05/24, Warranty  
 Use: 3 Bdrm Antique, Lot: 20909sf  
 Prior Sale: \$290,000 (06/23)

► **MORTGAGES**

**292 BRAINARD HILL RD ..... \$399,848**  
 Thomas Burke+ from Navy Federal Credit Union

**192 KILLINGWORTH RD ..... \$390,000**  
 Nicolaos Kanaras+ from Total Mortgage Services

**690 KILLINGWORTH RD ..... \$45,000**  
 Timothy J Nolet+ from Rocket Mortgage

**44 ORCHARD RD ..... \$192,000**  
 Doris Hughes+ from Manufacturers and Traders Trust

**75 PARMELEE RD ..... \$350,000**  
 Jonathan Pattavina+ from Citizens Bank

**KILLINGWORTH**

**TOWN CLERK:DAWN R. MOONEY**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	36
Median Price	\$597,500	\$570,000

► **MORTGAGES**

**4 GOLDFIELD RD ..... \$240,449**  
 Molly Lipkovich+ from Guilford Savings Bank

**12 TOWER HILL RD ..... \$80,000**  
 Julie M Fredericksen+ from Liberty Bank

**MIDDLEFIELD**

**TOWN CLERK:TONYA HOGAN**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	24	33
Median Price	\$302,500	\$360,000

► **REAL ESTATE SALES**

**LAKE BESECK RD ..... \$100,000**  
 B: Tonys Lkside Liquors LLC

S: J Ryan Enterprises LLC  
 Vol/Page: 351/826, Date: 12/02/24, Warranty

**160 LAUREL BROOK RD..... \$515,000**  
 B: Brett Schiller & Jaimie Schiller

S: David G Johnson & Lynn S Johnson  
 Vol/Page: 351/831, Date: 12/02/24, Warranty  
 Mtg: CMG Mortgage Inc \$437,750  
 Use: 4 Bdrm Colonial, Lot: 93218sf  
 Prior Sale: \$208,450 (07/98)

► **MORTGAGES**

**447 MAIN ST ..... \$65,000**  
 Joseph M Weronik+ from State Police Credit Union

**MIDDLETOWN**

**TOWN CLERK:ASHLEY FLYNN-NATALE**

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

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	234	232
Median Price	\$320,000	\$340,000

► **REAL ESTATE SALES**

**753 ATKINS ST ..... \$250,000**  
 B: Stephen Antogiovanni

S: Hammar Susan G Est & Kathryn Nizeul  
 Vol/Page: 2110/597, Date: 12/02/24, Executor  
 Use: 4 Bdrm Ranch, Lot: 23087sf

**22 BUTTERNUT KNLS U:22..... \$275,000**  
 B: Victoria White  
 S: Ravindra Patil  
 Vol/Page: 2110/722, Date: 12/03/24, Warranty  
 Mtg: United Wholesale Mtg \$220,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$156,000 (03/20)

**15 GOODYEAR AVE ..... \$169,000**  
 B: True Home Offer LLC  
 S: Stanley Gecewicz Jr

Vol/Page: 2110/889, Date: 12/06/24, Warranty  
 Use: 2-Family Two Family, Lot: 7841sf

**15 GOODYEAR AVE ..... \$222,500**  
 B: Opticlad LLC

S: True Home Offer LLC  
 Vol/Page: 2110/892, Date: 12/06/24, Warranty  
 Mtg: Commercial Lender LLC \$207,000  
 Use: 2-Family Two Family, Lot: 7841sf  
 Prior Sale: \$169,000 (12/24)

**4 INVERNESS SQ ..... \$220,000**  
 B: J&y Sisters LLC

S: Linda K Knight  
 Vol/Page: 2110/777, Date: 12/04/24, Warranty  
 Mtg: Cliffo Mtg Bkers Inc \$136,000  
 Use: 4 Bdrm Contemporary, Lot: 2614sf  
 Prior Sale: \$76,000 (11/99)

**122 NEWFIELD ST ..... \$335,000**  
 B: Kelly L Giana

S: Giovanna E Diana  
 Vol/Page: 2110/749, Date: 12/03/24, Warranty

**25 PASHLEY LN ..... \$658,350**  
 B: Dhruv Patel & Rajeshkumar Patel

S: Morgan L Lamson & Stephen J Digregorio  
 Vol/Page: 2110/706, Date: 12/03/24, Warranty  
 Mtg: William Raveis Mtg Co \$478,350  
 Use: 4 Bdrm Colonial, Lot: 30492sf  
 Prior Sale: \$550,000 (05/22)

► **MORTGAGES**

**7 AFTON TER ..... \$183,150**  
 Tyrone M Lumpkin+ from Novus Home Mortgage

**753 ATKINS ST ..... \$248,000**  
 205 Middle Street LLC+ from Newre Silver Lending

**40 DORA DR ..... \$7,352**  
 Willis J Mccaw+ from USA Housing and Urban Develop

**887 EAST ST ..... \$90,000**  
 Michael P Tracey+ from Connecticut State Employees

**151 FRONT ST ..... \$40,000**  
 Matthew A Erdman+ from Sikorsky Financial Credit U

**67 GEORGE ST ..... \$50,000**  
 Robert S Brewer+ from Discover Bank

**53 HILLCREST AVE..... \$279,812**  
 Kristen Garrity+ from Citizens Bank

**362 INDUSTRIAL PARK RD U:5 ..... \$327,165**  
 362 Industria LLC+ from Northwest Community Bank

**30 LIVINGSTON RD ..... \$407,000**  
 Amy Carte+ from Liberty Bank

**189 MARKHAM ST ..... \$69,200**  
 Rick Quirk+ from Liberty Bank

**122 NEWFIELD ST** ..... **\$255,000**  
 Kelly L Giana+ from Mutual of Omaha Mortgage

**21 NORFOLK ST**..... **\$126,000**  
 Kwastina B Jackson+ from Total Mortgage Services

**6 OMO ST**..... **\$65,000**  
 Nuno J Bernarding+ from United Wholesale Mortgage

**122 W OLD FARMS** ..... **\$180,000**  
 Richard W Pizzonia+ from Liberty Bank

**418 WADSWORTH ST** ..... **\$302,505**  
 Anthony Jefferson+ from Independence Hm Loans

## OLD SAYBROOK

**TOWN CLERK:SARAH BECKER**  
 302 Main St, Old Saybrook, CT, 06475  
 Phone:860-395-3135

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	97	114
Median Price	\$570,000	\$682,500

### ► REAL ESTATE SALES

**20 GEORGE DR** ..... **\$520,000**  
 B: Carolyn Zinck & Gregory Zinck  
 S: Brian Sawchuck, Tr for Susan E Sawchuck RET  
 Vol/Page: 695/750, Date: 12/06/24, Trustee  
 Use: 3 Bdrm Ranch, Lot: 7405sf  
 Prior Sale: \$225,000 (06/12)

**450 MAPLE AVE** ..... **\$3,175,000**  
 B: Bronwyn Monahan & David R Prickett  
 S: Steven J Farrelly & Michelle L Farrelly  
 Vol/Page: 695/662, Date: 12/04/24, Warranty  
 Mtg: JPMorgan Chase Bank \$2,540,000  
 Use: 3 Bdrm Cape Cod, Lot: 13068sf  
 Prior Sale: \$1,575,000 (08/19)

**42 PEPPERIDGE TRL** ..... **\$480,000**  
 B: Edward Noble Jr  
 S: Krista May & Steven Phelan  
 Vol/Page: 695/587, Date: 12/03/24, Warranty  
 Use: 2-Family Colonial, Lot: 56628sf  
 Prior Sale: \$460,000 (06/07)

**► MORTGAGES**

**1 CAMBRIDGE CT W** ..... **\$102,000**  
 Frank C Jolly+ from Amerisave Mortgage Corporation

**6 CHESTNUT CIR** ..... **\$334,100**  
 Raymond E Murphy+ from Rocket Mortgage

**11 CREST RD**..... **\$693,750**  
 David B Platt+ from Essex Savings Bank

**20 FARVIEW AVE**..... **\$73,000**  
 Kimberly White+ from Charter Oak Federal Credit Un

**41 GREAT HAMMOCK RD** ..... **\$93,741**  
 Todd Kawecki+ from Figure Lending LCC

**25 MAPLEWOOD RD** ..... **\$620,000**  
 Ian A Cohen+ from Northwest Community Bank

**31 MIDDLETOWN AVE** ..... **\$100,000**  
 Kimberlee S Pita+ from M&T Bank NA

**46 ROMWELL PL** ..... **\$730,000**  
 Nanette Navarro+ from Washington Trust Co

## PORTLAND

**TOWN CLERK:MICHAEL V. TIERNEY**  
 33 East Main St, Portland, CT, 06480  
 Phone:860-342-6743

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	72
Median Price	\$295,000	\$362,500

### ► REAL ESTATE SALES

**1 BRUSH PASTURE LN U:204**..... **\$150,000**  
 B: John L Gyllenhammer  
 S: Doolittle Elizabeth T Est & Timothy H Wentworth  
 Vol/Page: 1118/319, Date: 12/06/24, Executor  
 Use: 1 Bdrm Condo  
 Prior Sale: \$105,000 (06/16)

**39 E MAIN ST** ..... **\$300,000**  
 B: Thomas Williamson & Amanda Parrish  
 S: Mm Almeida Prop LLC  
 Vol/Page: 1118/243, Date: 12/03/24, Warranty  
 Mtg: Total Mtg Svcs \$300,000  
 Use: 2-Family Two Family, Lot: 11326sf  
 Prior Sale: \$220,000 (05/20)

**73 E MAIN ST** ..... **\$290,000**  
 B: Jeremy Doran & Leyna Doran  
 S: Robert E Godwin, Tr for Robert E Godwin T  
 Vol/Page: 1118/295, Date: 12/04/24, Trustee  
 Mtg: Churchill Mortgage Co \$232,000  
 Use: 3 Bdrm Old Style, Lot: 11326sf  
 Prior Sale: \$182,500 (01/19)

**307 PENFIELD HILL RD** ..... **\$495,000**  
 B: Michael C Scholz & Brittany T Scholz  
 S: Kiyoo S Delrusso  
 Vol/Page: 1118/271, Date: 12/03/24, Warranty  
 Mtg: Guaranteed Rate Inc \$470,250  
 Use: 3 Bdrm Ranch, Lot: 144184sf  
 Prior Sale: \$311,144 (02/01)

**66 PEPPERIDGE RD**..... **\$2,000**  
 B: Stephan A Zalac  
 S: Stephan A Zalac & Helene B Zalac  
 Vol/Page: 1118/213, Date: 12/02/24, Quit Claim  
 Mtg: Nationstar Mtg \$261,000  
 Use: 3 Bdrm Ranch, Lot: 51836sf  
 Prior Sale: \$259,900 (01/14)

**► MORTGAGES**

**53 BLACKBERRY RIDGE RD** ..... **\$506,976**  
 Marjorie P Mehler+ from American Financial Network

**39 E MAIN ST** ..... **\$12,000**  
 Thomas Williamson+ from Connecticut Housing Financ

## WESTBROOK

**TOWN CLERK:JOAN ANGELINI**  
 866 Boston Post Rd, Westbrook, CT, 06498  
 Phone:860-399-3044

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	50
Median Price	\$560,000	\$587,500

### ► REAL ESTATE SALES

**144 BOSTON POST RD**..... **\$650,000**  
 B: Ronald Belcourt  
 S: Hammonasset Holdings LLC & Johnathon Fulcher  
 Vol/Page: 384/1112, Date: 12/03/24, Warranty  
 Use: Commercial Building, Lot: 23522sf  
 Prior Sale: \$425,000 (12/07)

**150 BOSTON POST RD**..... **\$650,000**  
 B: Ronald Belcourt  
 S: Hammonasset Holdings LLC & Johnathon Fulcher  
 Vol/Page: 384/1112, Date: 12/03/24, Warranty

**1566 BOSTON POST RD**..... **\$780,000**  
 B: Lumibility Inc  
 S: 1566 Boston Post Rd LLC  
 Vol/Page: 384/1103, Date: 12/03/24, Warranty  
 Use: Commercial Building, Lot: 40946sf

**1129 HORSE HILL RD**..... **\$469,900**  
 B: Frances Lambert  
 S: Jared S Berg, Tr for Berg Lt  
 Vol/Page: 384/1116, Date: 12/04/24, Trustee  
 Use: 3 Bdrm Ranch, Lot: 87556sf  
 Prior Sale: \$266,500 (08/02)

**931 OLD CLINTON RD U:5A**..... **\$554,000**  
 B: Danuta Thibodeau  
 S: Tracey Bennett & Grahame Bennett  
 Vol/Page: 384/1109, Date: 12/03/24, Warranty  
 Use: Condo

**151 OLD MAIL TRL**..... **\$2,100,000**  
 B: Marc S Mascola & Kristin J Mascola  
 S: Joan Ireland  
 Vol/Page: 384/1151, Date: 12/05/24, Warranty  
 Mtg: Novus Home Mtg \$766,550  
 Use: 4 Bdrm Colonial, Lot: 3049sf  
 Prior Sale: \$365,000 (05/97)

**70 SAGAMORE TERRACE RD** ..... **\$1,650,000**  
 B: Joan Ireland & Paul Ireland  
 S: 70 Sagamore LLC  
 Vol/Page: 384/1174, Date: 12/06/24, Warranty

**817 W POND MEADOW RD**..... **\$585,000**  
 B: Tracey J Bennett & Grahame Bennett  
 S: Michael C Anastasio & Stacey L Anastasio  
 Vol/Page: 384/1119, Date: 12/04/24, Warranty  
 Mtg: Liberty Bk \$300,000  
 Use: 3 Bdrm Colonial, Lot: 89734sf  
 Prior Sale: \$435,000 (07/05)

**► MORTGAGES**

**104 JOHNSON POND LN**..... **\$120,000**  
 Jodie Oshana+ from United Wholesale Mortgage



# NEW HAVEN COUNTY

## ANSONIA

**TOWN CLERK:ELIZABETH S LYNCH**

253 Main St, Ansonia, CT, 06401  
Phone:203-736-5980

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	91
Median Price	\$300,000	\$355,000

### ► REAL ESTATE SALES

**7 ARLENE DR..... \$410,000**

B: Josue A Rosales  
S: Melissa Morales  
Vol/Page: 627/165, Date: 12/02/24, Warranty  
Mtg: First Natl Bk \$328,000  
Use: 3 Bdrm Raised Ranch, Lot: 13068sf  
Prior Sale: \$315,000 (09/21)

**51 BASSETT ST ..... \$490,000**

B: Joan E Martinez & Solanlly L Rosa  
S: Joann Nguy  
Vol/Page: 627/389, Date: 12/04/24, Warranty  
Mtg: First Alliance Home \$481,124  
Use: 2-Family Duplex, Lot: 6098sf  
Prior Sale: \$16,000 (09/03)

**53 BASSETT ST ..... \$490,000**

B: Joan E Martinez & Solanlly L Rosa  
S: Joann Nguy  
Vol/Page: 627/389, Date: 12/04/24, Warranty

**210 BEAVER ST ..... \$401,000**

B: Jessica Dejesus & Felix D Dejesus  
S: Nicolas Leal & Jessica Garin  
Vol/Page: 627/230, Date: 12/03/24, Warranty  
Mtg: Total Mtg Svcs \$393,736  
Use: 2-Family Two Family, Lot: 9583sf  
Prior Sale: \$209,500 (09/15)

**9 CASCIO RD ..... \$270,000**

B: Ednardo F Silva  
S: Michele R Barton  
Vol/Page: 627/416, Date: 12/05/24, Warranty  
Mtg: Roger Leifer \$200,000  
Use: 3 Bdrm Ranch, Lot: 14375sf  
Prior Sale: \$125,000 (03/97)

**5 HIGH ACRES RD ..... \$465,000**

B: Geovanni Ortiz  
S: Timothy D Farrell Jr  
Vol/Page: 627/259, Date: 12/03/24, Warranty  
Mtg: CMG Mortgage Inc \$372,000  
Use: 3 Bdrm Raised Ranch, Lot: 12632sf  
Prior Sale: \$310,000 (09/20)

**81 N WESTWOOD RD ..... \$325,000**

B: Jaime R Alegria & Maria M Rivas  
S: James A Rivas  
Vol/Page: 627/214, Date: 12/03/24, Warranty  
Mtg: Newtown Savings Bank \$220,000  
Use: 3 Bdrm Cape Cod, Lot: 23522sf  
Prior Sale: \$320,000 (08/22)

**3 UPLAND TER..... \$405,000**

B: Marena Skye  
S: Konstantinos Hasiotis & Hariklia Hasiotis  
Vol/Page: 627/370, Date: 12/03/24, Warranty  
Use: 4 Bdrm Ranch, Lot: 10890sf  
Prior Sale: \$245,000 (12/18)

**5 VOSE ST ..... \$410,000**

B: Crecencia Spencer  
S: Shixun Wu  
Vol/Page: 627/426, Date: 12/06/24, Warranty  
Mtg: Kind Lending \$315,425  
Use: 3 Bdrm Cape Cod, Lot: 5227sf  
Prior Sale: \$147,000 (06/12)

### ► MORTGAGES

**33 4TH ST ..... \$26,240**

Nosha Vega+ from USA Housing and Urban Development

**33 4TH ST ..... \$2,230**

Vontae Fletcher+ from USA Housing and Urban Develo

**210 BEAVER ST ..... \$15,000**

Felix D Dejesus+ from Chfa

**347 BEAVER ST ..... \$22,784**

Jaye Villar+ from USA Housing and Urban Developmen

**145 DIVISION ST ..... \$318,000**

139 Summit LLC+ from RCN Capital LLC

**157 HODGE AVE ..... \$14,243**

Ricardo J Mendoza+ from USA Housing and Urban Deve

**4 TORO LN ..... \$274,000**

John L Ashelford 3rd+ from Rocket Mortgage

## BEACON FALLS

**TOWN CLERK:LEONARD GREENE, SR**

10 Maple Ave, Beacon Falls, CT, 06403  
Phone:203-729-8254

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	41	39
Median Price	\$340,000	\$386,000

### ► REAL ESTATE SALES

**43 CEDAR CIR ..... \$350,000**

B: Ann Johnson  
S: Raymond E Martin Jr & Mary B Martin  
Vol/Page: 256/962, Date: 12/04/24, Warranty  
Mtg: First Colony Mtg Corp \$280,000  
Use: 3 Bdrm Ranch, Lot: 17424sf  
Prior Sale: \$150,000 (08/88)

**22 COOK LN ..... \$425,000**

B: Joseph Estephan & Rose Estephan  
S: Timothy P Wells & Debra W Wells  
Vol/Page: 256/936, Date: 12/02/24, Warranty  
Mtg: Total Mtg Svcs \$399,500  
Use: 3 Bdrm Raised Ranch, Lot: 16117sf

### ► MORTGAGES

**6 MORNING WOOD DR..... \$136,418**

Jennifer C Nolan+ from Liberty Bank

## BETHANY

**TOWN CLERK:WILLIAM L BRINTON**

40 Peck Rd, Bethany, CT, 06524  
Phone:203-393-2100

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	46	26
Median Price	\$480,000	\$497,500

### ► REAL ESTATE SALES

**130 PLEASANT DR..... \$574,900**

B: Michael Palmieri & Katherine Palmieri  
S: Nancy E Dannenhoffer  
Vol/Page: 227/431, Date: 12/05/24, Warranty  
Mtg: Primary Residentl Mtg \$424,900  
Use: 3 Bdrm Contemporary, Lot: 131116sf

### ► MORTGAGES

**113 LITCHFIELD TPKE..... \$140,000**

Fabian C Villacis+ from Avidia Bank

## BRANFORD

**TOWN CLERK:LISA ARPIN**

1019 Main St, Branford, CT, 06405  
Phone:203-315-0678

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	116	132
Median Price	\$520,000	\$547,000

### ► REAL ESTATE SALES

**104 BURBAN DR ..... \$335,000**

B: Priscilla A Zuromsky  
S: Seaside Capital LLC  
Vol/Page: 1397/622, Date: 12/06/24, Warranty  
Use: 2 Bdrm Ranch, Lot: 13504sf  
Prior Sale: \$222,500 (05/24)

**23 LINDEN SHRS U:23 ..... \$1,500,000**

B: Scott E Casper & Carly H Casper  
S: Lorenze Lorraine Est & Amy L Demarseilles  
Vol/Page: 1397/198, Date: 12/02/24, Executor  
Use: Condo

**380 MAIN ST ..... \$342,500**

B: 380 Main Street LLC  
S: Luca Defilippo & Cheryl Defilippo  
Vol/Page: 1397/616, Date: 12/06/24, Warranty  
Use: Commercial Building, Lot: 13504sf  
Prior Sale: \$370,000 (12/99)

**17 MEDLEY LN ..... \$520,000**

B: Mackenzie L Hilton & Jake E Ryder  
S: Amy Harvey  
Vol/Page: 1397/451, Date: 12/05/24, Warranty  
Mtg: CMG Mortgage Inc \$320,000  
Use: 2 Bdrm Colonial, Lot: 27007sf  
Prior Sale: \$190,000 (06/00)



**18 PAWSON RD** ..... **\$949,000**  
 B: Evan Molloy & Kelly Molloy  
 S: Scott E Casper & Carly H Casper  
 Vol/Page: 1397/268, Date: 12/03/24, Warranty  
 Mtg: General Electric CU \$709,000  
 Use: 3 Bdrm Cape Cod, Lot: 39204sf  
 Prior Sale: \$489,900 (01/02)

**49 ROSE ST** ..... **\$273,500**  
 B: Joseph Barcello & Kathy Barcello  
 S: Stuart M Soffer & Barbara Soffer  
 Vol/Page: 1397/573, Date: 12/06/24, Warranty

**17 WHITEWOOD DR** ..... **\$685,000**  
 B: Tyler Olt & Jessie Olt  
 S: Michael Bongiovanni & Margaret Bongiovanni  
 Vol/Page: 1397/473, Date: 12/05/24, Warranty  
 Mtg: Michael Bongiovanni \$350,000  
 Use: 4 Bdrm Colonial, Lot: 39204sf  
 Prior Sale: \$685,125 (10/24)

► **MORTGAGES**

**41 ARK RD** ..... **\$65,000**  
 Michael Tracy+ from Healthcare Financial Federal C

**40 AVERILL PL** ..... **\$200,000**  
 Jonathan D Nichols+ from Citizens Bank

**208 CROSSWOODS RD U:208** ..... **\$70,000**  
 Lisa M Ramada+ from Discover Bank

**19 DOMINICAN RD** ..... **\$300,000**  
 Stephanie Baklik+ from Rocket Mortgage

**12 GREENFIELD AVE** ..... **\$45,000**  
 Ortilia Nichols+ from Connex Credit Union

**2 PAWSON LANDING DR** ..... **\$491,100**  
 Patricia G Gambardella+ from Quorum Federal Credit

**11 ROBY CT** ..... **\$427,500**  
 Nicholas Akins+ from Weslend Fnci Corp

**135 TURTLE BAY DR U:135** ..... **\$425,600**  
 JJJG LLC+ from Arc Home LLC

**CHESHIRE**

**TOWN CLERK: PATRICIA KING**  
 84 S Main St, Cheshire, CT, 06410  
 Phone: 203-271-6601

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	186	164
Median Price	\$450,000	\$480,775

► **REAL ESTATE SALES**

**384 MIXVILLE RD** ..... **\$425,000**  
 B: Doreen Murphy  
 S: Brittany A Murphy  
 Vol/Page: 3241/53, Date: 12/04/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 21344sf  
 Prior Sale: \$270,001 (05/19)

**OLD WATERBURY RD** ..... **\$299,000**  
 B: 1739 Old Waterbury Rd LLC  
 S: Frank Bradley  
 Vol/Page: 3241/63, Date: 12/04/24, Warranty

► **MORTGAGES**

**18 APPLEWOOD DR** ..... **\$115,000**  
 Linda L Prairie+ from Liberty Bank

**264 ARGYLE RD** ..... **\$11,498**  
 Peter J Risi+ from USA Housing and Urban Developme

**264 ARGYLE RD** ..... **\$11,498**  
 Peter J Risi+ from USA Housing and Urban Developme

**200 BARYTES DR** ..... **\$168,000**  
 Karen Frost+ from Ion Bank

**781 COOK HILL RD** ..... **\$125,000**  
 Jennifer Yokley+ from Webster Bank

**151 CORNWALL AVE** ..... **\$104,650**  
 Louis Steponaitis+ from Cross Country Mortgage Inc

**25 KELLY CT** ..... **\$150,000**  
 Matthew I Levine+ from Connecticut State Employees

**50 KENSINGTON CT** ..... **\$40,000**  
 Michael A Naples+ from Union Savings Bank

**80 MERWIN CIR** ..... **\$200,000**  
 Santosh Hawkins+ from Citizens Bank

**1739 OLD WATERBURY RD** ..... **\$224,250**  
 1739 Old Waterbury Rd LLC+ from Angel Oak Mortgage

**11 SOUTHWICK CT U:11** ..... **\$60,000**  
 Lila C Philippi+ from Waterbury Teachers Federal C

**26 WILLIAMS RD** ..... **\$87,500**  
 Michelle B London+ from Lawrence Macilvain

**25 WINDING TRL** ..... **\$767,000**  
 Megan R Wolf+ from TD Bank NA

**DERBY**

**TOWN CLERK: MARC J. GAROFALO**  
 1 Elizabeth St, Derby, CT, 06418  
 Phone: 203-736-1462

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	53
Median Price	\$317,500	\$360,000

► **REAL ESTATE SALES**

**233 DERBY AVE U:307** ..... **\$172,500**  
 B: Kevin P Lampo  
 S: Robert A Lampo & Janice M Lampo  
 Vol/Page: 938/30, Date: 12/03/24, Warranty  
 Mtg: AFC Mortgage Grp LLC \$122,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$175,000 (10/06)

**54 GROVE AVE** ..... **\$510,000**  
 B: Raymone Gonzalez & Asia Gonzalez  
 S: Better Properties LLC  
 Vol/Page: 938/80, Date: 12/04/24, Warranty  
 Mtg: United Wholesale Mtg \$400,000  
 Use: 3 Bdrm Colonial, Lot: 6534sf  
 Prior Sale: \$205,000 (04/23)

**264 HAWTHORNE AVE** ..... **\$370,000**  
 B: Roy R Vargas & Maryjoy H Vargas  
 S: Sky Circle LLC  
 Vol/Page: 937/338, Date: 12/02/24, Warranty  
 Mtg: Equity Resources Ohio \$363,298  
 Use: 3 Bdrm Old Style, Lot: 6970sf  
 Prior Sale: \$210,000 (05/24)

**196 NEW HAVEN AVE U:323** ..... **\$300,000**  
 B: Timothy Orourke  
 S: Ivan Bodnar & Kateryna Derekhovych  
 Vol/Page: 938/145, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$160,000 (09/17)

**8 ORANGEWOOD W U:8** ..... **\$257,900**  
 B: Johane Ambroise & Rosita Ambroise  
 S: Vincent L Greco Sr  
 Vol/Page: 938/148, Date: 12/06/24, Warranty  
 Mtg: United Wholesale Mtg \$245,005  
 Use: 2 Bdrm Condo  
 Prior Sale: \$114,000 (08/01)

**71 ORANGEWOOD W U:71** ..... **\$245,000**  
 B: Skyelyn R Moreno  
 S: Vincent L Greco  
 Vol/Page: 938/51, Date: 12/03/24, Warranty  
 Mtg: Homestead Fund Corp \$227,500  
 Use: 2 Bdrm Condo  
 Prior Sale: \$150,000 (04/03)

**1019 ROOSEVELT DR** ..... **\$385,000**  
 B: Francisco A Marine & Anyelys F Villar  
 S: John J Lachioma Jr & Jacqueline Lachioma  
 Vol/Page: 938/101, Date: 12/04/24, Warranty  
 Mtg: New American Funding \$378,026  
 Use: 4 Bdrm Cape Cod, Lot: 7841sf  
 Prior Sale: \$220,000 (01/07)

**31 SANTANGELO TER U:31** ..... **\$150,000**  
 B: Nayara P Sakamoto  
 S: Brigida A Dora & Michael A Parrella  
 Vol/Page: 938/118, Date: 12/05/24, Warranty  
 Mtg: Logan Fin Corporation \$127,500  
 Use: 1 Bdrm Condo  
 Prior Sale: \$60,000 (01/15)

► **MORTGAGES**

**HAWTHORNE AVE** ..... **\$14,800**  
 Roy R Nalica-Vargas+ from Connecticut Housing Fina

**18 KINGS CT** ..... **\$9,416**  
 William Hause+ from USA Housing and Urban Developm

**ORANGEWOOD CONDO** ..... **\$227,500**  
 Skyelyn R Moreno+ from Connecticut Housing Finance

**184 SMITH ST** ..... **\$9,274**  
 Antoinette N Dennis+ from USA Housing and Urban De

**59 SUNSET DR** ..... **\$46,496**  
 Tomasz Hejmowski+ from Loan Store Inc

**EAST HAVEN**

**TOWN CLERK: LISA BALTER**  
 250 Main St, East Haven, CT, 06512  
 Phone: 203-468-3201

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	196	187
Median Price	\$310,000	\$350,000

► **REAL ESTATE SALES**

**100 BRADLEY AVE** ..... **\$465,000**  
 B: Segundo P Arcentales & Livia D Saeteros  
 S: 100 Bradley St LLC  
 Vol/Page: 2838/68, Date: 12/03/24, Warranty  
 Mtg: United Wholesale Mtg \$382,500  
 Use: 2-Family Two Family, Lot: 4792sf  
 Prior Sale: \$102,160 (02/12)

**601 E MAIN ST** ..... **\$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**104 FRONTAGE RD..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty  
 Use: Auto Sales, Lot: 73181sf  
 Prior Sale: \$725,000 (04/19)

**54 HELLSTROM RD ..... \$334,000**  
 B: Alexandra M Dechello & Louis Dechello  
 S: Donald L Dechello & Angela J Dechello  
 Vol/Page: 2838/156, Date: 12/05/24, Warranty  
 Mtg: Plaza Home Mtg \$238,000  
 Use: 2 Bdrm Ranch, Lot: 12197sf  
 Prior Sale: \$100,000 (05/91)

**259 KENNETH ST..... \$347,000**  
 B: Sanjay H Baldie  
 S: Cynthia A Bannon  
 Vol/Page: 2838/191, Date: 12/06/24, Warranty  
 Mtg: Navy FCU \$347,000  
 Use: 2 Bdrm Ranch, Lot: 6534sf  
 Prior Sale: \$190,000 (06/19)

**605 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**611 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**613 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**617 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**621 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty

**651 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty  
 Use: Land-Vacant & Open, Lot: 27007sf  
 Prior Sale: \$75,000 (09/03)

**655 MAIN ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty  
 Mtg: Toyota Motor Credit \$19,800,000  
 Use: Auto Sales, Lot: 446490sf  
 Prior Sale: \$19,276,496 (01/22)

**2 OLD TOWN HWY U:37 ..... \$488,000**  
 B: Susan Vanech Builds LLC  
 S: Hames Andrew A Est & Thomas M Camp  
 Vol/Page: 2838/219, Date: 12/06/24, Executor  
 Mtg: Charles W Simmons Tr \$535,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$185,000 (09/94)

**10 SUPPA DR..... \$450,000**  
 B: Amanda Scell & Grant Harkonen  
 S: 10 Suppa Drive LLC  
 Vol/Page: 2838/139, Date: 12/05/24, Warranty  
 Mtg: Novus Home Mtg \$382,500  
 Use: 3 Bdrm Raised Ranch, Lot: 20038sf  
 Prior Sale: \$253,000 (11/13)

**27 WILSON ST ..... \$22,000,000**  
 B: Gold Coast East LLC  
 S: 655 East Hvn Reality LLC  
 Vol/Page: 2838/235, Date: 12/06/24, Warranty  
 Use: Land-Vacant & Open, Lot: 10019sf  
 Prior Sale: \$36,000 (07/96)

**► MORTGAGES**

**34 BURR ST ..... \$170,000**  
 Lynne A Delrocco+ from Citizens Bank

**5 EDGEHILL DR..... \$100,000**  
 Margaretmary Cummings+ from Paul Cummings

**5 EDGEHILL DR..... \$100,000**  
 Margaretmary Cummings+ from Ann Mccaughey

**39 FISCO DR ..... \$250,000**  
 Lucille Jessey+ from Webster Bank

**73 GERRISH AVE ..... \$25,000**  
 Edwin C Galo+ from Connex Credit Union

**3 KELLER LN..... \$535,000**  
 Susan Vanech Builds LLC+ from Charles W Simmons Tr

**10 NORTHEAST DR ..... \$167,500**  
 Donna M Renkewitz+ from Rocket Mortgage

**560 SILVER SANDS RD U:1902..... \$237,500**  
 Leona L Delcore+ from LoanDepot.Com LLC

**7 VAN HORN DR ..... \$11,034**  
 Jennifer Esposito+ from USA Housing and Urban Deve

**GUILFORD**

**TOWN CLERK:ANNA J. DWYER**  
 31 Park St, Guilford, CT, 06437  
 Phone:203-453-8001

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	201	218
Median Price	\$550,000	\$575,000

**► REAL ESTATE SALES**

**909 BEAVER HEAD RD..... \$510,000**  
 B: Charles L Potter & Julie Potter  
 S: Michael Dean  
 Vol/Page: 1025/547, Date: 12/02/24, Warranty  
 Mtg: Bank of America NA \$250,000  
 Use: 3 Bdrm Colonial, Lot: 61855sf  
 Prior Sale: \$350,000 (08/16)

**2279 BOSTON POST RD..... \$415,000**  
 B: Mpq LLC  
 S: 9889 Jn LLC  
 Vol/Page: 1025/667, Date: 12/04/24, Warranty  
 Use: Restaurant/Bar, Lot: 33977sf  
 Prior Sale: \$315,000 (01/05)

**90 CHURCH ST ..... \$610,000**  
 B: Carolyn E Bernard  
 S: Louis E Auld  
 Vol/Page: 1025/495, Date: 12/02/24, Warranty  
 Mtg: New American Funding \$476,000  
 Use: 3 Bdrm Colonial, Lot: 10890sf

**760 DURHAM RD..... \$330,000**  
 B: Gregory Baker & Christie Baker  
 S: Andrew H Koss & Michelle A Koss  
 Vol/Page: 1025/571, Date: 12/02/24, Warranty  
 Mtg: Guilford Savings Bank \$297,000  
 Use: 2 Bdrm Cape Cod, Lot: 95832sf  
 Prior Sale: \$215,000 (11/11)

**LONG HILL RD ..... \$150,000**  
 B: Degenarro Dev & Const LLC  
 S: Lu Tian & Minhua Wang  
 Vol/Page: 1025/600, Date: 12/03/24, Warranty  
 Mtg: New Eng Hm Buyers Lic \$400,000

**70 ROUND HILL RD ..... \$667,000**  
 B: Sam Garcia Jr & Everett L Considine 3rd  
 S: Benjamin Gutierrez  
 Vol/Page: 1025/725, Date: 12/05/24, Warranty  
 Mtg: William Raveis Mtg Co \$633,650  
 Use: 3 Bdrm Raised Ranch, Lot: 70132sf  
 Prior Sale: \$310,000 (07/03)

**240 W LAKE AVE..... \$275,000**  
 B: Nicholas Lampronikos  
 S: Janice B Johnson & Robert F Johnson  
 Vol/Page: 1025/654, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Ranch, Lot: 46609sf

**11 WINGATE RD ..... \$1,100,000**  
 B: Colin Antaya & Viveca Morris  
 S: Daphne R Vayos, Tr for Thomas T Vayos RET  
 Vol/Page: 1025/634, Date: 12/03/24, Trustee  
 Mtg: Ives Bank \$350,000  
 Use: 4 Bdrm Colonial, Lot: 82764sf

**NO STREET GIVEN..... \$150,000**  
 B: Sean R Christensen & Elin L Christensen  
 S: Michael N Merkin, Tr for Alexander E Merkin T  
 Vol/Page: 1025/544, Date: 12/02/24, Trustee

**► MORTGAGES**

**725 BOSTON POST RD..... \$950,000**  
 725-727 LLC+ from Guilford Savings Bank

**727 BOSTON POST RD..... \$950,000**  
 725-727 LLC+ from Guilford Savings Bank

**2489 BOSTON POST RD..... \$975,000**  
 2489 Boston Post LLC+ from Guilford Savings Bank

**23 ELM ST ..... \$144,000**  
 Christopher Oksanen+ from Guilford Savings Bank

**147 FOXWOOD RD S..... \$399,000**  
 Luis Lopez+ from Kind Lending

**80 HIGH MEADOW RD..... \$250,000**  
 Stephanie P Bardwell+ from Guilford Savings Bank

**18 LAKESIDE DR ..... \$362,000**  
 George J Bussmann Jr+ from Kind Lending

**1005 MAPLE HILL RD ..... \$200,000**  
 John Londa+ from Citizens Bank

**143 TUPELO LN ..... \$400,000**  
 Josephine Mancini+ from Webster Bank

**70 VALLEY SHORE DR ..... \$40,000**  
 Michael L Mormile+ from Connex Credit Union

**137 WILDERWOOD DR..... \$50,000**  
 Jennifer Nowak+ from Webster Bank

## HAMDEN

**TOWN CLERK:KARIMAH MICKENS**  
2750 Dixwell Ave., Hamden, CT, 06517  
Phone:203-287-7028

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	448	428
Median Price	\$320,000	\$345,000

### ► REAL ESTATE SALES

**34 DAWES AVE..... \$200,000**  
B: Jean P Bellegarde  
S: Brooke K M Walz, Tr for Joseph A Marino T  
Vol/Page: 5227/167, Date: 12/02/24, Trustee  
Use: 3 Bdrm Cape Cod, Lot: 6970sf

**900 MIX AVE U:19..... \$290,000**  
B: Kimberly Tirozzi  
S: Paulina Myers  
Vol/Page: 5227/135, Date: 12/02/24, Warranty  
Mtg: Guaranteed Rate Affin \$140,000  
Use: Condo

**850 PROSPECT ST..... \$525,000**  
B: Sth LLC  
S: John J Daley 3rd  
Vol/Page: 5227/178, Date: 12/02/24, Warranty  
Mtg: Ice Lender Hldgs LLC \$722,500  
Use: 4 Bdrm Colonial, Lot: 17424sf

**170 RIVERSIDE DR..... \$325,000**  
B: Crb Estates LLC  
S: Colin R Sullivan  
Vol/Page: 5227/315, Date: 12/02/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 12197sf  
Prior Sale: \$253,900 (03/21)

**5 ROSEDALE RD..... \$275,000**  
B: Valerie E Smith & Elizabeth Lewis  
S: Charles M Graig  
Vol/Page: 5228/26, Date: 12/02/24, Warranty  
Mtg: Rocket Mortgage LLC \$270,019  
Use: 2 Bdrm Cape Cod, Lot: 6098sf

**19 SCHUPP RD..... \$340,000**  
B: Puja Patel  
S: Maria S Dio  
Vol/Page: 5227/319, Date: 12/02/24, Warranty  
Mtg: First World Mortgage \$270,000  
Use: 3 Bdrm Ranch, Lot: 20038sf  
Prior Sale: \$158,000 (11/92)

**918 WINTERGREEN AVE..... \$225,000**  
B: Lanaja Carr  
S: Brown Patricia A Est & Lanaja Carr  
Vol/Page: 5227/272, Date: 12/02/24, Executor  
Mtg: CMG Mortgage Inc \$186,000  
Use: 3 Bdrm Ranch, Lot: 37462sf  
Prior Sale: \$90,000 (03/94)

### ► FORECLOSURE DEEDS

**53 CASSELLA DR..... \$180,500**  
B: Klever Iturralde & Jerry Sarmiento  
S: Edward J Marchitto Sr & Wells Fargo Na  
Vol/Page: 5228/60, Date: 12/02/24, Committee  
Use: 3 Bdrm Ranch, Lot: 20473sf

### ► MORTGAGES

**75 BROOK HILL RD..... \$121,000**  
Kyle Sampson+ from Rocket Mortgage

**1038 DIXWELL AVE..... \$700,000**  
1038 Dixwell Avenue LLC+ from S & T Deleading And C

**1185 DUNBAR HILL RD..... \$80,000**  
Andrea P Oconnor+ from Third Federal Saving & Loan

**75 GATE WAY..... \$31,371**  
Bridgette Gaillard+ from USA Housing and Urban Dev

**70 GILLIES RD..... \$100,000**  
Mary J Burt+ from Citizens Bank

**184 GREENWAY ST..... \$125,000**  
Caroline Schmidt+ from Liberty Bank

**98 HOWARD DR..... \$13,638**  
Mariyyah Kitchens+ from USA Housing and Urban Deve

**99 MCDERMOTT CIR..... \$423,607**  
Whitney L Douglas+ from Freedom Mortgage Corp

**19 SCHUPP RD..... \$25,000**  
Puja Patel+ from Connecticut Housing Finance Autho

**918 WINTERGREEN AVE..... \$50,000**  
Lanaja Carr+ from Connecticut Housing Finance Auth

## MADISON

**TOWN CLERK:NANCY MARTUCCI**  
8 Campus Rd, Madison, CT, 06443  
Phone:203-245-5672

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	170	171
Median Price	\$650,500	\$680,000

### ► REAL ESTATE SALES

**37 COPSE RD..... \$775,000**  
B: Caitlin Garzi & Robert Dalton  
S: Timothy M Loughlin, Tr for Timothy M Loughlin RET  
Vol/Page: 2296/822, Date: 12/04/24, Warranty  
Mtg: Newtown Savings Bank \$620,000  
Use: 3 Bdrm Colonial, Lot: 27878sf

**1659 DURHAM RD..... \$565,000**  
B: Kasra Fatemi & Majla Isaku  
S: Tyler Olt & Jessie Olt  
Vol/Page: 2296/678, Date: 12/02/24, Warranty  
Mtg: Pinnacle Mortgage Cor \$452,000  
Use: 3 Bdrm Cape Cod, Lot: 80586sf  
Prior Sale: \$489,000 (03/22)

**30 GREEN SPRINGS DR..... \$615,000**  
B: Brendan S Garrity  
S: Amy Csorba, Tr for Helen M Mcnamara T  
Vol/Page: 2296/841, Date: 12/04/24, Trustee  
Use: 3 Bdrm Cape Cod, Lot: 47916sf

**83 SQUIRES RD..... \$500,000**  
B: Alec Bandzes  
S: Robert H Sembler & Judy M Sembler  
Vol/Page: 2296/727, Date: 12/03/24, Warranty  
Mtg: Prosperity Home Mtg \$450,000  
Use: 3 Bdrm Colonial, Lot: 71874sf  
Prior Sale: \$182,500 (04/87)

**184 WARPAS RD..... \$712,500**  
B: Bryan R Yergovich & Marc T Yergovich  
S: Campbell Jr Milton C Est & Reid T Campbell  
Vol/Page: 2296/758, Date: 12/04/24, Executor  
Mtg: JPMorgan Chase Bank \$570,000  
Use: 4 Bdrm Colonial, Lot: 82328sf  
Prior Sale: \$350,000 (09/00)

**68 WILDCAT RD..... \$442,000**  
B: John A Foley  
S: Kathleen C Slater  
Vol/Page: 2296/789, Date: 12/04/24, Warranty  
Mtg: Nexera Holding Llc \$331,500  
Use: 2 Bdrm Cape Cod, Lot: 12632sf  
Prior Sale: \$33,500 (01/96)

### ► MORTGAGES

**447 BARTLETT DR..... \$417,000**  
Alana Mcmillan+ from USA Alliance Federal Credit U

**42 GOVERNORS WAY..... \$50,000**  
Danielle R Egidio+ from Guilford Savings Bank

**6 MONROE LN..... \$87,000**  
Katie L Avallone+ from United Wholesale Mortgage

**SQUIRES RD..... \$18,750**  
Alec C Bandzes+ from Connecticut Housing Finance A

## MERIDEN

**TOWN CLERK:MICHAEL CARDONA**  
142 E Main St, RM 124, Meriden, CT, 06450  
Phone:203-630-4030

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	356	336
Median Price	\$265,000	\$310,000

### ► REAL ESTATE SALES

**581 CROWN ST U:14..... \$85,000**  
B: Crown Rlty Hldg LLC  
S: Brahim Abarkha & Rkia Alboz  
Vol/Page: 5542/1128, Date: 12/05/24, Warranty  
Use: Condo

**120 DOUGLAS DR..... \$245,000**  
B: Ciro S Di Cola  
S: Eddy R Estep Jr  
Vol/Page: 5543/51, Date: 12/06/24, Warranty  
Use: 3 Bdrm Ranch, Lot: 13068sf  
Prior Sale: \$96,900 (12/99)

**182 DRYDEN DR..... \$190,000**  
B: Richard G Gauthier & Janelle Gauthier  
S: Gentile Donna A Est & Jill Meyerhoff  
Vol/Page: 5542/765, Date: 12/02/24,  
Use: 2 Bdrm Cape Cod, Lot: 10890sf  
Prior Sale: \$215,000 (08/08)

**182 DRYDEN DR..... \$190,000**  
B: Richard G Gauthier & Janelle Gauthier  
S: Jill Meyerhoff  
Vol/Page: 5542/767, Date: 12/02/24, Warranty  
Mtg: Movement Mtg LLC \$392,540  
Use: 2 Bdrm Cape Cod, Lot: 10890sf  
Prior Sale: \$190,000 (12/24)

**315 GRAVEL ST..... \$238,000**  
B: Konrad Lenart  
S: Jose Martinez  
Vol/Page: 5543/22, Date: 12/06/24, Warranty  
Use: 4 Bdrm Cape Cod, Lot: 11326sf  
Prior Sale: \$178,000 (02/17)

**25 GROVE CT..... \$260,000**  
B: Andrea Y Vasconcelos  
S: Alyssa Chmielecki-Callaha & Giannina Chmielecki  
Vol/Page: 5543/97, Date: 12/06/24, Warranty  
Mtg: Total Mtg Svcs \$225,000  
Use: 2 Bdrm Ranch, Lot: 8712sf



<b>161 LAMBERT AVE</b> .....	<b>\$450,000</b>
B: Shana Melendez S: Elizabeth C Lozada Vol/Page: 5542/1013, Date: 12/04/24, Warranty Mtg: Total Mtg Svcs \$441,849 Use: 2-Family Two Family, Lot: 11326sf Prior Sale: \$162,650 (06/20)	
<b>71 MATTABASSET DR U:71</b> .....	<b>\$292,500</b>
B: Nedra L Pierce S: Smith Nicole M Est & Christopher Smith Vol/Page: 5542/959, Date: 12/04/24, Mtg: Bank of America NA \$291,000 Use: 2 Bdrm Condo Prior Sale: \$200,000 (10/07)	
<b>1655 N COLONY RD U:9</b> .....	<b>\$180,000</b>
B: Yeyfri L Vicente S: Carol A Bartlett Vol/Page: 5542/1075, Date: 12/05/24, Warranty Mtg: United Wholesale Mtg \$153,000 Use: Condo	
<b>680 N COLONY ST</b> .....	<b>\$106,700</b>
B: James W Bates & Nancylea Bates S: Karen M Bohnwagner & Edward E Bohnwagner 3rd Vol/Page: 5451/147, Date: 01/28/22, Warranty Mtg: Wells Fargo Bank \$101,271	
<b>51 SIDNEY AVE</b> .....	<b>\$371,700</b>
B: Amarillis Colon S: Miguel O Diaz & Sara E Diaz Vol/Page: 5543/25, Date: 12/06/24, Warranty Mtg: First World Mortgage \$360,549 Use: 3 Bdrm Cape Cod, Lot: 11326sf Prior Sale: \$137,500 (10/15)	
<b>10 STERLING VLG U:10</b> .....	<b>\$189,000</b>
B: Jorge Fontoura S: Kurt Fox & Sara Fox Vol/Page: 5528/980, Date: 06/28/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$127,000 (04/17)	
<b>48 STERLING VLG U:48</b> .....	<b>\$150,000</b>
B: Stacey Duplease & Frances Griebisch S: Jeffrey M Kohan Vol/Page: 5451/77, Date: 01/28/22, Warranty Use: 2 Bdrm Condo	
<b>98 STERLING VLG U:98</b> .....	<b>\$115,000</b>
B: Daniel L Blackmon & Shanda B Blackmon S: Georgianna Michalak Vol/Page: 5388/465, Date: 08/17/20, Warranty Mtg: Freedom Mortgage Corp \$50,000 Use: 2 Bdrm Condo Prior Sale: \$120,000 (06/05)	
<b>207 STERLING VLG U:207</b> .....	<b>\$165,000</b>
B: Cinque Worth-Williams & Rebecca L Russell S: Wells Fago Bank NA Vol/Page: 5462/933, Date: 05/03/22, Warranty Use: 3 Bdrm Condo Prior Sale: \$179,900 (08/05)	
<b>262 STERLING VLG U:262</b> .....	<b>\$130,000</b>
B: Dereyk N Grant S: Mehtab S Nandha & Rani Kaur Vol/Page: 5386/150, Date: 07/22/20, Warranty Mtg: Peoples United Bank \$117,000 Use: 3 Bdrm Condo Prior Sale: \$155,000 (01/07)	

<b>208 WALL ST</b> .....	<b>\$245,000</b>
B: Victor Martinez & Raquel Diaz S: Alan P Zelanski & Lori L Zelanski Vol/Page: 5542/877, Date: 12/03/24, Warranty Mtg: Revolution Mtg \$229,955 Use: 3 Bdrm Cape Cod, Lot: 6534sf	
<b>65 YALE ACRES RD</b> .....	<b>\$250,000</b>
B: Genesis L Cora Luquis & Carlos E Lopez Figueroa S: Carlos J Ruiz Vol/Page: 5542/990, Date: 12/04/24, Warranty Mtg: Guaranteed Rate Inc \$245,471 Use: 3 Bdrm Cape Cod, Lot: 6098sf Prior Sale: \$104,900 (09/01)	
<b>560 YALE AVE U:251</b> .....	<b>\$199,000</b>
B: Hedvika Flores & Edwin Flores S: Jennifer Baggett, Tr for Linda Tschupp Lt Vol/Page: 5543/57, Date: 12/06/24, Trustee Mtg: Members Mtg Co Inc \$213,300 Use: Condo	
<b>► MORTGAGES</b>	
<b>225 BUNKER AVE</b> .....	<b>\$296,318</b>
Evelyn S Cordero+ from American Financial Resource	
<b>86 BYRON RD</b> .....	<b>\$241,978</b>
Leonile Scott+ from Rocket Mortgage	
<b>COOK AVE</b> .....	<b>\$550,000</b>
75 Cook Ave LLC+ from Baccus	
<b>206 CROWN ST</b> .....	<b>\$26,018</b>
Corey J Spruill+ from USA Housing and Urban Develo	
<b>14 CROWN VLG</b> .....	<b>\$76,000</b>
Crown Rlty Hldg LLC+ from Pinnacle Financial Servi	
<b>255 DEXTER AVE</b> .....	<b>\$100,000</b>
Harry I Dougherty Jr+ from Members First Credit Un	
<b>21 DIVOT DR</b> .....	<b>\$50,000</b>
Cheryl A Ingeno+ from American Eagle Financial Cre	
<b>204 E MAIN ST</b> .....	<b>\$150,000</b>
Edwin Saguy+ from Silver City Lndg Grp	
<b>104 GALE AVE</b> .....	<b>\$27,987</b>
Brittany M Young+ from USA Housing and Urban Devel	
<b>232 HALL AVE</b> .....	<b>\$124</b>
Sha R Jacobs+ from USA Housing and Urban Developme	
<b>984 HANOVER RD</b> .....	<b>\$216,930</b>
Grove Gerace+ from Swift Hm Loans	
<b>HANOVER ST</b> .....	<b>\$550,000</b>
75 Cook Ave LLC+ from Baccus	
<b>29 HILL ST U:1</b> .....	<b>\$100,000</b>
Giovanna Litro+ from Rocket Mortgage	
<b>116 KENSINGTON AVE</b> .....	<b>\$40,000</b>
Joseph Russo+ from Mr Cooper	
<b>161 LAMBERT AVE</b> .....	<b>\$18,750</b>
Shana Melendez+ from Connecticut Housing Finance A	
<b>43 LILLI LN</b> .....	<b>\$50,000</b>
June Greaves+ from Liberty Bank	
<b>172 MOUNT PLEASANT ST</b> .....	<b>\$254,375</b>
Brian Austin+ from New American Funding	
<b>106 NEW HANOVER AVE</b> .....	<b>\$80,900</b>
Scott Nacca+ from Mr Cooper	
<b>15 NEWTON ST</b> .....	<b>\$15,608</b>
Nancy Estes+ from USA Housing and Urban Developmen	
<b>184 PADDOCK AVE</b> .....	<b>\$50,000</b>
John M Gopoiian+ from Members First Credit Union	
<b>42 PEACOCK DR</b> .....	<b>\$45,000</b>
Christopher T Nolan+ from CMG Home Loans	
<b>105 POMEROY AVE</b> .....	<b>\$8,000,000</b>
Pomeroy Ave Apt LLC+ from Washington Trust Co	

<b>161 RESERVOIR AVE</b> .....	<b>\$297,000</b>
Cl Blue LLC+ from Clearedge Lending	
<b>188 ROYAL OAK CIR</b> .....	<b>\$150,000</b>
Edwin Saguy+ from Silver City Lndg Grp	
<b>51 SIDNEY AVE</b> .....	<b>\$14,868</b>
Amarillis Colon+ from Connecticut Housing Finance A	
<b>256 TUMBLEBROOK RD</b> .....	<b>\$264,421</b>
Dominic P Montalvo+ from Rocket Mortgage	
<b>114 VIEW ST</b> .....	<b>\$236,250</b>
Erwin Drakefords-Gonzalez+ from First National Ban	
<b>208 WALL ST</b> .....	<b>\$25,000</b>
Victor Martinez+ from Connecticut Housing Finance	

## MIDDLEBURY

**TOWN CLERK:BRIGITTE M BESSETTE**  
1212 Whittimore Rd, Middlebury, CT, 06762  
Phone:203-758-2557

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	55
Median Price	\$420,000	\$525,000

### ► REAL ESTATE SALES

<b>6 COLONIAL CT U:6</b> .....	<b>\$650,000</b>
B: Shruthi Shankara & C H Channegowda S: Byoung Lee & Yeon H Lee Vol/Page: 344/979, Date: 12/02/24, Warranty Mtg: Union Savings Bank \$500,000 Use: 3 Bdrm Condo, Lot: 43560sf Prior Sale: \$425,000 (07/10)	
<b>7 E FARM RD</b> .....	<b>\$1,300,000</b>
B: Stella K Milos & Jovan Milos S: Carlton L Highsmith Vol/Page: 344/1144, Date: 12/06/24, Warranty Use: 4 Bdrm Cape Cod, Lot: 85813sf Prior Sale: \$1,775,000 (03/05)	
<b>326 LAKE SHORE DR</b> .....	<b>\$300,000</b>
B: Martin G Soriano & Arturo Joven S: Jennifer B Montalto & Joseph V Montalto Vol/Page: 344/1055, Date: 12/04/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 16988sf Prior Sale: \$123,800 (03/99)	
<b>23 RIDGEWOOD DR U:23</b> .....	<b>\$440,000</b>
B: Daniel Hildebrandt & Leigh A Hildebrandt S: Mary J Alvarez Vol/Page: 344/1059, Date: 12/04/24, Warranty Mtg: Liberty Bk \$215,000 Use: 2 Bdrm Condo	
<b>133-1/2 STEINMANN AVE</b> .....	<b>\$515,000</b>
B: Edward Bell S: Agostino Fidanza & Carla Fidanza Vol/Page: 344/1096, Date: 12/05/24, Warranty Mtg: Movement Mtg LLC \$485,000 Use: 3 Bdrm Cape Cod, Lot: 23087sf Prior Sale: \$295,000 (11/12)	
<b>213 STEINMANN AVE</b> .....	<b>\$485,000</b>
B: Candace Love & Todd Mcdowell S: Wolfpack Holdings LLC Vol/Page: 344/1024, Date: 12/03/24, Warranty Mtg: Fairway Ind Mtg \$476,215 Use: 2-Family Ranch, Lot: 20909sf Prior Sale: \$343,500 (02/24)	

► **MORTGAGES**

<b>9 ARROWOOD CT U:187</b> .....	<b>\$135,000</b>
Kavetha Velavan+ from Ion Bank	
<b>3 BIRCHWOOD TER</b> .....	<b>\$50,000</b>
Stephen C Cappelletti+ from Webster Bank	
<b>36 CURTIS RD</b> .....	<b>\$71,500</b>
William Lintgeris+ from TD Bank NA	
<b>7 E FARMS RD</b> .....	<b>\$1,030,000</b>
Jovan Milos+ from JP Morgan Chase Bank	
<b>228 SHADDUCK RD</b> .....	<b>\$266,143</b>
Lani K Lewis+ from Planet Home Lending LLC	
<b>1486 STRAITS TPKE</b> .....	<b>\$250,000</b>
James F Coffey+ from Thomaston Savings Bank	
<b>43 WASHINGTON DR</b> .....	<b>\$15,551</b>
Daniel Yudichak+ from USA Housing and Urban Develo	

**MILFORD**

**TOWN CLERK:KAREN FORTUNATI**  
70 W River St, Milford, CT, 06460  
Phone:203-783-3210

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	390	347
Median Price	\$458,000	\$485,000

► **REAL ESTATE SALES**

<b>22 ABIGAIL ST</b> .....	<b>\$715,000</b>
B: Patricia Deleonardo	
S: Angela Lepore	
Vol/Page: 4119/455, Date: 12/06/24, Warranty	
Use: 3 Bdrm Bngl/Cottage, Lot: 5663sf	
Prior Sale: \$338,000 (04/07)	
<b>19 BENHAM AVE</b> .....	<b>\$240,000</b>
B: Kaci Zamoum & Dhedjiga Belfadel	
S: Cavallo Professional Svcs	
Vol/Page: 4119/112, Date: 12/03/24, Warranty	
Use: 3 Bdrm Conventional, Lot: 3049sf	
Prior Sale: \$160,000 (11/24)	
<b>36 BERWYN ST</b> .....	<b>\$315,000</b>
B: Andrew Soufleris	
S: Peter Stefan & Christine Stefan	
Vol/Page: 4119/169, Date: 12/04/24, Warranty	
Mtg: Total Quality Fncl In \$267,750	
Use: 2 Bdrm Cape Cod, Lot: 3920sf	
Prior Sale: \$218,000 (11/14)	
<b>125 CARMEN RD</b> .....	<b>\$545,000</b>
B: Thomas Kavanagh & Bianca Leblane	
S: True You Design & Dev LLC	
Vol/Page: 4119/308, Date: 12/05/24, Warranty	
Mtg: Newrez LLC \$517,750	
Use: 3 Bdrm Raised Ranch, Lot: 12632sf	
Prior Sale: \$250,000 (07/24)	
<b>82 CARRIAGE PATH S U:82</b> .....	<b>\$280,000</b>
B: Celine Cortes & Christian Flores	
S: Bellhop Home Svcs LLC	
Vol/Page: 4118/618, Date: 12/02/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$117,000 (06/17)	
<b>CARRINGTON AVE</b> .....	<b>\$1,726,000</b>
B: Richard Heberton	
S: Megan C Preneta & David A Preneta	
Vol/Page: 4119/165, Date: 12/04/24, Warranty	

<b>150 FOREST RD U:31</b> .....	<b>\$376,000</b>
B: Diane Dellamonica	
S: Lisa A Kennedy, Tr for D G Jr & N E Johnston Irt	
Vol/Page: 4118/711, Date: 12/02/24, Trustee	
Use: 1 Bdrm Condo	
Prior Sale: \$275,000 (03/16)	
<b>345 NORTH ST</b> .....	<b>\$570,000</b>
B: Dennis Braney & Bridget Braney	
S: Field Home Const LLC	
Vol/Page: 4119/457, Date: 12/06/24, Warranty	
Mtg: Rocket Mortgage LLC \$370,500	
Use: 3 Bdrm Colonial, Lot: 18295sf	
Prior Sale: \$330,000 (05/24)	
<b>47 ORLAND ST</b> .....	<b>\$200,000</b>
B: Doreen L Stomsky	
S: Philip D Johnson	
Vol/Page: 4118/490, Date: 12/02/24, Quit Claim	
Use: 3 Bdrm Colonial, Lot: 6098sf	
<b>21 ORMOND ST</b> .....	<b>\$300,000</b>
B: Nicholas Robinson & Vanessa Robinson	
S: Beringer Anna Est & Derwood M Beringer	
Vol/Page: 4119/63, Date: 12/03/24, Executor	
Use: 3 Bdrm Conventional, Lot: 5663sf	
<b>9 PAUL BRAUN CT</b> .....	<b>\$470,000</b>
B: Melinda Standish	
S: Elizabeth A Bazinet	
Vol/Page: 4119/30, Date: 12/03/24, Warranty	
Mtg: William Raveis Mtg Co \$376,000	
Use: 3 Bdrm Ranch, Lot: 19166sf	
<b>61 TROLLEY CIR U:61</b> .....	<b>\$329,900</b>
B: John Mckenna Jr & Lynn Medoff	
S: Chelsea M Ibsen	
Vol/Page: 4118/585, Date: 12/02/24, Warranty	
Mtg: Rocket Mortgage LLC \$166,100	
Use: 2 Bdrm Condo	
Prior Sale: \$208,000 (07/20)	
<b>96 VALLEY VIEW RD</b> .....	<b>\$432,000</b>
B: Bronco Pavlin 3rd & Casey Haffner	
S: Cynthia L Lucas	
Vol/Page: 4119/289, Date: 12/05/24, Warranty	
Mtg: Total Mtg Svcs \$345,600	
Use: 3 Bdrm Ranch, Lot: 12632sf	
Prior Sale: \$150,000 (06/90)	
<b>48 W RUTLAND RD</b> .....	<b>\$525,000</b>
B: Liangwei Zhang	
S: Ling He	
Vol/Page: 4118/687, Date: 12/02/24, Warranty	
Mtg: Bank of Hope \$367,500	
Use: 3 Bdrm Raised Ranch, Lot: 46609sf	
Prior Sale: \$384,000 (11/06)	
<b>288 WELCHS POINT RD</b> .....	<b>\$367,750</b>
B: Cavallo Professional Svcs	
S: Lader Raymond L Est & Whitehead & Munson Con	
Vol/Page: 4119/208, Date: 12/04/24, Conservator	
Use: 4 Bdrm Cape Cod, Lot: 12197sf	
<b>► MORTGAGES</b>	
<b>296 ANDERSON AVE</b> .....	<b>\$100,000</b>
Maria I Golino+ from Citizens Bank	
<b>70 BENNEVILLE RD</b> .....	<b>\$45,000</b>
Thomas R Wyllie+ from Rocket Mortgage	
<b>47 BERNER TER</b> .....	<b>\$123,270</b>
Steven R Bernardini+ from State Department Federal	
<b>43 BREAKNECK LN</b> .....	<b>\$67,977</b>
Anne M Blake+ from Guaranteed Rate Affinity LLC	

<b>60 CAMDEN ST</b> .....	<b>\$225,000</b>
Anthony F Ryan+ from Bank of America NA	
<b>60 CAMDEN ST</b> .....	<b>\$225,000</b>
Anthony F Ryan+ from Bank of America NA	
<b>43 DALE DR</b> .....	<b>\$45,000</b>
Colleen M Higgins+ from Milford Bank	
<b>10 EARLE ST</b> .....	<b>\$579,619</b>
William J Simpson+ from Primelending	
<b>8 GERARD ST</b> .....	<b>\$315,000</b>
D & Stefanos Kalmanides R+ from Rocket Mortgage	
<b>21 GRANT ST</b> .....	<b>\$70,000</b>
Michele L Annicelli+ from Point Digital Finance In	
<b>47 GREENFIELD RD</b> .....	<b>\$240,000</b>
Richard Lavery Jr+ from Connex Credit Union	
<b>32 HILLSIDE AVE</b> .....	<b>\$300,000</b>
Paul J Sabrowski+ from LendSure Mortgage Corp	
<b>41 JACKSON DR U:41</b> .....	<b>\$125,000</b>
John C Drapp 3rd+ from Citizens Bank	
<b>126 KINGS HWY</b> .....	<b>\$250,000</b>
Teresa J Cash+ from Rocket Mortgage	
<b>83 LINDY ST</b> .....	<b>\$50,892</b>
Joseph S Dellamonica Jr+ from Amerisave Mortgage C	
<b>99 MIDWOOD RD</b> .....	<b>\$297,110</b>
Michael Koreiwo+ from Green Lending	
<b>626 NAUGATUCK AVE</b> .....	<b>\$40,000</b>
Mark A Corriette+ from Connex Credit Union	
<b>47 ORLAND ST</b> .....	<b>\$215,000</b>
Doreen L Stomsky+ from Sikorsky Financial Credit U	
<b>46 RIVERCLIFF DR</b> .....	<b>\$100,000</b>
Alesha Hubball+ from Kind Lending	
<b>82 S CARRIAGE PATH U:82</b> .....	<b>\$266,000</b>
Christian Flores+ from Total Mortgage Services	
<b>82 S CARRIAGE PATH U:82</b> .....	<b>\$7,000</b>
Christian Flores+ from Connecticut Housing Finance	
<b>269 SEAVIEW AVE</b> .....	<b>\$250,000</b>
Thomas A Harrigan+ from Milford Bank	
<b>101 SENTINEL HILL RD</b> .....	<b>\$205,000</b>
Jason E Samatoski+ from Milford Bank	
<b>42 SPARROWBUSH LN</b> .....	<b>\$210,000</b>
Evan W Molloy+ from GE Employees Credit Union	
<b>12 THOMPSON ST</b> .....	<b>\$499,800</b>
John J Quick+ from Mutual Security Credit Union	
<b>55 THOMPSON ST</b> .....	<b>\$36,000</b>
Frances Oneill+ from Milford Bank	

**NAUGATUCK**

**TOWN CLERK:MICHELLE DOWLING**  
229 Church St, Naugatuck, CT, 06770  
Phone:203-720-7055

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	236	199
Median Price	\$300,000	\$330,000

► **REAL ESTATE SALES**

<b>221 CONRAD ST</b> .....	<b>\$300,000</b>
B: Emily T Tarini	
S: Kalie A Curtiss & Andrew R Curtiss	
Vol/Page: 1150/798, Date: 12/05/24, Warranty	
Mtg: Total Mtg Svcs \$285,000	
Use: 2 Bdrm Split Level, Lot: 13939sf	
Prior Sale: \$230,000 (07/21)	

**102 EVENING STAR DR..... \$305,000**  
 B: Richard M Castillo  
 S: Natalie L Moore  
 Vol/Page: 1150/581, Date: 12/03/24, Warranty  
 Mtg: Guaranteed Rate Affin \$289,750  
 Use: 3 Bdrm Raised Ranch, Lot: 10454sf  
 Prior Sale: \$154,900 (06/19)

**39 HORTON HILL RD U:7F..... \$186,500**  
 B: Alison Beckford  
 S: Edward J Walker Jr  
 Vol/Page: 1150/363, Date: 12/02/24, Warranty  
 Mtg: CMG Mortgage Inc \$158,525  
 Use: 2 Bdrm Condo  
 Prior Sale: \$47,900 (12/99)

**39 HORTON HILL RD U:9E..... \$182,030**  
 B: Mary K Mayo  
 S: Augusto Dasilva Ent LLC  
 Vol/Page: 1150/696, Date: 12/04/24, Warranty  
 Mtg: Movement Mtg LLC \$163,827  
 Use: 2 Bdrm Condo  
 Prior Sale: \$116,128 (08/17)

**57 LEWIS ST ..... \$310,000**  
 B: Danielle Morrone & Ross Morrone  
 S: Michael E Dionne & Melanie A Dionne  
 Vol/Page: 1150/492, Date: 12/02/24, Warranty  
 Mtg: Ives Bank \$294,500  
 Use: 3 Bdrm Ranch, Lot: 7405sf  
 Prior Sale: \$101,000 (05/01)

**343 N MAIN ST ..... \$292,000**  
 B: Joshua D Lariviere  
 S: Krl Realty LLC  
 Vol/Page: 1150/412, Date: 12/02/24, Warranty  
 Mtg: United Wholesale Mtg \$286,711  
 Use: 2-Family Two Family, Lot: 5227sf  
 Prior Sale: \$170,000 (11/06)

**1 NEW ST ..... \$425,000**  
 B: Ashleigh Fusco  
 S: Francis Santana & Miosoty Checo  
 Vol/Page: 1150/442, Date: 12/02/24, Warranty  
 Mtg: Guaranteed Rate Inc \$345,000  
 Use: 6 Bdrm Conventional, Lot: 12197sf  
 Prior Sale: \$270,000 (08/17)

**85 RIDGE RD U:2 ..... \$180,000**  
 B: 4 Muller Realty LLC  
 S: William Flores & Cindy Brito  
 Vol/Page: 1150/611, Date: 12/04/24, Warranty  
 Mtg: TVC Funding 3 LLC \$126,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$76,500 (06/04)

**99 RIDGE RD U:8 ..... \$205,000**  
 B: Barbara Borrowman  
 S: Paul Wojciechowski Jr  
 Vol/Page: 1150/388, Date: 12/02/24, Warranty  
 Mtg: Mortgage Research Ctr \$205,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$62,000 (09/15)

**39 SALEM BLVD ..... \$349,000**  
 B: Wilquer B De Menezes & Cleonice R De Menezes  
 S: April J Chaplin  
 Vol/Page: 1150/763, Date: 12/05/24, Warranty  
 Mtg: Mutual Security Cr Un \$279,200  
 Use: 4 Bdrm Colonial, Lot: 7405sf  
 Prior Sale: \$270,000 (10/21)

**461 SPRING ST U:6G..... \$200,000**  
 B: Tanya Rodriguez  
 S: Brandon Hima  
 Vol/Page: 1150/509, Date: 12/02/24, Warranty  
 Mtg: Movement Mtg LLC \$160,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$125,000 (10/21)

**112 WOODBINE ST..... \$490,000**  
 B: Kirsy D Ortiz  
 S: James A Maslar & Dana Maslar  
 Vol/Page: 1150/551, Date: 12/03/24, Warranty  
 Mtg: CMG Mortgage Inc \$481,124  
 Use: 2-Family Two Family, Lot: 31799sf  
 Prior Sale: \$70,000 (03/93)

**► MORTGAGES**

**102 EVENING STAR DR..... \$18,750**  
 Richard M Castillo+ from Connecticut Housing Finan

**275 EVENING STAR DR..... \$15,000**  
 Christina W Tompkins+ from Manufacturers and Trade

**39 HORTON HILL RD U:9E..... \$25,000**  
 Mary K Mayo+ from Connecticut Housing Finance Auth

**410 MAPLE HILL RD ..... \$125,000**  
 Cesar F Rua+ from Manufacturers and Traders Trust

**1042 MAY ST..... \$100,000**  
 Jason A Raczkowski+ from Liberty Bank

**141 MORNING MIST RD..... \$51,000**  
 Azael Echeverri+ from Connecticut State Employees

**67 PLATTS MILL RD..... \$50,000**  
 Marie-Christine G Roy+ from Spring EQ LLC

**376 QUINN ST..... \$271,813**  
 Nathan Hollie+ from Homebridge Financial Services

**963 RUBBER AVE ..... \$35,000**  
 Rodney Shortsleeve+ from Manufacturers and Traders

**461 SPRING ST U:6G..... \$25,000**  
 Tanya Rodriguez+ from Connecticut Housing Finance

**70 WILDWOOD CIR..... \$604,100**  
 Zachary Karderinis+ from Swift Home Loans Inc

**NEW HAVEN**

**TOWN CLERK:MICHAEL B. SMART**

200 Orange St, RM 202, New Haven, CT, 06511  
 Phone:203-946-8339

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	254	251
Median Price	\$300,500	\$300,000

**► REAL ESTATE SALES**

**97 BLAKE ST ..... \$300,000**  
 B: Clse Holdings LLC  
 S: Mnhn Del LLC  
 Vol/Page: 10772/180, Date: 12/03/24, Warranty  
 Use: 3-Family Family Flat, Lot: 8276sf  
 Prior Sale: \$180,100 (05/18)

**80 CABOT ST ..... \$200,000**  
 B: William J Burke  
 S: Carolyn Rizzitello  
 Vol/Page: 10772/107, Date: 12/03/24, Warranty  
 Mtg: Webster Bank \$183,000  
 Use: 4 Bdrm Bngl/Cottage, Lot: 7405sf  
 Prior Sale: \$130,000 (01/89)

**415 CENTRAL AVE ..... \$675,000**  
 B: Hannah Siebens & Robert Lalonde  
 S: Benjamin Mahoney & Michael Mahoney  
 Vol/Page: 10773/133, Date: 12/05/24, Warranty  
 Mtg: Resicentral LLC \$405,000  
 Use: 4 Bdrm Colonial, Lot: 6970sf  
 Prior Sale: \$285,000 (01/17)

**508 CHAPEL ST ..... \$950,000**  
 B: Manjit Singh & Balvinder Kaur  
 S: 508 Chapel LLC  
 Vol/Page: 10773/331, Date: 12/06/24, Warranty  
 Mtg: TD Bank NA \$665,000  
 Use: 3-Family Family Flat, Lot: 3920sf  
 Prior Sale: \$508,000 (01/22)

**747 CONGRESS AVE U:747..... \$131,000**  
 B: Pauline Walford  
 S: Davis Loretta Louise Est & Marion R Davis  
 Vol/Page: 10772/197, Date: 12/03/24,  
 Mtg: United Wholesale Mtg \$110,000  
 Use: 3 Bdrm Condo  
 Prior Sale: \$64,700 (01/88)

**199 ENGLISH ST..... \$245,000**  
 B: Clse Holdings LLC  
 S: Aqua Dome Del LLC  
 Vol/Page: 10772/177, Date: 12/03/24, Warranty  
 Use: 3-Family Family Flat, Lot: 3056sf  
 Prior Sale: \$126,100 (12/13)

**265 GREENE ST U:265 ..... \$455,000**  
 B: Katharine Learned & David Learned  
 S: Elizabeth A Bender  
 Vol/Page: 10774/242, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$270,000 (05/17)

**91 HENRY ST ..... \$369,000**  
 B: Real Haven LLC  
 S: Aqua Dome Del LLC  
 Vol/Page: 10772/227, Date: 12/03/24, Warranty  
 Mtg: Broadview Capital LLC \$392,000  
 Use: 3-Family Family Flat, Lot: 4792sf  
 Prior Sale: \$91,000 (02/15)

**134 HUBINGER ST ..... \$450,000**  
 B: Paul Duhl  
 S: Michael L Torello Jr  
 Vol/Page: 10774/244, Date: 12/06/24, Warranty  
 Use: 3-Family Family Flat, Lot: 8276sf  
 Prior Sale: \$105,000 (03/96)

**291 LEXINGTON AVE..... \$450,000**  
 B: Luis R Uzhca-Quizhpi  
 S: John M Gambardella  
 Vol/Page: 10772/84, Date: 12/03/24, Warranty  
 Mtg: Magnolia Bank Inc \$360,000  
 Use: 2-Family Two Family, Lot: 7841sf  
 Prior Sale: \$185,000 (03/13)

**125 OCEAN VIEW ST ..... \$326,500**  
 B: Richard Pompano & Ruiyi C Pompano  
 S: Alfred Masi  
 Vol/Page: 10774/131, Date: 12/06/24, Warranty  
 Mtg: Equity Resources Ohio \$211,899  
 Use: 3 Bdrm Ranch, Lot: 4792sf



<b>167 OLD FOXON RD U:51</b> .....	<b>\$217,000</b>
B: Jordan Mansfield	
S: Susan Canteen	
Vol/Page: 10772/348, Date: 12/04/24, Warranty	
Mtg: American Ngbd Mtg Acc \$200,500	
Use: 2 Bdrm Condo	
Prior Sale: \$171,500 (03/06)	
<b>275 RUSSELL ST</b> .....	<b>\$345,000</b>
B: Rafael Gonzalez	
S: Rosali Albino & Nelson Colon	
Vol/Page: 10773/228, Date: 12/05/24, Warranty	
Mtg: First World Mortgage \$331,100	
Use: 3 Bdrm Cape Cod, Lot: 4792sf	
Prior Sale: \$239,000 (06/22)	
<b>20 UNIVERSITY PL</b> .....	<b>\$520,000</b>
B: 20 University Pl LLC	
S: Beme Prop LLC	
Vol/Page: 10774/197, Date: 12/06/24, Warranty	
Use: 2-Family Two Family, Lot: 2614sf	
Prior Sale: \$103,361 (10/09)	
<b>287 W IVY ST</b> .....	<b>\$421,000</b>
B: Felicity Rentals LLC	
S: Selena Armstrong	
Vol/Page: 10773/26, Date: 12/04/24, Warranty	
Mtg: Lima One Capital LLC \$336,800	
Use: 3-Family Family Flat, Lot: 3920sf	
Prior Sale: \$385,000 (04/24)	
<b>13 W READ ST</b> .....	<b>\$230,000</b>
B: Richard J Williams Jr	
S: Refreshed Homes LLC	
Vol/Page: 10772/321, Date: 12/04/24, Warranty	
Mtg: Primelending \$220,800	
Use: 1 Bdrm Colonial, Lot: 3049sf	
Prior Sale: \$89,000 (10/24)	
<b>590 WINTHROP AVE</b> .....	<b>\$385,000</b>
B: Menachem Jacobs & Toby F Minsky	
S: Mary Moore	
Vol/Page: 10773/77, Date: 12/04/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 9583sf	
<b>24 WOODWARD AVE U:39</b> .....	<b>\$125,000</b>
B: Hui Wang	
S: Ming Q Zheng	
Vol/Page: 10774/9, Date: 12/06/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$125,000 (09/10)	

► **MORTGAGES**

<b>72 ASHLAND PL</b> .....	<b>\$408,750</b>
Luis M Rodriguez+ from HomeXpress Mortgage Corpora	
<b>95 AUDUBON ST U:27</b> .....	<b>\$372,000</b>
Anurag Khandelwal+ from Members Mortgage Co Inc	
<b>196 BLATCHLEY AVE</b> .....	<b>\$65,097</b>
Ashley Mcwilliams+ from Fairway Independent Mortga	
<b>17 BURR ST</b> .....	<b>\$320,357</b>
Erick R Hernandez+ from Newrez LLC	
<b>97 BUTLER ST</b> .....	<b>\$100,000</b>
Essie L Barros+ from Members Mortgage Co Inc	
<b>106 BUTLER ST</b> .....	<b>\$285,200</b>
Seven Brooke Hldg LLC+ from Insula Capital Corport	
<b>142 BUTLER ST</b> .....	<b>\$315,000</b>
Seven Brooke Hldg LLC+ from Insula Capital Corport	
<b>175 DOVER ST</b> .....	<b>\$345,000</b>
Emerald Re LLC+ from RCN Capital LLC	
<b>387 ELLSWORTH AVE</b> .....	<b>\$40,000</b>
Calvin W Teel+ from Connex Credit Union	

<b>320 FORT HALE RD</b> .....	<b>\$16,529</b>
Edwin R Padilla+ from USA Housing and Urban Develo	
<b>54 FOXON ST</b> .....	<b>\$17,650</b>
Kathleen C O Sullivan+ from New Haven, City of	
<b>176 FRANK ST</b> .....	<b>\$795,200</b>
176 Frank St LLC+ from White Oak Assets Llc	
<b>178 FRANK ST</b> .....	<b>\$795,200</b>
176 Frank St LLC+ from White Oak Assets Llc	
<b>180 FRANK ST</b> .....	<b>\$795,200</b>
176 Frank St LLC+ from White Oak Assets Llc	
<b>300 HARBOUR CLOSE U:24Q</b> .....	<b>\$300,675</b>
Mimi L Kranichfeld+ from Primary Residential Mortg	
<b>45 HOBART ST</b> .....	<b>\$59,000</b>
Joanne L Oram+ from Rocket Mortgage	
<b>16 IRVING ST</b> .....	<b>\$203,500</b>
Maximo Jiminian+ from United Wholesale Mortgage	
<b>342 LEGION AVE</b> .....	<b>\$281,250</b>
Luis M Rodriguez+ from HomeXpress Mortgage Corpora	
<b>286 NEWHALL ST</b> .....	<b>\$184,240</b>
William N Baines+ from Rocket Mortgage	
<b>167 OLD FOXON RD U:51</b> .....	<b>\$8,680</b>
Jordan Mansfield+ from Connecticut Housing Finance	
<b>275 RUSSELL ST</b> .....	<b>\$25,000</b>
Rafael E Gonzalez+ from Connecticut Housing Financ	
<b>120 S END RD</b> .....	<b>\$75,166</b>
Ramon L Figueroa+ from Homelight Home Loans	
<b>45 SHEFFIELD AVE</b> .....	<b>\$31,535</b>
Matthew G Denney+ from New Haven, City of	
<b>47 SHEFFIELD AVE</b> .....	<b>\$31,535</b>
Matthew G Denney+ from New Haven, City of	
<b>85 THOMPSON ST</b> .....	<b>\$90,000</b>
Theresa Lawrence+ from Pentagon Federal Credit Uni	
<b>20 UNIVERSITY PL</b> .....	<b>\$388,000</b>
University Place LLC+ from BPL Mortgage Trust LLC	
<b>13 W READ ST</b> .....	<b>\$9,200</b>
Richard J Williams Jr+ from Connecticut Housing Fi	
<b>626 WASHINGTON AVE</b> .....	<b>\$50,000</b>
Nitkha D Little+ from Healthcare Financial Federa	
<b>NO STREET GIVEN</b> .....	<b>\$25,000</b>
Myra Cruz+ from Allegheny Casualty Company	

**NORTH BRANFORD**

**TOWN CLERK:LISA A. VALENTI**  
909 Foxon Rd, North Branford, CT, 06471  
Phone:203-484-6015

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	81	100
Median Price	\$375,000	\$425,000

► **REAL ESTATE SALES**

<b>111 BROOK LN</b> .....	<b>\$425,000</b>
B: Alexander Pacelli & Alexxus Gambardella	
S: Ryan V Chiochio & Jessica L Chiochio	
Vol/Page: 553/53, Date: 12/03/24, Warranty	
Mtg: Primary Residentl Mtg \$270,000	
Use: 3 Bdrm Raised Ranch, Lot: 56628sf	
Prior Sale: \$290,000 (03/17)	
<b>104 FEATHER LN</b> .....	<b>\$495,000</b>
B: 104 Feather Lane LLC	
S: Hsbc Bank Usa Na	
Vol/Page: 553/86, Date: 12/03/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 93218sf	
Prior Sale: \$503,700 (07/24)	

<b>REEDS GAP RD</b> .....	<b>\$345,000</b>
B: Ryan D Murphy & Christina Murphy	
S: Roxann L Mckenzie	
Vol/Page: 553/167, Date: 12/05/24, Warranty	
<b>10 RUTA DR</b> .....	<b>\$560,000</b>
B: Cynthia A Bannon & Christopher Conklin	
S: Edward Angiollo	
Vol/Page: 553/29, Date: 12/02/24, Warranty	
Mtg: Primary Residentl Mtg \$523,000	
Use: 3 Bdrm Ranch, Lot: 45302sf	

► **MORTGAGES**

<b>64 DEFOREST DR</b> .....	<b>\$34,000</b>
Brian E Wnek+ from Crosspoint Federal Credit Union	
<b>150 E REEDS GAP RD</b> .....	<b>\$327,750</b>
Ryan D Murphy+ from Newrez LLC	
<b>2305 FOXON RD</b> .....	<b>\$68,000</b>
Cheryl Barnaba+ from Key Bank N.A.	
<b>67 LANTERN VIEW DR</b> .....	<b>\$250,000</b>
David Falcigno+ from Citizens Bank	
<b>3 LOEBER PL</b> .....	<b>\$203,500</b>
Justin N Tulli+ from Top Flite Financial Inc	
<b>1446 MIDDLETOWN AVE</b> .....	<b>\$300,000</b>
Michael Puccino+ from Connecticut Lending Partners	
<b>PONDVIEW CONDO U:30</b> .....	<b>\$190,000</b>
Stedco LLC+ from M&T Bank NA	
<b>PONDVIEW CONDO U:31</b> .....	<b>\$190,000</b>
Stedco LLC+ from M&T Bank NA	
<b>22 SUNSET RD W</b> .....	<b>\$252,000</b>
James E Singer+ from Key Bank N.A.	
<b>68 WOODHOUSE AVE</b> .....	<b>\$100,000</b>
Donald A Betzner+ from Liberty Bank	

**NORTH HAVEN**

**TOWN CLERK:J. STACEY YARBROUGH**  
18 Church Street, North Haven, CT, 06473  
Phone:203-239-5321

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	177	188
Median Price	\$375,000	\$430,000

► **REAL ESTATE SALES**

<b>70 FALLON DR</b> .....	<b>\$385,000</b>
B: Luz Rios & Hector Martinez	
S: Ellen M Legrand & Daniel Legrand	
Vol/Page: 1089/936, Date: 12/03/24, Executor	
Mtg: Primary Residentl Mtg \$355,000	
Use: 3 Bdrm Raised Ranch, Lot: 20038sf	
<b>1657 HARTFORD TPKE</b> .....	<b>\$430,000</b>
B: Kunthea Him	
S: Benjamin C Shoudy & Sage M Shoudy	
Vol/Page: 1090/91, Date: 12/06/24, Warranty	
Mtg: First World Mortgage \$172,000	
Use: 3 Bdrm Ranch, Lot: 21780sf	
Prior Sale: \$275,000 (03/20)	
<b>1670 HARTFORD TPKE</b> .....	<b>\$575,000</b>
B: Paul A Iannaccone & Ralph Iannaccone	
S: Paul L Behling	
Vol/Page: 1089/933, Date: 12/03/24, Warranty	
Use: 4 Bdrm Colonial, Lot: 339768sf	
Prior Sale: \$280,000 (11/94)	

**356 WASHINGTON AVE..... \$1,235,000**  
 B: Mcg North Haven LLC  
 S: Namco Realty LLC  
 Vol/Page: 1090/1, Date: 12/04/24, Warranty  
 Mtg: Washington Tr Co \$1,600,000  
 Use: Retail-Service, Lot: 35284sf  
 Prior Sale: \$1,260,000 (05/06)

► **MORTGAGES**

**1186 HARTFORD TPKE ..... \$250,000**  
 Raymond Ronzitti+ from Ion Bank

**1998 HARTFORD TPKE ..... \$900,000**  
 Market Equities Grp LLC+ from Coelacanth Group Llc

**57 HERMITAGE LN ..... \$900,000**  
 Market Equities Grp LLC+ from Coelacanth Group Llc

**632 MIDDLETOWN AVE ..... \$690,000**  
 James Bonito+ from USA Dept of Agriculture

**632 MIDDLETOWN AVE ..... \$690,000**  
 James Bonito+ from USA Dept of Agriculture

**18 MOWRY ST ..... \$80,000**  
 Kaitlyn Morgis+ from CSE Credit Union Inc

**2 WEAVER CIR..... \$45,000**  
 Marnie Dunaj Lt+ from Ion Bank

**ORANGE**

**TOWN CLERK:MARY SHAW**  
 617 Orange Center Rd, Orange, CT, 06477  
 Phone:203-891-4730

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	93
Median Price	\$540,000	\$557,000

► **REAL ESTATE SALES**

**868 BAYBERRY LN..... \$580,000**  
 B: Raymond Maskell & Tricia Maskell  
 S: Jordan I Arovos & Laurie M Arovos  
 Vol/Page: 734/601, Date: 12/05/24, Warranty  
 Mtg: United Wholesale Mtg \$551,000  
 Use: 3 Bdrm Cape Cod, Lot: 31363sf  
 Prior Sale: \$225,000 (09/96)

**211 DEERFIELD LN U:211 ..... \$787,500**  
 B: Lynne R Dittman RET  
 S: Florence Lewis, Tr for Florence Lewis RET  
 Vol/Page: 734/568, Date: 12/04/24, Trustee  
 Use: 3 Bdrm Condo

**14 MORNING GLORY DR..... \$2,090,450**  
 B: Pritiza K Subedi & Rajesh Subedi  
 S: Olsen Built Homes LLC  
 Vol/Page: 734/509, Date: 12/02/24, Warranty  
 Mtg: Cross Country Mtg Inc \$1,280,000  
 Use: Residential Open Land, Lot: 60984sf

**8 PRYDE DR..... \$495,000**  
 B: John Azzopardi & Keri Gallagher  
 S: Rita Ohare  
 Vol/Page: 734/582, Date: 12/04/24, Warranty  
 Mtg: Newtown Savings Bank \$445,500  
 Use: 3 Bdrm Colonial, Lot: 30056sf  
 Prior Sale: \$247,000 (09/90)

► **MORTGAGES**

**1020 FERNBROOK RD..... \$30,000**  
 John Sansone+ from Sikorsky Financial Credit Union

**727 RACEBROOK RD..... \$100,000**  
 Carrie A Mcdaniel+ from Rocket Mortgage

**OXFORD**

**TOWN CLERK:MARGARET A WEST**  
 486 Oxford Rd, Oxford, CT, 06478  
 Phone:203-828-6602

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	75
Median Price	\$460,000	\$525,000

► **REAL ESTATE SALES**

**49 GREAT HILL RD ..... \$800,000**  
 B: White Wall Group LLC  
 S: Brustier Co  
 Vol/Page: 475/915, Date: 12/02/24, Warranty  
 Mtg: Brustir Co \$550,000  
 Use: Commercial Building, Lot: 170320sf

**47 GREENBRIAR RD..... \$620,000**  
 B: Alexandra M Scorza & Brandon M Mcbreairty  
 S: Colleen M Stockno  
 Vol/Page: 475/890, Date: 12/02/24, Warranty  
 Mtg: Morgan Stanley Privat \$330,000  
 Use: 4 Bdrm Colonial, Lot: 75359sf  
 Prior Sale: \$325,000 (07/00)

**49 JACKS HILL RD ..... \$712,000**  
 B: Cullen G Manown & Melissa N Mosley  
 S: Jerome Yochum & Peggy J Yochum  
 Vol/Page: 475/944, Date: 12/03/24, Warranty  
 Mtg: PeoplesBank (Holyoke) \$712,000  
 Use: 4 Bdrm Colonial, Lot: 102366sf  
 Prior Sale: \$640,000 (10/22)

**524 TRADITIONS CT N..... \$685,900**  
 B: Craig S Mellon & Nancy A Mastroianni  
 S: Audrey S Cardinal, Tr for Audrey S Cardinal T  
 Vol/Page: 475/970, Date: 12/04/24, Trustee

**626 TROON CT U:626..... \$750,000**  
 B: Paul P Grasso Jr & Rosetta R Grasso  
 S: Eva Spinelli, Tr for Eva Spinelli T  
 Vol/Page: 475/967, Date: 12/04/24, Trustee  
 Use: 2 Bdrm Condo  
 Prior Sale: \$411,175 (09/18)

► **MORTGAGES**

**1 COUNRY FARM RD..... \$572,000**  
 James Thomas Jr+ from Rocket Mortgage

**7 JENSEN FARM RD..... \$28,000**  
 Michael F Denigris+ from TD Bank NA

**524 N TRADITIONS CT ..... \$440,000**  
 Craig S Mellon+ from Rocket Mortgage

**59 TRAM DR ..... \$85,500**  
 Ryan Kajtor+ from Cornerstone Community Federal Cr

**PROSPECT**

**TOWN CLERK:MICHELLE LISOWSKI**  
 36 Center St, Prospect, CT, 06712  
 Phone:203-758-4461

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	61
Median Price	\$370,000	\$390,000

► **REAL ESTATE SALES**

**11 CHANDLER DR ..... \$400,000**  
 B: Edward Creem & Maureen Creem  
 S: Richard A Merly 3rd & Christina C Merly  
 Vol/Page: 931/193, Date: 12/03/24, Warranty  
 Mtg: Liberty Bk \$320,000  
 Use: 3 Bdrm Ranch, Lot: 19166sf  
 Prior Sale: \$235,000 (05/12)

**86 SCOTT RD ..... \$40,000**  
 B: H&h Estate Holdings LLC  
 S: Weloy Nancy J Est & Steven J Grant  
 Vol/Page: 931/174, Date: 12/02/24, Executor  
 Use: Farm and Forest Use, Lot: 3827182sf

**67 SUMMIT RD..... \$40,000**  
 B: H&h Estate Holdings LLC  
 S: Weloy Nancy J Est & Steven J Grant  
 Vol/Page: 931/174, Date: 12/02/24, Executor  
 Use: Farm and Forest Use, Lot: 1077239sf

► **MORTGAGES**

**16 RIDGEWOOD CLUB RD..... \$69,000**  
 Christopher Rinaldi+ from Webster Bank

**24 SHERWOOD DR ..... \$190,000**  
 Joy M Duffany+ from United Wholesale Mortgage

**122 WATERBURY RD ..... \$790,000**  
 CLRM Properties LLC+ from Community Investment Cor

**126 WATERBURY RD ..... \$790,000**  
 CLRM Properties LLC+ from Community Investment Cor

**SEYMOUR**

**TOWN CLERK:LIANNA MCMURRAY**  
 1 1st St, Seymour, CT, 06483  
 Phone:203-888-0519

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	95	100
Median Price	\$370,000	\$377,500

► **REAL ESTATE SALES**

**3 CAPRICORN DR ..... \$262,000**  
 B: Jaime Valentin  
 S: Brandon M Wesche  
 Vol/Page: 642/128, Date: 12/06/24, Warranty  
 Mtg: Plaza Home Mtg \$290,219  
 Use: 2 Bdrm Ranch, Lot: 8276sf  
 Prior Sale: \$133,500 (07/17)

**52 MAIN ST ..... \$165,000**  
 B: Jesse Judson  
 S: 52 Main Street LLC  
 Vol/Page: 642/151, Date: 12/06/24, Warranty  
 Mtg: 52 Main Street Lic \$140,000  
 Use: Office Bldg-General, Lot: 1742sf

**389 S MAIN ST U:1A..... \$90,000**  
 B: Pamela Gerolimatos  
 S: Marion Horbal  
 Vol/Page: 642/172, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$99,900 (05/90)

**62-66 WALNUT ST** ..... \$697,000  
 B: Jasmine Edris  
 S: Adriano Dushi  
 Vol/Page: 642/86, Date: 12/05/24, Warranty  
 Mtg: Bank of America NA \$680,000  
 Use: 3-Family Family Flat, Lot: 15246sf  
 Prior Sale: \$235,000 (09/15)

► **MORTGAGES**

**3 DEER RUN RD** ..... \$400,000  
 Hilltop Remodeling LLC+ from Rosnick D Miller  
**19 LAKEVIEW AVE** ..... \$198,921  
 Oran J Spaulding+ from Rocket Mortgage  
**75 N BENHAM RD** ..... \$334,000  
 Wendy R Gaynor+ from Bank of America NA  
**251 ROOSEVELT DR** ..... \$75,000  
 Augustus Constantino+ from Pioneer Properties LI

**SOUTHBURY**

**TOWN CLERK:ALICE MAISANO**  
 501 Main St S, Southbury, CT, 06488  
 Phone:203-262-0657

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	96	104
Median Price	\$531,250	\$550,000

► **REAL ESTATE SALES**

**78 CHURCH RD** ..... \$65,000  
 B: High Meadow Builders LLC  
 S: Timothy M Hine & George F Ewald Jr  
 Vol/Page: 776/280, Date: 12/04/24, Warranty  
 Use: Open Space, Lot: 152460sf  
**7 HERITAGE CIR U:A** ..... \$390,000  
 B: Leigh E Bekhet  
 S: Larue Clemens  
 Vol/Page: 776/207, Date: 12/03/24, Warranty  
 Mtg: Homestead Fund Corp \$273,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$119,000 (08/97)  
**876 HERITAGE VLG U:B** ..... \$125,000  
 B: Peter J Cortez Jr  
 S: Dennis Janofsky  
 Vol/Page: 776/260, Date: 12/04/24, Warranty  
 Mtg: ARK LA Tex Svcs LLC \$100,000  
 Use: 2 Bdrm Condo  
 Prior Sale: \$62,500 (09/15)

► **MORTGAGES**

**535 LAKESIDE RD** ..... \$280,000  
 Erin M Birden+ from Union Savings Bank  
**40 LEDGEBROOK LN** ..... \$100,000  
 Douglas A Hallock+ from US Bank NA  
**6 MINUTEMAN CIR U:6** ..... \$94,754  
 Timothy W Purpura+ from Amerisave Mortgage Corpora  
**756 S BRITAIN RD** ..... \$13,863  
 Matthew J Houle+ from USA Housing and Urban Develo  
**502 SOUTHFORD RD** ..... \$110,000  
 Heath K Marxer+ from Bank of America NA  
**367 TEPI DR** ..... \$200,000  
 Donna M Cremin+ from Bank of America NA

**WALLINGFORD**

**TOWN CLERK:KRISTEN PANZO**  
 45 South St, Wallingford, CT, 06492  
 Phone:203-294-2145

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	227	219
Median Price	\$345,000	\$387,000

► **REAL ESTATE SALES**

**114 BRENTWOOD DR U:114** ..... \$268,100  
 B: Kurt N Jagielow  
 S: Theresa A Storo  
 Vol/Page: 1732/772, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$80,000 (06/98)  
**54 BULL AVE** ..... \$274,750  
 B: Carlos M Lopez & Karen Nava  
 S: Lisa-Anne Mowerson  
 Vol/Page: 1732/601, Date: 12/02/24, Warranty  
 Mtg: Prosperity Home Mtg \$256,500  
 Use: 2 Bdrm Conventional, Lot: 6885sf  
**162 CHESHIRE RD** ..... \$660,000  
 B: Jeffrey D Strawhince & Giovanna E Diana  
 S: Mark J Powers  
 Vol/Page: 1732/733, Date: 12/05/24, Warranty  
 Mtg: Union Home Mortgage \$570,000  
 Use: 3 Bdrm Cape Cod, Lot: 40064sf  
 Prior Sale: \$373,000 (05/15)  
**16 CHIMNEY SWEEP RD** ..... \$420,000  
 B: Simon Richards & Josephine Richards  
 S: Colleen A Stack  
 Vol/Page: 1732/539, Date: 12/02/24, Warranty  
 Mtg: Champions Lending \$336,000  
 Use: 3 Bdrm Raised Ranch, Lot: 18000sf  
**5 TAYLOR LN** ..... \$655,000  
 B: Justin W Lazenby & Kelly L Lazenby  
 S: Ann M Farrell & Mark G Zmijewski  
 Vol/Page: 1732/647, Date: 12/03/24, Warranty  
 Mtg: Wells Fargo Bank \$70,000  
 Use: 4 Bdrm Colonial, Lot: 28382sf  
 Prior Sale: \$486,000 (05/07)  
**NO STREET GIVEN** ..... \$250  
 B: Carlos M Lopez & Karen Nava  
 S: Alva-Lee M Soucy & Lisa-Anne Mowerson  
 Vol/Page: 1732/599, Date: 12/02/24, Executor

► **MORTGAGES**

**17 BLAKESLEE RD** ..... \$84,800  
 Alyssa Axelrod+ from Bank of America NA  
**115 BRENTWOOD DR U:115** ..... \$214,480  
 Kurt J Jagielow+ from Equity Resources Ohio  
**7 BROOKVALE DR** ..... \$25,000  
 Deborah A Grace+ from Manufacturers and Traders Tr  
**18 BUTTONWOOD CIR** ..... \$80,000  
 Hirenkumar Patel+ from M&T Bank NA  
**10 DOCKER DR** ..... \$50,000  
 Wayne E Hopkins+ from Webster Bank  
**45 FLORENCE AVE** ..... \$35,000  
 Kelli Falconeri+ from Connex Credit Union  
**12 GRIEB TRL** ..... \$80,000  
 Jamie J Ledoux+ from Citizens Bank  
**22 NEW PLACE ST** ..... \$25,000  
 Jordan A Zielinski+ from Connex Credit Union

**990 NORTHPROP RD** ..... \$2,060,000  
 Omega Wallingford LLC+ from Northwest Community Ba  
**1000 NORTHPROP RD** ..... \$2,060,000  
 Omega Wallingford LLC+ from Northwest Community Ba  
**28 PILGRIM HBR U:A** ..... \$323,000  
 Anthony C Dielsi Jr+ from Liberty Bank  
**11 PROMONTORY DR** ..... \$140,000  
 Alicia Noyes+ from Webster Bank  
**511 S ELM ST** ..... \$60,000  
 Donald A Perrone+ from Connex Credit Union  
**123 S WHITTLESEY AVE** ..... \$200,000  
 Donna A Capone+ from Liberty Bank  
**25 WALLACE ROW** ..... \$25,000  
 Erick Katz+ from Healthcare Financial Federal Cred  
**NO STREET GIVEN** ..... \$25,000  
 Carlos M Lopez+ from Connecticut Housing Finance A

**WATERBURY**

**TOWN CLERK:ANTOINETTE SPINELLI**  
 235 Grand St, FL 1, Waterbury, CT, 06708  
 Phone:203-574-6809

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	640	520
Median Price	\$243,950	\$265,000

► **REAL ESTATE SALES**

**31 ACRA RD** ..... \$340,000  
 B: Maritza D Degarcia & Francisco Garcia  
 S: Thomas B Scott  
 Vol/Page: 8970/216, Date: 12/04/24, Warranty  
 Mtg: Citibank Na \$264,000  
 Use: 2 Bdrm Ranch, Lot: 9148sf  
**12 ANN ST** ..... \$358,000  
 B: William P Martinez  
 S: Torres Realty LLC  
 Vol/Page: 8970/31, Date: 12/03/24, Warranty  
 Mtg: Magnolia Bank Inc \$349,551  
 Use: Residential-Multiple Bldgs, Lot: 4792sf  
 Prior Sale: \$230,000 (07/22)  
**47 ARMAND DR U:5** ..... \$85,000  
 B: Jerrold R McLaughlin  
 S: David Savage  
 Vol/Page: 8971/252, Date: 12/05/24, Warranty  
 Use: 1 Bdrm Condo  
 Prior Sale: \$30,000 (09/18)  
**904 BANK ST** ..... \$245,000  
 B: Joe Lliguizaca  
 S: Oakville Post No 7330 Vet  
 Vol/Page: 8969/180, Date: 12/02/24, Warranty  
 Use: Commercial Use, Lot: 2178sf  
**912 BANK ST** ..... \$245,000  
 B: Joe Lliguizaca  
 S: Oakville Post No 7330 Vet  
 Vol/Page: 8969/180, Date: 12/02/24, Warranty  
 Use: Commercial Use, Lot: 7405sf  
**50 BLACKMAN RD** ..... \$350,000  
 B: Andrea R Montalvo & Euclides Agramonte  
 S: Sb Designer Prop LLC  
 Vol/Page: 8969/249, Date: 12/03/24, Warranty  
 Mtg: Fairway Ind Mtg \$280,000  
 Use: 3 Bdrm Raised Ranch, Lot: 14810sf  
 Prior Sale: \$43,061 (01/15)



<b>40 DIVISION ST U:1</b> ..... <b>\$115,000</b>	<b>1119 MERIDEN RD</b> ..... <b>\$80,000</b>	<b>8 SIMSBURY ST</b> ..... <b>\$220,000</b>
B: Vbd Group LLC	B: Bsm Hsh LLC	B: Palestinian Dorce & Princess Dorce
S: Paul G Ngoru	S: R&c Realty Assoc	S: Guillermo Torres
Vol/Page: 8969/333, Date: 12/03/24, Warranty	Vol/Page: 8968/325, Date: 12/02/24, Warranty	Vol/Page: 8970/344, Date: 12/04/24, Warranty
Use: Condo	Mtg: Firstloans Inc \$143,100	Use: 3 Bdrm Colonial, Lot: 4792sf
<b>137 DWIGHT ST</b> ..... <b>\$285,000</b>	Mtg: 2 Bdrm Ranch, Lot: 12632sf	Prior Sale: \$108,000 (12/05)
B: Joseph Altine Sr	<b>1400 MERIDEN RD U:1</b> ..... <b>\$153,000</b>	<b>44 STEWART AVE</b> ..... <b>\$335,000</b>
S: Kim Passmore & Daniel Passmore	B: Affordable Rental LLC	B: Equity Inv Prop LLC
Vol/Page: 8971/130, Date: 12/05/24, Warranty	S: Stangaroni Frank J Est & Eric Stangaroni	S: Zoila M Cela
Mtg: M&T Bank NA \$224,000	Vol/Page: 8971/242, Date: 12/05/24, Executor	Vol/Page: 8970/119, Date: 12/03/24, Warranty
Use: 3 Bdrm Colonial, Lot: 5663sf	Use: Condo	Mtg: Dal Com Capital Llc \$246,000
Prior Sale: \$106,000 (12/01)	<b>1448 MERIDEN RD U:12</b> ..... <b>\$105,000</b>	Use: 2-Family Duplex, Lot: 12197sf
<b>448 FARMINGTON AVE</b> ..... <b>\$240,000</b>	B: Cedarwood Condo Assn Inc	Prior Sale: \$115,000 (02/14)
B: Gustavo Basurto	S: Cherry Claudia M Est & Marcle J Gibson	<b>189 TRACY AVE</b> ..... <b>\$310,000</b>
S: Lori K Nappi	Vol/Page: 8969/331, Date: 12/03/24, Executor	B: Darshanie Lochan & Inderjit Mohabir
Vol/Page: 8969/300, Date: 12/03/24, Warranty	Use: 2 Bdrm Condo	S: Lynch Cecile Est & James L Lynch
Mtg: Rocket Mortgage LLC \$219,780	<b>224 MORAN ST</b> ..... <b>\$237,000</b>	Vol/Page: 8971/165, Date: 12/05/24, Warranty
Use: 3 Bdrm Ranch, Lot: 8712sf	B: Janine Mcdonald & Donyae Williams	Mtg: Pennymac Loan Service \$294,500
Prior Sale: \$49,000 (06/02)	S: Omega House LLC	Use: 4 Bdrm Colonial, Lot: 14810sf
<b>921 HAMILTON AVE U:6</b> ..... <b>\$171,000</b>	Vol/Page: 8969/35, Date: 12/02/24, Warranty	<b>251 WOOD ST</b> ..... <b>\$75,000</b>
B: Annalese A Luna	Mtg: CT Housing Fin Auth \$8,900	B: Nicolas A Colotti
S: Timiki M White	Use: 4 Bdrm Cape Cod, Lot: 6534sf	S: M3 Properties LLC
Vol/Page: 8971/320, Date: 12/06/24, Warranty	Prior Sale: \$42,000 (08/13)	Vol/Page: 8971/236, Date: 12/05/24, Warranty
Mtg: Norwich Commercial Grp \$152,000	<b>925 ORONOKE RD U:101J</b> ..... <b>\$175,000</b>	Use: 3 Bdrm Townhouse, Lot: 1307sf
Use: 2 Bdrm Condo	B: Fatima Abdus	Prior Sale: \$20,000 (10/24)
Prior Sale: \$69,900 (10/04)	S: Dorothy M Murphy	<b>► FORECLOSURE DEEDS</b>
<b>1135 HAMILTON AVE</b> ..... <b>\$270,000</b>	Vol/Page: 8970/170, Date: 12/04/24, Warranty	<b>82 HAMDEN AVE</b> ..... <b>\$222,768</b>
B: Juan F Ucelo	Mtg: Kind Lending \$171,830	B: Hud
S: Lori A Adams & Edgar V Vellotti	Use: 2 Bdrm Condo	S: Grace Finateri & Hud
Vol/Page: 8972/67, Date: 12/06/24, Warranty	Prior Sale: \$62,000 (04/13)	Vol/Page: 8970/203, Date: 12/04/24, Committee
Mtg: A & D Mortgage LLC \$202,500	<b>585 PARK RD U:10-5</b> ..... <b>\$136,001</b>	Use: 2 Bdrm Ranch, Lot: 7841sf
Use: 3 Bdrm Cape Cod, Lot: 11761sf	B: Nihat Ozkan	<b>► MORTGAGES</b>
Prior Sale: \$52,085 (11/13)	S: Cascade Funding Mtg T Hb1	<b>22 BLAKE ST</b> ..... <b>\$227,920</b>
<b>165 JUNIPER RIDGE DR</b> ..... <b>\$285,000</b>	Vol/Page: 8969/135, Date: 12/02/24, Warranty	Godwin Lowe+ from Newrez LLC
B: Jon P Casiano & Rosa P Carmona	Use: 2 Bdrm Condo	<b>232 BUNKER HILL AVE</b> ..... <b>\$21,720</b>
S: Faherty Sean Est & Christopher J Donlin	Prior Sale: \$145,000 (01/24)	Gloriby Munoz+ from USA Housing and Urban Developm
Vol/Page: 8970/347, Date: 12/04/24, Conservator	<b>72 PROCTOR ST U:72</b> ..... <b>\$95,000</b>	<b>32 CATHY LN</b> ..... <b>\$190,984</b>
Mtg: American Ngbd Mtg Acc \$228,000	B: Merco Holdings LLC	Theresa M Martin+ from EMM Loans LLC
Use: 3 Bdrm Raised Ranch, Lot: 9148sf	S: Gani F Muja	<b>175 CHESTNUT HILL AVE</b> ..... <b>\$30,000</b>
Prior Sale: \$257,000 (11/21)	Vol/Page: 8970/261, Date: 12/04/24, Warranty	Luis Jimenez+ from Gerardo Madrid
<b>327 LAKESIDE BLVD W</b> ..... <b>\$374,000</b>	Use: 2 Bdrm Condo	<b>475 CHESTNUT HILL AVE</b> ..... <b>\$95,000</b>
B: Luis A Rodriguez & Sasha M Perez	Prior Sale: \$5,000 (07/99)	Joshua N Torres+ from Webster Bank
S: Everstar LLC	<b>RHODE ISLAND AVE</b> ..... <b>\$5,000</b>	<b>221 CHIPPER RD</b> ..... <b>\$167,000</b>
Vol/Page: 8969/138, Date: 12/02/24, Warranty	B: Russ Realty LLC	Sheila Hurdle+ from Rocket Mortgage
Mtg: Nationwide Mtg Banker \$374,000	S: Robert Montesi & Richard Montesi Sr	<b>517 CONGRESS AVE</b> ..... <b>\$290,200</b>
Use: 3 Bdrm Ranch, Lot: 8712sf	Vol/Page: 8971/247, Date: 12/05/24, Warranty	Tomas Olivo-Valentin+ from Rocket Mortgage
Prior Sale: \$170,400 (07/23)	<b>RHODE ISLAND AVE</b> ..... <b>\$5,000</b>	<b>5 CRESTVIEW LN</b> ..... <b>\$22,303</b>
<b>18 MASSACHUSETTS AVE</b> ..... <b>\$137,334</b>	B: Russ Realty LLC	Serita Campbell+ from USA Housing and Urban Develo
B: Russ Realty LLC	S: Robert Montesi & Richard Montesi Sr	<b>45 DEERWOOD LN U:9</b> ..... <b>\$3,126</b>
S: Robert Montesi & Richard Montesi Sr	Vol/Page: 8971/249, Date: 12/05/24, Warranty	Monique D Ward+ from USA Housing and Urban Develop
Vol/Page: 8971/245, Date: 12/05/24, Warranty	<b>23 SARFIELD ST</b> ..... <b>\$170,000</b>	<b>161 DINATALI DR</b> ..... <b>\$175,000</b>
Use: 3 Bdrm Ranch, Lot: 9583sf	B: New Project LLC	Reid Poudrier+ from Webster Bank
<b>975 MERIDEN RD U:93</b> ..... <b>\$165,000</b>	S: Csmc 2021-RpI3 T	<b>3154 E MAIN ST</b> ..... <b>\$510,000</b>
B: Hector B Espinal & Evelin F Alvarez	Vol/Page: 8969/32, Date: 12/02/24, Warranty	Qg Pit Stop LLC+ from Htge Bldrs Of Waterbu
S: Justin B Goldstein & Maribel F Goldstein	Use: 3 Bdrm Ranch, Lot: 6098sf	<b>3199 E MAIN ST U:7</b> ..... <b>\$45,000</b>
Vol/Page: 8969/157, Date: 12/02/24, Warranty	Prior Sale: \$70,500 (12/03)	Jennifer S Labrie+ from Ion Bank
Mtg: US Mtg Corp NE \$156,750	<b>79 SHADEE LN</b> ..... <b>\$245,000</b>	<b>3227 E MAIN ST</b> ..... <b>\$40,000</b>
Use: 2 Bdrm Condo	B: Ruben E Rodriguez	Cynthia Tomkowicz+ from Bank of America NA
Prior Sale: \$60,000 (01/19)	S: Steven Aiseph	<b>E MOUNTAIN VILLAGE CONDO</b> ..... <b>\$25,000</b>
<b>1112 MERIDEN RD</b> ..... <b>\$175,000</b>	Vol/Page: 8970/49, Date: 12/03/24, Warranty	Annalese A Luna+ from Connecticut Housing Finance
B: Bsm Hsh LLC	Mtg: Total Mtg Svcs \$230,200	<b>24 EASTON AVE</b> ..... <b>\$318,750</b>
S: R&c Realty Assoc	Use: 3 Bdrm Split Level, Lot: 7405sf	24 Easton Bh LLC+ from Emporium TPO LLC
Vol/Page: 8968/300, Date: 12/02/24, Warranty	Prior Sale: \$127,900 (04/10)	
Mtg: Firstloans Inc \$206,500		
Use: 3-Family Mlti-Unt Blg, Lot: 7405sf		

<b>93 EDGEWOOD AVE</b> .....	<b>\$50,000</b>
Veronica D Maystry+ from TD Bank NA	
<b>176 EDGEWOOD AVE</b> .....	<b>\$100,000</b>
Randall T Newbury+ from Citizens Bank	
<b>254 EDIN AVE</b> .....	<b>\$480,000</b>
Robert T Koosa+ from Mutual of Omaha Mortgage	
<b>254 EDIN AVE</b> .....	<b>\$480,000</b>
Robert T Koosa+ from Mutual of Omaha Mortgage	
<b>581 HIGHLAND AVE U:5</b> .....	<b>\$86,250</b>
Vbd Group LLC+ from Webster Bank	
<b>91 HOTCHKISS ST</b> .....	<b>\$12,238</b>
Judeen Jones+ from USA Housing and Urban Developme	
<b>157 MADISON ST</b> .....	<b>\$175,000</b>
Briscoe Properties LLC+ from Loan Funder LLC	
<b>63 MONROE AVE</b> .....	<b>\$315,000</b>
Nancy J Cronan+ from Mutual of Omaha Mortgage	
<b>63 MONROE AVE</b> .....	<b>\$315,000</b>
Nancy J Cronan+ from Mutual of Omaha Mortgage	
<b>224 MORAN ST</b> .....	<b>\$232,707</b>
Donyae Williams+ from American Neighborhood Mtg Ac	
<b>12 OAKCREST CIR</b> .....	<b>\$235,000</b>
Lorenzo A Hernandez+ from Pysma Lending Group LLC	
<b>37 PLAZA AVE</b> .....	<b>\$303,750</b>
62 Oak LLC+ from Cake Mortgage Corporation	
<b>289 PURDY RD</b> .....	<b>\$252,000</b>
Janette Caquias+ from Rocket Mortgage	
<b>21 RAWLEY AVE U:21</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>23 RAWLEY AVE U:23</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>25 RAWLEY AVE U:25</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>27 RAWLEY AVE U:27</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>31 RAWLEY AVE U:31</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>33 RAWLEY AVE U:33</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>35 RAWLEY AVE U:35</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>37 RAWLEY AVE U:37</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>41 RAWLEY AVE U:41</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>234 RAWLEY AVE U:234</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>236 RAWLEY AVE U:236</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>238 RAWLEY AVE U:238</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>239 RAWLEY AVE U:239</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>240 RAWLEY AVE U:240</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>241 RAWLEY AVE U:241</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>242 RAWLEY AVE U:242</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>243 RAWLEY AVE U:243</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>244 RAWLEY AVE U:244</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>245 RAWLEY AVE U:245</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	

<b>247 RAWLEY AVE U:247</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>249 RAWLEY AVE U:249</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>250 RAWLEY AVE U:250</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>252 RAWLEY AVE U:252</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>254 RAWLEY AVE U:254</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>256 RAWLEY AVE U:256</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>258 RAWLEY AVE U:258</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>260 RAWLEY AVE U:260</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>264 RAWLEY AVE U:264</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>266 RAWLEY AVE U:266</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>267 RAWLEY AVE U:267</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>268 RAWLEY AVE U:268</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>270 RAWLEY AVE U:270</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>274 RAWLEY AVE U:274</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>276 RAWLEY AVE U:276</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>278 RAWLEY AVE U:278</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>280 RAWLEY AVE U:280</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>281 RAWLEY AVE U:281</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>284 RAWLEY AVE U:284</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>286 RAWLEY AVE U:286</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>288 RAWLEY AVE U:288</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>290 RAWLEY AVE U:290</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>295 RAWLEY AVE U:295</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>297 RAWLEY AVE U:297</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>298 RAWLEY AVE U:298</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>299 RAWLEY AVE U:299</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>300 RAWLEY AVE U:300</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>301 RAWLEY AVE U:301</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>302 RAWLEY AVE U:302</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>303 RAWLEY AVE U:303</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>304 RAWLEY AVE U:304</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>305 RAWLEY AVE U:305</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	

<b>306 RAWLEY AVE U:306</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>308 RAWLEY AVE U:308</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>315 RAWLEY AVE U:315</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>318 RAWLEY AVE U:318</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>319 RAWLEY AVE U:319</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>331 RAWLEY AVE U:331</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>332 RAWLEY AVE U:332</b> .....	<b>\$12,600,000</b>
Condo 84 LLC+ from Arbor Commercial Funding LLC	
<b>79 SHADEE LN</b> .....	<b>\$25,000</b>
Ruben E Rodriguez-Robles+ from Connecticut Housing	
<b>122 TRACY AVE</b> .....	<b>\$60,000</b>
Jose R Pinho+ from Ion Bank	
<b>65 TWINING AVE</b> .....	<b>\$50,000</b>
Nadi Choku+ from Thomaston Savings Bank	
<b>19 VIVIAN DR</b> .....	<b>\$326,250</b>
James-Melvin J Perry Jr+ from Investor Mtg Fin Llc	
<b>77 WALL ST</b> .....	<b>\$304,000</b>
62 Oak LLC+ from Cake Mortgage Corporation	
<b>18 WATERVILLE ST</b> .....	<b>\$250,000</b>
Albany Family Rlty Grp+ from Investor Mtg Fin Llc	
<b>55 WILDEMERE AVE</b> .....	<b>\$50,000</b>
Patricia Mullen+ from Webster Bank	
<b>316 WILLOW ST</b> .....	<b>\$262,500</b>
Monticello Holdings LLC+ from RCN Capital LLC	

## WEST HAVEN

**TOWN CLERK: JOHN W. LEWIS**  
 355 Main St, West Haven, CT, 06516  
 Phone: 203-937-3535

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	326	284
Median Price	\$299,450	\$340,000

### ► REAL ESTATE SALES

<b>510 1ST AVE U:108</b> .....	<b>\$190,000</b>
B: Konstantinos Hasiotis & Hariklia Hasiotis	
S: Jeanne M Mchugh	
Vol/Page: 2004/221, Date: 12/04/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$150,000 (03/22)	
<b>140 CAPTAIN THOMAS BLVD U:509</b> .....	<b>\$200,000</b>
B: Albano & Lettick LLC	
S: Theresa Kennedy	
Vol/Page: 2004/303, Date: 12/05/24, Warranty	
Use: 2 Bdrm Condo, Lot: 1sf	
Prior Sale: \$71,000 (09/99)	
<b>34 CHEW ST</b> .....	<b>\$328,000</b>
B: Anthea N McCormack	
S: Nazy Afghan LLC	
Vol/Page: 2004/468, Date: 12/06/24, Warranty	
Mtg: Prosperity Home Mtg \$318,160	
Use: 2 Bdrm Conventional, Lot: 4792sf	
Prior Sale: \$196,500 (11/23)	

**6 HALL ST** ..... **\$300,000**  
 B: Linwood Cypress  
 S: Timisha Graham-Carr  
 Vol/Page: 2004/106, Date: 12/03/24, Warranty  
 Mtg: CT Housing Fin Auth \$25,000  
 Use: 2 Bdrm Ranch, Lot: 6534sf  
 Prior Sale: \$199,000 (04/21)

**111 KELSEY AVE** ..... **\$375,000**  
 B: Caroline Perez  
 S: Dean Coassin & Diane Conti  
 Vol/Page: 2004/74, Date: 12/03/24, Warranty  
 Mtg: CMG Mortgage Inc \$339,000  
 Use: 3 Bdrm Ranch, Lot: 8712sf

**291 KELSEY AVE** ..... **\$270,000**  
 B: Michael V Forleo  
 S: David Matts & Marina Matts  
 Vol/Page: 2004/445, Date: 12/06/24, Warranty  
 Mtg: Sikorsky FncI CU Inc \$216,000  
 Use: 1 Bdrm Ranch, Lot: 6970sf  
 Prior Sale: \$110,000 (02/97)

**2 LAKEVIEW AVE** ..... **\$485,000**  
 B: Camille Walfall  
 S: Pacific Blue LLC  
 Vol/Page: 2004/309, Date: 12/05/24, Warranty  
 Mtg: Liberty Bk \$460,750  
 Use: 3 Bdrm Raised Ranch, Lot: 18731sf  
 Prior Sale: \$300,000 (03/24)

**137 LEETE ST** ..... **\$431,000**  
 B: Edgar Gonzales  
 S: Nicolle Vigneron & Annette Vigneron  
 Vol/Page: 2004/133, Date: 12/03/24, Warranty  
 Mtg: HomeXpress Mtg \$344,800  
 Use: 3-Family Mlti-Unt Blg, Lot: 5663sf  
 Prior Sale: \$145,000 (08/17)

**► MORTGAGES**

**334 2ND AVE** ..... **\$325,500**  
 Lionheart Hldg Grp LLC+ from Loan Funder LLC

**269 BELLEVUE AVE** ..... **\$10,713**  
 Kathryn M Hoyer+ from USA Housing and Urban Develo

**4 BRIDLE PATH LN** ..... **\$140,000**  
 Josevan A Vallejo+ from Nutmeg State Financial Cre

**32 BUNGALOW LN** ..... **\$50,000**  
 Kathleen D Hickey+ from Webster Bank

**43 CHESTNUT ST** ..... **\$366,300**  
 Alex Mota+ from New American Funding

**34 CHEW ST** ..... **\$18,750**  
 Anthea N McCormack+ from Connecticut Housing Finan

**20 COTTAGE ST** ..... **\$280,100**  
 Lynn T Warner+ from Priority One Lending

**210 COUNTRY HILL DR** ..... **\$225,000**  
 Vincent F Costanzo+ from Webster Bank

**6 HALL ST** ..... **\$289,987**  
 Linwood S Cypress 3rd+ from CMG Home Loans

**6 HOLCOMB ST** ..... **\$1,162,500**  
 James J Gunther+ from Mutual of Omaha Mortgage

**6 HOLCOMB ST** ..... **\$1,162,500**  
 James J Gunther+ from USA Housing and Urban Develo

**111 KELSEY AVE** ..... **\$18,750**  
 Caroline Perez+ from CMG Mortgage Inc

**97 LEE ST** ..... **\$168,500**  
 Kahil Tomlinson+ from LoanDepot.Com LLC

**5 MOUNT PLEASANT RD** ..... **\$355,616**  
 Johana M Titus+ from Sofi Bank

**89 OGDEN ST** ..... **\$10,676**  
 Carolyn N Seidel+ from USA Housing and Urban Devel

**98 ORANGE AVE** ..... **\$10,000,000**  
 Stack N Stor West Haven L+ from Webster Bank

**309 TERRACE AVE U:28** ..... **\$25,400**  
 Paula M Barnes+ from GE Employees Credit Union

**45 THILL ST** ..... **\$360,000**  
 Jacil Ortiz-Perez+ from Total Mortgage Services

**WOLCOTT**

**TOWN CLERK:KAREN MOWAD**  
 10 Kenea Ave, Wolcott, CT, 06716  
 Phone:203-879-8100

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	159	122
Median Price	\$315,000	\$362,000

**► REAL ESTATE SALES**

**34 ALLENTOWN RD** ..... **\$370,000**  
 B: Michael E Dionne & Melanie A Dionne  
 S: James H Demicco & Skye E Demicco  
 Vol/Page: 568/692, Date: 12/04/24, Warranty  
 Mtg: American Ngbd Mtg Acc \$240,000  
 Use: 2 Bdrm Raised Ranch, Lot: 20038sf  
 Prior Sale: \$283,000 (02/07)

**38 BROOK LN** ..... **\$245,000**  
 B: Laurie A Conlon  
 S: Edward M White & Patricia White  
 Vol/Page: 568/732, Date: 12/06/24, Warranty  
 Mtg: E Mtg Capital Inc \$214,691  
 Use: 1 Bdrm Ranch, Lot: 21780sf  
 Prior Sale: \$125,000 (05/06)

**111 CATERING RD** ..... **\$399,000**  
 B: Alan Deleo & Lauren Deleo  
 S: Bruce Phyllis Est & Deane M Bruce  
 Vol/Page: 568/630, Date: 12/02/24, Executor  
 Mtg: TD Bank NA \$249,000  
 Use: 3 Bdrm Ranch, Lot: 53579sf

**40 CHESTNUT DR** ..... **\$375,000**  
 B: Eleni Ocka & Gentjan Ocka  
 S: Maria Ricci, Tr for Maria Ricci RET  
 Vol/Page: 568/650, Date: 12/02/24, Warranty  
 Mtg: EMM Loans LLC \$368,207  
 Use: 4 Bdrm Ranch, Lot: 22216sf  
 Prior Sale: \$265,000 (12/17)

**38 CRESTWOOD DR** ..... **\$378,000**  
 B: Kevin Wester  
 S: Brandon Beebe  
 Vol/Page: 568/608, Date: 12/02/24, Warranty  
 Mtg: Pennymac Loan Service \$302,400  
 Use: 3 Bdrm Raised Ranch, Lot: 20473sf  
 Prior Sale: \$123,500 (06/15)

**12 SPINDLE HILL RD U:8C** ..... **\$329,900**  
 B: Maria Ricci  
 S: Cristin Marshall  
 Vol/Page: 568/753, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$209,900 (08/19)

**► MORTGAGES**

**BEACH RD L:152** ..... **\$150,000**  
 Vernon Austin Jr+ from Michelle Bell

**286 BEACH RD** ..... **\$150,000**  
 Vernon Austin Jr+ from Michelle Bell

**33 CHASSE ST** ..... **\$100,000**  
 Mark B Kirkendall+ from Citizens Bank

**147 CHICORY DR** ..... **\$30,000**  
 Thomas Marciano+ from TD Bank NA

**9 FARRELL ST** ..... **\$12,664**  
 Emilio J Vargas+ from USA Housing and Urban Develo

**1027 WOLCOTT RD** ..... **\$30,000**  
 Susan M Mulcahy+ from Thomaston Savings Bank

**WOODBIDGE**

**TOWN CLERK:STEPHANIE CIARLEGLIO**  
 11 Meetinghouse Ln, Woodbridge, CT, 06525  
 Phone:203-389-3422

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	83
Median Price	\$630,000	\$612,215

**► REAL ESTATE SALES**

**25 HICKORY RD** ..... **\$680,000**  
 B: George Berk  
 S: Ken Yanagisawa, Tr for June Yanagisawa T  
 Vol/Page: 932/457, Date: 12/04/24, Trustee  
 Use: 4 Bdrm Cape Cod, Lot: 131987sf

**7 METTLER ST** ..... **\$380,000**  
 B: Ren A Chen & Huihua Gao  
 S: Kaifeng Zhou & Zimei Zhang  
 Vol/Page: 932/394, Date: 12/02/24, Warranty  
 Mtg: Galaxy Lending Corp \$285,000  
 Use: 4 Bdrm Cape Cod, Lot: 5227sf  
 Prior Sale: \$180,000 (12/16)

**16 OLD COUNTRY RD** ..... **\$930,000**  
 B: David Lucarelli & Arianna A Heonis  
 S: Shuren Zhang  
 Vol/Page: 932/426, Date: 12/03/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 192535sf  
 Prior Sale: \$935,000 (11/18)

**15 SHADY LN** ..... **\$615,000**  
 B: Sung W Sohn & Hyunjeong Lee  
 S: Tsering Yangzom & Sherab Gyaltsen  
 Vol/Page: 932/461, Date: 12/05/24, Warranty  
 Mtg: M&T Bank NA \$492,000  
 Use: 3 Bdrm Ranch, Lot: 91040sf

**38 WEPAWAUG RD** ..... **\$540,000**  
 B: John D Thompson & Stacey A Thompson  
 S: Patrick Waters & Celia B Waters  
 Vol/Page: 932/298, Date: 11/25/24, Warranty  
 Mtg: Liberty Bk \$235,000  
 Use: 3 Bdrm Ranch, Lot: 87991sf  
 Prior Sale: \$335,000 (06/15)

**► MORTGAGES**

**6 ALLING ST** ..... **\$335,000**  
 Jessica Davis+ from Rocket Mortgage

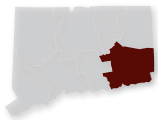
**16 OLD COUNTRY RD** ..... **\$836,070**  
 David Lucarelli+ from University Bank

**129 PECK HILL RD** ..... **\$569,400**  
 Alexander S Koblentz+ from Liberty Bank

**4 RANCH RD** ..... **\$608,000**  
 Stephanie A Glynn+ from Members Mortgage Co Inc

**38 WEPAWAUG RD** ..... **\$235,000**  
 John D Thompson+ from Liberty Bank





# NEW LONDON COUNTY

## COLCHESTER

### TOWN CLERK: GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415  
Phone: 860-537-7215

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	111
Median Price	\$374,950	\$405,000

### ► REAL ESTATE SALES

**39 HICKORY RD** ..... **\$360,000**

B: James Voelker  
S: Jaclynn A Lewis & Aaron S Holliday  
Vol/Page: 1567/227, Date: 12/03/24, Warranty  
Mtg: New American Funding \$260,000  
Use: 3 Bdrm Raised Ranch, Lot: 38333sf  
Prior Sale: \$213,500 (07/18)

**145 LAKEVIEW DR** ..... **\$165,000**

B: Tcs Home Group LLC  
S: Martin Jenkins & Christine Jenkins  
Vol/Page: 1567/196, Date: 12/02/24, Warranty  
Use: 2 Bdrm Ranch, Lot: 8712sf  
Prior Sale: \$95,500 (09/01)

**612 WESTCHESTER RD** ..... **\$10,000**

B: Miguel Sumba & Jorge Sumba  
S: Johnny Matute  
Vol/Page: 1567/202, Date: 12/03/24, Quit Claim  
Use: 4 Bdrm Colonial, Lot: 60548sf  
Prior Sale: \$300,000 (10/22)

### ► MORTGAGES

**7 BOULDER RD U:7** ..... **\$188,041**

Kurt Vogt Jr+ from Mortgage Research Center

**126 BRAINARD RD** ..... **\$25,000**

Steven S Brault Jr+ from Spring EQ LLC

**172 CARLI BLVD** ..... **\$605,000**

James Burham+ from United Wholesale Mortgage

**79 HAMMOND CT** ..... **\$190,000**

C B Home Buyers LLC+ from Christian P Berger

**204 LAKE HAYWARD RD** ..... **\$350,000**

Samantha Frye+ from Navy Federal Credit Union

**147 LAKEVIEW DR** ..... **\$350,000**

Jason E Leavings+ from Navy Federal Credit Union

**335 LINWOOD CEMETERY RD** ..... **\$266,992**

Gregory Flanagan+ from Priority 1 Lending LI

**25 LOOMIS RD** ..... **\$200,000**

Kevin W Smith+ from M&T Bank NA

**75 MILL ST** ..... **\$2,000,000**

S And S Worldwide+ from US Small Business Administ

**75 MILL ST** ..... **\$5,000,000**

S And S Worlwide Inc+ from CIBC Bank USA

**75 MILL ST** ..... **\$5,000,000**

Zhivago Associates LLC+ from CIBC Bank USA

**248 N POND WAY** ..... **\$100,000**

Joseph D Duchesne+ from Rocket Mortgage

**239 NORWICH AVE** ..... **\$2,000,000**

S And S Worldwide+ from US Small Business Administ

**239 NORWICH AVE** ..... **\$5,000,000**

S And S Worlwide Inc+ from CIBC Bank USA

**239 NORWICH AVE** ..... **\$5,000,000**

Zhivago Associates LLC+ from CIBC Bank USA

**271 NORWICH AVE** ..... **\$2,000,000**

S And S Worldwide+ from US Small Business Administ

**271 NORWICH AVE** ..... **\$5,000,000**

S And S Worlwide Inc+ from CIBC Bank USA

**271 NORWICH AVE** ..... **\$5,000,000**

Zhivago Associates LLC+ from CIBC Bank USA

**268 S MAIN ST** ..... **\$252,700**

268 South Main Street LLC+ from Greenbox Loans Inc

**140 WESTERLY TER** ..... **\$100,000**

Marjorie J Skidmore+ from Rocket Mortgage

## EAST LYME

### TOWN CLERK: KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06333  
Phone: 860-739-6931

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	132	126
Median Price	\$425,500	\$465,000

### ► REAL ESTATE SALES

**10 ALEXANDER DR** ..... **\$900,000**

B: Nishant Sahoo & Rachel Sahoo  
S: Paul W Lussier & Jeanne M Lussier  
Vol/Page: 1117/601, Date: 12/02/24, Warranty  
Mtg: Garden State Home Loa \$765,000  
Use: 4 Bdrm Colonial, Lot: 45227sf  
Prior Sale: \$675,000 (07/10)

**127 BLACK POINT RD U:10** ..... **\$210,000**

B: Lawrence R Pelland Jr & Kellee Donahue  
S: Linda A Carter  
Vol/Page: 1117/642, Date: 12/03/24, Warranty  
Mtg: Greatr Springfield CU \$140,000  
Use: 2 Bdrm Condo  
Prior Sale: \$143,000 (02/08)

**15 OAKWOOD RD** ..... **\$374,000**

B: Katherine M Woods & Eric M Amador  
S: James Kosiorek & Laura Kosiorek  
Vol/Page: 1117/665, Date: 12/04/24, Warranty  
Mtg: Helga M Woods \$399,000  
Use: 3 Bdrm Cape Cod, Lot: 9583sf  
Prior Sale: \$265,000 (10/22)

**84 OLD BLACK POINT RD** ..... **\$1,105,000**

B: David Shluger & Jacqueline Shluger  
S: Anne P Mccloskey, Tr for Anne P Mccloskey T  
Vol/Page: 1117/723, Date: 12/05/24, Trustee  
Mtg: Fairway Ind Mtg \$750,000  
Use: 3 Bdrm CustomDesign, Lot: 26810sf  
Prior Sale: \$825,000 (11/09)

**PARK LN** ..... **\$152,600**

B: William Fitzner & Kim Fitzner  
S: Msl4 LLC  
Vol/Page: 1117/663, Date: 12/04/24, Warranty

**30 S COBBLERS CT** ..... **\$452,000**

B: Brittany K Nahman  
S: Jeffrey M Gordon & Heidi Gordon  
Vol/Page: 1117/677, Date: 12/04/24, Warranty  
Mtg: Nations Direct Mtg \$282,000  
Use: 3 Bdrm Raised Ranch, Lot: 20038sf  
Prior Sale: \$163,500 (05/02)

**121 SCOTT RD** ..... **\$80,000**

B: Jennifer S Dube  
S: Raymond Lambert & Joyce Lambert  
Vol/Page: 1117/714, Date: 12/05/24, Warranty  
Mtg: Raymond Lambert \$80,000

### ► MORTGAGES

**46 HERITAGE RD** ..... **\$25,000**

Erica A Mahon+ from Bank of America NA

**16 SOUTH ST** ..... **\$150,000**

Anastacia Seufferling+ from Manufacturers and Trade

## FRANKLIN

### TOWN CLERK: LYNDA FEDER-CRANEY

7 Meetinghouse Hill Rd, Franklin, CT, 06254  
Phone: 860-642-7352

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$330,000	\$315,000

### ► REAL ESTATE SALES

**NO STREET GIVEN** ..... **\$410,000**

B: Devin Chappell  
S: Christopher Clark  
Vol/Page: 110/60, Date: 12/09/24, Warranty

## GRISWOLD

### TOWN CLERK: VALERIE PUDVAH

28 Main St, Griswold, CT, 06351  
Phone: 860-376-7060

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	37
Median Price	\$315,000	\$317,000

### ► REAL ESTATE SALES

**151 DUTKA LN** ..... **\$550,000**

B: Eric K Lindquist  
S: Lang Marjorie H Est & John C Valliere  
Vol/Page: 431/806, Date: 12/03/24, Executor

### ► MORTGAGES

**26 ARPIN LN** ..... **\$3,458,597**

P Camp Holdings LLC+ from Jewett City Savings Bank

**24 BERGENDAHL DR** ..... **\$396,000**

Chad C Davis+ from Rocket Mortgage

**157 DUTKA DR** ..... **\$250,000**

Eric K Lindquist+ from Chelsea Groton Bank

**38 FELIX ST** ..... **\$283,325**  
Kevin Wilbur+ from CalCon Mutual Mortgage LLC

**149 GEER RPAD** ..... **\$10,928**  
James A Muscarella Jr+ from USA Housing and Urban

**1678 GLASGO RD** ..... **\$312,000**  
Katie E Green+ from Coreplus FCU

**1678-R GLASGO RD** ..... **\$312,000**  
Katie E Green+ from Coreplus FCU

**1688 GLASGO RD** ..... **\$312,000**  
Katie E Green+ from Coreplus FCU

**60 KENTWOOD ESTS** ..... **\$3,458,597**  
Pasquale Camputaro Jr+ from Jewett City Savings Ba

**60 KENTWOOD ESTS** ..... **\$3,458,597**  
P Camp Holdings LLC+ from Jewett City Savings Bank

**64 KENTWOOD ESTS** ..... **\$3,458,597**  
Pasquale Camputaro Jr+ from Jewett City Savings Ba

**231 KENWOOD EST** ..... **\$150,000**  
Donald E Coates+ from Jewett City Savings Bank

**22 OAKVILLE RD** ..... **\$300,200**  
Michael Bates+ from T2 Financial LLC

**91 PINE RD** ..... **\$11,413**  
Dawn M Wadja+ from USA Housing and Urban Developme

**522 PLAINFIELD RD** ..... **\$3,458,597**  
P Camp Holdings LLC+ from Jewett City Savings Bank

**405 RIXTOWN RD** ..... **\$234,773**  
Kenneth C Willey+ from Freedom Mortgage Corp

**62-64 SLATER AVE** ..... **\$184,200**  
Laurie Heard+ from Rocket Mortgage

**68 TIFT ST** ..... **\$236,000**  
Allyssa Jodoin+ from Nations Direct Mortgage LLC

**487 VOLUNTOWN RD** ..... **\$3,458,597**  
P Camp Holdings LLC+ from Jewett City Savings Bank

**1580-1582 VOLUNTOWN RD** ..... **\$17,789**  
Lee M Sweet+ from Janet F Blanchette

**GROTON**

**TOWN CLERK:BETSY MOUKAWSHER**

45 Fort Hill Rd, Groton, CT, 06355  
Phone:860-441-6640

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	168	176
Median Price	\$365,500	\$363,500

**► REAL ESTATE SALES**

**11 ANN AVE** ..... **\$429,000**  
B: William R Grigg & Jessica M Grigg  
S: Philip A Alesio & Jessica L Alesio  
Vol/Page: 1314/1014, Date: 12/06/24, Warranty

**674 COW HILL RD** ..... **\$970,000**  
B: Corwyn B Canedy  
S: John F Scott 4th & Rafael Burgos Jr  
Vol/Page: 1314/952, Date: 12/06/24, Warranty  
Mtg: United Wholesale Mtg \$630,500  
Use: 4 Bdrm Colonial, Lot: 152460sf  
Prior Sale: \$133,500 (02/06)

**76 DARTMOUTH DR** ..... **\$410,000**  
B: Michael Rainey & Magen Anderson  
S: Manon A Cyr & Richard P Loach  
Vol/Page: 1314/976, Date: 12/06/24, Warranty  
Mtg: OCMB Inc \$402,573  
Use: 3 Bdrm Raised Ranch, Lot: 10454sf  
Prior Sale: \$222,000 (01/16)

**40 FISHTOWN LN** ..... **\$70,000**  
B: Robert M Wallace Jr  
S: Bonnie L Johnston  
Vol/Page: 1314/691, Date: 12/03/24, Quit Claim  
Use: 4 Bdrm Ranch, Lot: 34804sf  
Prior Sale: \$235,000 (04/15)

**292-D MERIDIAN ST** ..... **\$242,000**  
B: Brianna K Daniels  
S: Michael Fontaine  
Vol/Page: 1314/897, Date: 12/04/24, Warranty

**30 OSAGE LN** ..... **\$435,000**  
B: Justin P Wing & Krystal L Czapek  
S: Longfei Xie  
Vol/Page: 1314/881, Date: 12/04/24, Warranty  
Mtg: Torrington Svgs Bk \$391,500  
Use: 3 Bdrm Raised Ranch, Lot: 12632sf  
Prior Sale: \$212,000 (05/10)

**38 ROSE LN** ..... **\$460,000**  
B: Matthew R Mollohan  
S: Marie Andersen  
Vol/Page: 1314/863, Date: 12/04/24, Warranty  
Mtg: Total Mtg Svcs \$475,180  
Use: 3 Bdrm Split Level, Lot: 20473sf

**526 THAMES ST** ..... **\$1,025,000**  
B: Thames Street I LLC  
S: 1721 LLC  
Vol/Page: 1314/736, Date: 12/03/24, Warranty  
Mtg: Chelsea Groton Bank \$820,000  
Use: Auto Other, Lot: 11761sf

**548 THAMES ST** ..... **\$1,025,000**  
B: Thames Street I LLC  
S: 1721 LLC  
Vol/Page: 1314/736, Date: 12/03/24, Warranty

**290 VIRGO DR** ..... **\$443,000**  
B: Henry Shulevitz & Noalle Fellah  
S: James J Jengo & Kelly A Jengo  
Vol/Page: 1314/714, Date: 12/03/24, Warranty  
Mtg: Cross Country Mtg Inc \$310,100  
Use: 4 Bdrm Cape Cod, Lot: 14157sf  
Prior Sale: \$135,000 (06/89)

**► MORTGAGES**

**110 ANN AVE** ..... **\$343,200**  
Jessica M Grigg+ from Charter Oak Federal Credit U

**124 BROOK ST** ..... **\$110,000**  
Sean Hewes+ from Charter Oak Federal Credit Union

**187 CAPSTAN AVE** ..... **\$150,000**  
Scott A Cooper+ from Charter Oak Federal Credit Un

**178 CEDAR RD** ..... **\$250,000**  
Lucinda H Gerhard+ from Chelsea Groton Bank

**662 COW HILL RD** ..... **\$191,468**  
Christina L Clark+ from USA Housing and Urban Deve

**50 FOREST AVE** ..... **\$309,768**  
David Love+ from Mortgage Research Center

**14 GODFREY ST** ..... **\$2,000,000**  
14 Godfrey St LLC+ from Change Inc

**16 GODFREY ST** ..... **\$2,000,000**  
14 Godfrey St LLC+ from Change Inc

**34 HADLEY CT** ..... **\$500,000**  
James C Valentine Jr+ from Navy Federal Credit Uni

**25 MAIN ST** ..... **\$450,000**  
David F Warn+ from Navy Federal Credit Union

**292 MERIDIAN ST** ..... **\$25,000**  
Brianna K Jones+ from Connecticut Housing Finance

**292 MERIDIAN ST U:D** ..... **\$222,000**  
Brianna K Jones+ from Total Mortgage Services

**169 MONUMENT ST** ..... **\$250,000**  
Matthew & Amy Zaccara RET+ from Nationstar Mortgag

**128 NORTH ST U:33** ..... **\$187,210**  
Jacob Sattler+ from CalCon Mutual Mortgage LLC

**106 PEARL ST** ..... **\$200,000**  
Thomas B Powell+ from Navy Federal Credit Union

**96 PLANT ST** ..... **\$40,000**  
Mark S Etre+ from Dutch Point Credit Union

**538 THAMES ST** ..... **\$820,000**  
Thames Street I LLC+ from Chelsea Groton Bank

**538-R THAMES ST** ..... **\$820,000**  
Thames Street I LLC+ from Chelsea Groton Bank

**121 WARREN AVE** ..... **\$907,500**  
Jean B Pearson+ from Everett Financial Inc

**121 WARREN AVE** ..... **\$907,500**  
Jean B Pearson+ from USA Housing and Urban Develop

**LEBANON**

**TOWN CLERK:MARY ELLEN WIECZOREK**

579 Exeter Rd, Lebanon, CT, 06249  
Phone:860-642-7319

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	52	70
Median Price	\$332,500	\$335,500

**► REAL ESTATE SALES**

**74 CLUBHOUSE RD** ..... **\$354,900**  
B: Kristiana A Ram  
S: Robert Chieka Jr  
Vol/Page: 341/201, Date: 12/06/24, Warranty  
Mtg: Homestead Fund Corp \$344,627  
Use: 3 Bdrm Split Level, Lot: 52272sf  
Prior Sale: \$150,000 (03/13)

**343 GOSHEN HILL RD** ..... **\$410,000**  
B: Doyle Nelson  
S: New Era Investing LLC  
Vol/Page: 341/133, Date: 12/02/24, Warranty  
Mtg: T2 Financial LLC \$409,999  
Use: 4 Bdrm Ranch, Lot: 65340sf  
Prior Sale: \$247,948 (11/23)

**41 OLENICK RD** ..... **\$740,000**  
B: Anna C Marchand & Caleb Marchand  
S: Jeffrey C Arpin & Frances R Arpin  
Vol/Page: 341/179, Date: 12/03/24, Warranty  
Mtg: Cross Country Mtg Inc \$688,750  
Use: 4 Bdrm Colonial, Lot: 1217938sf  
Prior Sale: \$20,000 (11/88)

**► MORTGAGES**

**914 BEAUMONT HWY** ..... **\$35,000**  
Michael A Galligan+ from LoanDepot.Com LLC

**CLUBHOUSE RD** ..... **\$25,000**  
Kristiana A Ram+ from Connecticut Housing Finance

**22 CLUBHOUSE RD** ..... **\$413,917**  
Jennie Morrell+ from Magnolia Bank Inc

**94 CONGDON RD** ..... **\$70,000**  
Willard L Starr Jr+ from Chelsea Groton Bank

**296 NORWICH AVE** ..... **\$66,000**  
Matthew J Kostoss+ from Webster Bank

**16 POLLY RD** ..... **\$204,000**  
Wissler Rity Hldg Co LLC+ from American Neighborho

## LEDYARD

### TOWN CLERK: PATRICIA A. RILEY

741 Colonel Ledyard Hwy, Ledyard, CT, 06339  
Phone: 860-464-3229

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	147
Median Price	\$339,500	\$390,000

#### ► MORTGAGES

- 9 ALBATROSS DR** ..... **\$449,737**  
Tyler Gray+ from Priority 1 Lending
- 6 HEATH SPUR** ..... **\$394,375**  
Saeid Adamson+ from Newrez LLC
- 6 HEATH SPUR** ..... **\$394,375**  
Saeid Adamson+ from Newrez LLC
- 1 OAK HILLS TRL**..... **\$100,000**  
Jill Sullivan+ from Citizens Bank
- 7 OVERLOOK RD**..... **\$64,237**  
Jeremy R Davis+ from Amerisave Mortgage Corporatio
- 21 PINELOCK DR**..... **\$75,000**  
Peter A Paciorek+ from Citizens Bank
- 356 ROUTE 2**..... **\$1,749,999**  
Zachem Prop LLC+ from Jewett City Savings Bank
- 1037-R SHEWVILLE RD** ..... **\$1,749,999**  
Zachem Prop LLC+ from Jewett City Savings Bank
- 4 WOLF RIDGE GAP**..... **\$110,000**  
Kathleen S Couture+ from Charter Oak Federal Credi

## LISBON

### TOWN CLERK: MICHELLE GRANT

1 Newent Rd RFD 2, Lisbon, CT, 06351  
Phone: 860-376-2708

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	19
Median Price	\$300,000	\$343,000

#### ► REAL ESTATE SALES

- 210 BUNDY HILL RD** ..... **\$91,000**  
B: Edward Villani  
S: Donna Snyder  
Vol/Page: 192/718, Date: 12/05/24, Conveyance
- 15 TUNNEL HILL CT L:23** ..... **\$74,900**  
B: Cheryl Leonard  
S: Bundy Jr William J Est & William Bundy 3rd  
Vol/Page: 192/687, Date: 12/02/24, Conveyance  
Use: Mobile Home

#### ► MORTGAGES

- 95 BLISSVILLE RD**..... **\$240,000**  
Samuel J Giancarlo+ from Douglas M Palmer
- 37 ICEHOUSE RD** ..... **\$240,000**  
Samuel J Giancarlo+ from Douglas M Palmer
- 74 LISBON HTS**..... **\$325,920**  
Jacob Seaman+ from T2 Financial LLC
- 3 LOWER BLISSVILLE RD** ..... **\$240,000**  
Samuel J Giancarlo+ from Douglas M Palmer

## LYME

### TOWN CLERK: LINDA WINZER

480 Hamburg Rd, Lyme, CT, 06371  
Phone: 860-434-7733

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	21	17
Median Price	\$505,000	\$669,000

#### ► REAL ESTATE SALES

- 59 BRUSH HILL RD**..... **\$835,000**  
B: Kunz Family Lp  
S: Jason E Bjornberg & Emily A Bjornberg  
Vol/Page: 178/609, Date: 11/04/24, Warranty  
Use: Mixed Use-Res Dwell & OpenSp, Lot: 1251043sf  
Prior Sale: \$564,000 (06/10)
  - 77 COVE RD**..... **\$2,100,000**  
B: Robert Griskauskas & Irene Griskauskas  
S: Chandler Patricia J Est & Robert J Chandler  
Vol/Page: 178/734, Date: 11/19/24, Executor  
Mtg: US Bank NA \$1,470,000  
Use: 3 Bdrm Cape Cod, Lot: 84506sf  
Prior Sale: \$347,000 (01/97)
  - 151 HAMBURG RD** ..... **\$320,000**  
B: James R Amendola  
S: Kneen Martha L Est & Susan K Way  
Vol/Page: 178/674, Date: 11/12/24, Executor  
Mtg: American Heritage \$527,360  
Use: Residential-Multiple Bldgs, Lot: 158994sf  
Prior Sale: \$160,000 (11/24)
  - 151 HAMBURG RD** ..... **\$160,000**  
B: James R Amendola  
S: Frank P Kneen  
Vol/Page: 178/668, Date: 11/12/24, Warranty  
Use: Residential-Multiple Bldgs, Lot: 158994sf
  - 151 HAMBURG RD** ..... **\$160,000**  
B: James R Amendola  
S: Susan K Way RET 4 30 2014 & Susan K Way  
Vol/Page: 178/671, Date: 11/12/24, Trustee  
Use: Residential-Multiple Bldgs, Lot: 158994sf  
Prior Sale: \$160,000 (11/24)
  - 258 JOSHUATOWN RD**..... **\$450,000**  
B: Isaac E Ruiz & Virginia E Carmany  
S: Mark Holcomb  
Vol/Page: 178/717, Date: 11/15/24, Warranty  
Mtg: Essex Savings Bank \$337,500  
Use: Accessory Land Improved, Lot: 344124sf  
Prior Sale: \$275,000 (02/03)
  - 8 TOWN ST** ..... **\$165,000**  
B: Max Veiga  
S: Carlee Becher  
Vol/Page: 178/637, Date: 11/08/24, Quit Claim  
Mtg: Liberty Bk \$123,750
  - 118 TOWN WOODS RD**..... **\$625,000**  
B: Timothy T Berry  
S: Carmen J Depaulo & Tonya K Depaulo  
Vol/Page: 178/615, Date: 11/04/24, Warranty  
Mtg: Washington Tr Co \$546,875  
Use: 3 Bdrm Ranch, Lot: 65340sf  
Prior Sale: \$211,000 (11/03)
- #### ► MORTGAGES
- 410 HAMBURG RD** ..... **\$760,000**  
Susan Anderson+ from US Bank NA

## MONTVILLE

### TOWN CLERK: KATIE HARING

310 Norwich New London Tpke, Montville, CT, 06370  
Phone: 860-848-6784

#### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	106	101
Median Price	\$284,000	\$332,000

#### ► REAL ESTATE SALES

- 10 CAROLINA DR U:34**..... **\$155,000**  
B: Nicholas B Grant  
S: David Demarco  
Vol/Page: 708/721, Date: 12/02/24, Warranty  
Mtg: Homestead Fund Corp \$145,500  
Use: 2 Bdrm Condo  
Prior Sale: \$97,000 (09/23)
  - GAY HILL RD**..... **\$279,900**  
B: Crowley Winchester  
S: Jared R Sexton  
Vol/Page: 708/855, Date: 12/05/24, Warranty  
Mtg: CT Housing Fin Auth \$25,000
  - 160 KITEMAUG RD** ..... **\$390,000**  
B: Anna C Sewall  
S: Jake A Piersa  
Vol/Page: 708/795, Date: 12/03/24, Warranty  
Mtg: Nations Direct Mtg \$398,385  
Use: 3 Bdrm Raised Ranch, Lot: 20038sf  
Prior Sale: \$175,000 (01/21)
  - 230 MAPLE AVE**..... **\$243,900**  
B: Kaitrin Acuna  
S: Brittenie Sarpu  
Vol/Page: 708/1092, Date: 12/06/24, Warranty
  - 2227 NORWICH NEW LONDON TPKE**..... **\$450,000**  
B: Uncasville Property LLC  
S: Fraser LLC  
Vol/Page: 708/908, Date: 12/05/24, Warranty
  - 621 ROUTE 163** ..... **\$223,000**  
B: Mark Nichols & Madeline Hatt  
S: Nowakowski Peter P Est & Rebecca Raney  
Vol/Page: 708/1007, Date: 12/06/24, Executor  
Mtg: Norwich Commercial Grp \$213,400  
Use: 2 Bdrm Ranch, Lot: 17424sf  
Prior Sale: \$97,500 (06/12)
  - NO STREET GIVEN**..... **\$439,000**  
B: R & N Hldg Company LLC  
S: Bruce R Duchesneau  
Vol/Page: 708/1032, Date: 12/06/24, Warranty
- #### ► MORTGAGES
- 221 BLACK ASH RD** ..... **\$358,160**  
Philip J Clerkin Jr+ from LoanDepot.Com LLC
  - 10 CAROLINA DR U:34**..... **\$6,000**  
Nicholas B Grant+ from Connecticut Housing Finance
  - 133 CHAPEL HILL RD**..... **\$250,000**  
Joseph J Pennell+ from Charter Oak Federal Credit
  - 148 CONNECTICUT BLVD**..... **\$80,000**  
Michael A Welles+ from Rocket Mortgage
  - 15 FOREST DR**..... **\$366,718**  
Tyson Puetz+ from Kind Lending
  - 340 GAY HILL RD** ..... **\$259,900**  
Crowley Winchester+ from Total Mortgage Services
  - 131 KITEMAUG RD**..... **\$200,000**  
Daniel M Decaprio+ from Citizens Bank



<b>27 LAKE DR</b> .....	<b>\$100,000</b>
Stephen A Scarpa+ from Scient Federal Credit Union	
<b>230 MAPLE AVE</b> .....	<b>\$219,510</b>
Kaitrin Acuna+ from VIP Mortgage Corp	
<b>29 MAPLE AVE EXT</b> .....	<b>\$310,000</b>
Shanda Easley+ from Navy Federal Credit Union	
<b>11 MICHAELS WAY</b> .....	<b>\$37,781</b>
Maria K Lamiotte+ from USA Housing and Urban Devel	
<b>1588-B OLD COLCHESTER RD</b> .....	<b>\$20,000</b>
Robert D Macgregor+ from Chelsea Groton Bank	
<b>69 OLD COLCHESTER RD EXT</b> .....	<b>\$369,625</b>
John Trudel+ from Swift Home Loans Inc	
<b>ROUTE 32</b> .....	<b>\$1,000,000</b>
Wiltons Holdings LLC+ from Worth Avenue Cap Lic	
<b>2227 ROUTE 32</b> .....	<b>\$320,000</b>
Uncasville Property LLC+ from Dime Bank	
<b>47 SHARP HILL RD</b> .....	<b>\$285,350</b>
R & N Hld Company LLC+ from Dime Bank	
<b>19 TORY DR</b> .....	<b>\$229,000</b>
Tsewang Tharchin+ from Charter Oak Federal Credit	

## NEW LONDON

### TOWN CLERK: JONATHAN AYALA

181 State St, New London, CT, 06320  
Phone: 860-447-5205

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	107
Median Price	\$249,000	\$300,000

### ► REAL ESTATE SALES

<b>28 MARGARET ST</b> .....	<b>\$395,000</b>
B: Olufemi Adekoya & Olufunmilayo Adekoya S: Ronald Delgado & Kelly Delgado Vol/Page: 2605/73, Date: 12/03/24, Warranty Mtg: Homestead Fund Corp \$387,845 Use: Residential Open Land, Lot: 8185sf Prior Sale: \$45,000 (02/23)	
<b>43 MITCHELL CT</b> .....	<b>\$260,000</b>
B: Mischael Faurilien & Ruth Faurilien S: Lavinne Faurilien & Marie F Leconte Vol/Page: 2605/144, Date: 12/06/24, Warranty	
<b>47 MITCHELL CT</b> .....	<b>\$260,000</b>
B: Mischael Faurilien & Ruth Faurilien S: Lavinne Faurilien & Marie F Leconte Vol/Page: 2605/144, Date: 12/06/24, Warranty	
<b>72 PHILLIPS ST</b> .....	<b>\$315,000</b>
B: Steven D Bingham S: Doherty Agruso LLC Vol/Page: 2605/51, Date: 12/02/24, Warranty Mtg: Mortgage Research Ctr \$321,772	
<b>65 WESTRIDGE RD U:D3</b> .....	<b>\$105,000</b>
B: James P Dillon & Sarah B Dillon S: Swen Bayuelken Vol/Page: 2605/102, Date: 12/03/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$29,666 (03/16)	

### ► MORTGAGES

<b>400 BANK ST U:204</b> .....	<b>\$261,250</b>
David Lubchansky+ from CMG Mortgage Inc	
<b>400 BANK ST U:204</b> .....	<b>\$18,750</b>
David Lubchansky+ from Connecticut Housing Finance	

<b>270 CRYSTAL AVE</b> .....	<b>\$236,250</b>
Leonel F Bautista+ from Paramount Residential Mort	
<b>275 ELM ST</b> .....	<b>\$223,036</b>
Junel Dulcice+ from Fairway Independent Mortgage	
<b>280 GARDNER AVE U:C6</b> .....	<b>\$110,040</b>
Linda Delosreyes+ from Total Mortgage Services	
<b>280 GARDNER AVE U:C6</b> .....	<b>\$25,000</b>
Linda Delosreyes+ from Connecticut Housing Finance	
<b>145 GARFIELD AVE</b> .....	<b>\$250,000</b>
41 51 Linden Street LLC+ from Charter Oak Federal	
<b>41 LINDEN ST</b> .....	<b>\$250,000</b>
41 51 Linden Street LLC+ from Charter Oak Federal	
<b>82 MAPLE AVE</b> .....	<b>\$250,000</b>
41 51 Linden Street LLC+ from Charter Oak Federal	
<b>43-47 MITCHELL CT</b> .....	<b>\$255,290</b>
Michael Faurilien+ from Fairway Independent Mortga	
<b>99 NILES HILL RD U:99</b> .....	<b>\$93,600</b>
Nancy E Dolan+ from Citizens Bank	
<b>73 ONECO AVE</b> .....	<b>\$250,000</b>
41 51 Linden Street LLC+ from Charter Oak Federal	
<b>119 WILLETTS AVE</b> .....	<b>\$4,837</b>
Tyrisha M Strong+ from USA Housing and Urban Devel	

## NORTH STONINGTON

### TOWN CLERK: ANTOINETTE PANCARO

40 Main St, North Stonington, CT, 06359  
Phone: 860-535-2877

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	47	42
Median Price	\$350,000	\$400,000

### ► REAL ESTATE SALES

<b>96 YAWBUX VALLEY RD</b> .....	<b>\$55,000</b>
B: Darren L Robert S: Lawrence E Umphlett Vol/Page: 250/1121, Date: 12/05/24, Warranty Use: Land-Vacant & Open, Lot: 168577sf	

### ► MORTGAGES

<b>9 SHARON LN</b> .....	<b>\$411,550</b>
John Juhren+ from Pentagon Federal Credit Union	

## NORWICH

### TOWN CLERK: ROSEANNE MUSCARELLA

100 Broadway, RM 215, Norwich, CT, 06360  
Phone: 860-823-3732

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	213	218
Median Price	\$235,000	\$264,500

### ► REAL ESTATE SALES

<b>57 10TH ST</b> .....	<b>\$242,000</b>
B: P&h Prop Solutions LLC S: David W Paradis & Judith A Paradis Vol/Page: 3557/1, Date: 12/06/24, Warranty	
<b>59 10TH ST</b> .....	<b>\$242,000</b>
B: P&h Prop Solutions LLC S: David W Paradis & Judith A Paradis Vol/Page: 3557/1, Date: 12/06/24, Warranty	

<b>94 ASYLUM ST</b> .....	<b>\$324,900</b>
B: Johnathan P Reid S: Jia D Liu Vol/Page: 3554/185, Date: 11/27/24, Warranty Mtg: Navy FCU \$335,621 Use: 3 Bdrm Ranch, Lot: 11761sf Prior Sale: \$250,000 (10/07)	
<b>189 BROADWAY</b> .....	<b>\$420,000</b>
B: Julio C Medina Jr & Leslie Medina S: Austin Gilmore Vol/Page: 3555/24, Date: 12/02/24, Warranty Use: 6 Bdrm Colonial, Lot: 23522sf Prior Sale: \$290,000 (01/21)	
<b>393 CANTERBURY TPKE</b> .....	<b>\$448,000</b>
B: James Elmer & Jessica Regan S: Green Bud LLC & Teresa W Makowski Vol/Page: 3555/211, Date: 12/04/24, Warranty Use: 4 Bdrm Colonial, Lot: 84942sf Prior Sale: \$230,000 (06/24)	
<b>27 GREENE AVE</b> .....	<b>\$435,000</b>
B: Rac Enterprises LLC S: Norwich Ct Prop LLC Vol/Page: 3555/252, Date: 12/04/24, Warranty Use: Apartment Building, Lot: 16117sf Prior Sale: \$141,000 (08/19)	
<b>5 JOHNSON PL</b> .....	<b>\$320,000</b>
B: Haley M Couch S: A N D Management LLC Vol/Page: 3556/236, Date: 12/06/24, Warranty Use: 2 Bdrm Raised Ranch, Lot: 6534sf	
<b>6 KENT ST</b> .....	<b>\$205,000</b>
B: Blh Properties LLC S: Denice Carter & Craig Danzi Vol/Page: 3556/199, Date: 12/06/24, Warranty Use: Residential Open Land, Lot: 11250sf Prior Sale: \$277,000 (04/24)	
<b>7 KRODEL RD</b> .....	<b>\$309,000</b>
B: Samuel L Blanchette S: Chad L Colter Vol/Page: 3556/140, Date: 12/05/24, Warranty Use: 4 Bdrm Ranch, Lot: 22651sf Prior Sale: \$102,000 (01/95)	
<b>51 LINGOLN AVE</b> .....	<b>\$240,000</b>
B: La Property Mgmt LLC S: Domus Gratia LLC Vol/Page: 3555/78, Date: 12/03/24, Warranty Use: 2-Family Two Family, Lot: 12632sf Prior Sale: \$75,000 (09/18)	
<b>32 LORNDALE DR</b> .....	<b>\$405,000</b>
B: Mary Gibson & Michael Gibson S: Joan V Mercier, Tr for Joan V Mercier T Vol/Page: 3556/188, Date: 12/06/24, Trustee Use: 3 Bdrm Cape Cod, Lot: 25700sf	
<b>34 N 3RD AVE</b> .....	<b>\$320,000</b>
B: Aslan Capital LLC S: William I Harris Vol/Page: 3555/124, Date: 12/03/24, Warranty Use: Apartment Bldg - 4-8 Units, Lot: 16553sf Prior Sale: \$190,000 (05/03)	
<b>240 NEW LONDON TPKE</b> .....	<b>\$293,550</b>
B: Shaila R Mariano S: Loreto R Elgo, Tr for Elgo Ft Vol/Page: 3556/7, Date: 12/04/24, Trustee	

**376 NEW LONDON TPKE..... \$293,550**  
 B: Shaila R Mariano  
 S: Loreto R Elgo, Tr for Elgo Ft  
 Vol/Page: 3556/7, Date: 12/04/24, Trustee  
 Use: 3 Bdrm Cape Cod, Lot: 9148sf

**PINE ST ..... \$295,000**  
 B: Nathaniel D Coley  
 S: Michael J Trzesniowski, Tr for Sharmaine J Trzesniowski  
 Vol/Page: 3555/43, Date: 12/02/24, Warranty

**10 ROBBINS CT ..... \$175,000**  
 B: Kleankorp LLC  
 S: Miao Q Wang  
 Vol/Page: 3557/51, Date: 12/06/24, Warranty  
 Use: 4 Bdrm Colonial, Lot: 6098sf  
 Prior Sale: \$185,000 (02/09)

**62 SCOTT ST..... \$305,000**  
 B: Minnie M Flowers  
 S: Chapter Homes LLC  
 Vol/Page: 3556/22, Date: 12/05/24, Warranty  
 Use: 2-Family Two Family, Lot: 5227sf

**132 SHERATON LN U:132..... \$206,527**  
 B: Tiyawni Byfield  
 S: Lsf9 Master Part T & Us Bank TNa Tr  
 Vol/Page: 3557/27, Date: 12/06/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$70,000 (03/97)

**20 SPRUCE ST ..... \$156,500**  
 B: Amelia Campbell  
 S: Knudsen Family TLLC  
 Vol/Page: 3554/211, Date: 11/27/24, Warranty  
 Mtg: Homestead Fund Corp \$151,805  
 Use: 1 Bdrm Bngl/Cottage, Lot: 20343sf  
 Prior Sale: \$99,900 (07/23)

**91 STARR ST ..... \$239,000**  
 B: Davina Dube  
 S: Omaha Prop Manager LLC  
 Vol/Page: 3555/119, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 16117sf  
 Prior Sale: \$233,900 (01/06)

**114 STARR ST ..... \$325,000**  
 B: James J Wilson  
 S: Thomas Napolitano  
 Vol/Page: 3556/121, Date: 12/05/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 17424sf  
 Prior Sale: \$180,000 (12/23)

**7 STARRWOOD DR U:7 ..... \$211,000**  
 B: Christopher Astuti  
 S: Mourad Khalil  
 Vol/Page: 3554/253, Date: 12/02/24, Warranty  
 Use: 2 Bdrm Condo  
 Prior Sale: \$185,000 (12/23)

**112 W TOWN ST ..... \$275,000**  
 B: Tyler L Zani & Courtney E Roy  
 S: Nicholas Roettker  
 Vol/Page: 3556/261, Date: 12/06/24, Warranty  
 Use: 4 Bdrm Cape Cod, Lot: 5227sf  
 Prior Sale: \$155,000 (10/20)

**249 YANTIC ST ..... \$180,000**  
 B: Chris Solis  
 S: Ez Market LLC  
 Vol/Page: 3554/123, Date: 11/27/24, Warranty

**251 YANTIC ST ..... \$180,000**  
 B: Chris Solis  
 S: Ez Market LLC  
 Vol/Page: 3554/123, Date: 11/27/24, Warranty

**3 YORKSHIRE ST ..... \$205,000**  
 B: Blh Properties LLC  
 S: Denice Carter & Craig Danzi  
 Vol/Page: 3556/199, Date: 12/06/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 33505sf  
 Prior Sale: \$277,000 (04/24)

► **MORTGAGES**

**94 ASYLUM ST ..... \$335,621**  
 Johnathan P Reid+ from Navy Federal Credit Union

**20 SPRUCE ST ..... \$151,805**  
 Amelia Campbell+ from Homestead Funding Corp

**OLD LYME**

**TOWN CLERK:VICKI URBOWICZ**  
 52 Lyme St, Old Lyme, CT, 06371  
 Phone:860-434-1605

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	64
Median Price	\$627,050	\$596,373

► **REAL ESTATE SALES**

**38 HATCHETTS HILL RD ..... \$320,000**  
 B: Septicworks LLC & Hydrant Hldg LLC  
 S: Prospect Trans Of New Eng  
 Vol/Page: 463/1070, Date: 12/04/24, Warranty  
 Use: Industrial Vacant Land, Lot: 299542sf  
 Prior Sale: \$265,000 (09/20)

**118 SILL LN ..... \$2,275,000**  
 B: Vanessa Prigionieri & Steven Prigionieri  
 S: Maris Wacs  
 Vol/Page: 463/1055, Date: 12/03/24, Warranty  
 Mtg: American Eagle FCU \$1,275,000  
 Use: 4 Bdrm Antique, Lot: 65738sf  
 Prior Sale: \$815,000 (08/16)

**100 W END DR..... \$1,500,000**  
 B: Lrp Property LLC  
 S: Marc C Mascola & Kristin J Mascola  
 Vol/Page: 463/1051, Date: 12/03/24, Warranty  
 Use: 4 Bdrm Conventional, Lot: 4356sf  
 Prior Sale: \$735,000 (07/20)

**101 W END DR..... \$1,500,000**  
 B: Lrp Property LLC  
 S: Marc C Mascola & Kristin J Mascola  
 Vol/Page: 463/1051, Date: 12/03/24, Warranty  
 Use: Accessory Land Improved, Lot: 3485sf

► **MORTGAGES**

**47 COULT LN ..... \$250,000**  
 Kurt A Kleefeld 2008 RET+ from Liberty Bank

**47 COULT LN ..... \$250,000**  
 Kurt A Kleefeld 2008 RET+ from Liberty Bank

**PRESTON**

**TOWN CLERK:JILL KEITH**  
 389 Route 2, Preston, CT, 06339  
 Phone:860-887-5581

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	24
Median Price	\$350,000	\$390,000

► **REAL ESTATE SALES**

**7 ROSE HILL RD ..... \$399,000**  
 B: Michael Ferrier  
 S: Eric Windbigler & Jessica L Windbigler  
 Vol/Page: 225/114, Date: 12/03/24, Warranty  
 Mtg: Members Mtg Co Inc \$319,200  
 Use: 4 Bdrm Antique, Lot: 55757sf  
 Prior Sale: \$390,000 (06/23)

► **MORTGAGES**

**168 BRANCH HILL RD..... \$486,543**  
 Jonathan P Ellis+ from Carrington Mortgage Service

**220 BRICKYARD RD..... \$136,632**  
 Lisa M Houghton+ from Amerisave Mortgage Corporati

**105 LEWIS RD ..... \$74,649**  
 Brian Banda+ from Navy Federal Credit Union

**29 MATHEWSON MILL RD ..... \$1,749,999**  
 Zachem Prop LLC+ from Jewett City Savings Bank

**57 MATHEWSON MILL RD..... \$1,749,999**  
 Zachem Prop LLC+ from Jewett City Savings Bank

**4 QUINEBAUG DR ..... \$110,000**  
 Kenneth A Ennis+ from Dime Bank

**226 ROUTE 165 ..... \$70,000**  
 Daniel R Cramer 3rd+ from Chelsea Groton Bank

**356 ROUTE 2..... \$1,749,999**  
 Zachem Prop LLC+ from Jewett City Savings Bank

**SALEM**

**TOWN CLERK:JULIE STOKEN**  
 270 Hartford Rd, Salem, CT, 06420  
 Phone:860-859-3873

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	42	32
Median Price	\$400,507	\$417,500

► **REAL ESTATE SALES**

**135 OLD COLCHESTER RD ..... \$473,500**  
 B: Fredi B Squire & Deborah S Schumann  
 S: 888 Holdings LLC  
 Vol/Page: 278/656, Date: 12/04/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 97139sf  
 Prior Sale: \$190,000 (04/24)

► **MORTGAGES**

**15 CORRINA LN ..... \$310,000**  
 Bryan Collins+ from Liberty Bank

**553 HARTFORD RD ..... \$280,000**  
 Michael J Sullivan+ from Chelsea Groton Bank

**57 HILL TOP TRL ..... \$427,248**  
 Evan A Sarina+ from United Wholesale Mortgage

**59 HILL TOP TRL ..... \$427,248**  
 Evan A Sarina+ from United Wholesale Mortgage

## SPRAGUE

TOWN CLERK: JENNIFER M. SYNNETT

1 Main St, Sprague, CT, 06330  
Phone: 860-822-3000

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	22	12
Median Price	\$258,250	\$295,000

### ► MORTGAGES

- 451 MAIN ST** ..... **\$425,000**  
Benjamin T Izbicki+ from CalCon Mutual Mortgage LL
- 18 NOAHS WAY** ..... **\$40,000**  
Clarence R Beavan+ from Chelsea Groton Bank
- 99 PAUTIPAUG HILL RD** ..... **\$100,000**  
Evan D Feinglass+ from Dime Bank
- 63-65 RIVER ST** ..... **\$156,000**  
Laurie Heard+ from Rocket Mortgage

## STONINGTON

TOWN CLERK: SALLY DUPLICE

152 Elm St, Stonington, CT, 06379  
Phone: 860-535-5060

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	122
Median Price	\$537,500	\$506,000

### ► REAL ESTATE SALES

- 100 ASHER AVE** ..... **\$549,000**  
B: Shana Garrett & Reece Garrett  
S: Mary J Urso  
Vol/Page: 863/289, Date: 12/04/24, Warranty  
Mtg: Total Mtg Svcs \$439,200  
Use: 3 Bdrm Colonial, Lot: 20038sf  
Prior Sale: \$370,000 (10/04)
- 30 BARNES RD** ..... **\$1,795,000**  
B: Steven A Shade & Marcia M Schaller  
S: Helen J Moore  
Vol/Page: 863/411, Date: 12/06/24, Warranty  
Use: 3 Bdrm CustomDesign, Lot: 80586sf
- LAMBERTS LN** ..... **\$900,000**  
B: Stephen W Salomonson  
S: Robert P Deshaies & Irene A Deshaies  
Vol/Page: 863/317, Date: 12/05/24, Warranty
- 4 SMITH ST** ..... **\$518,000**  
B: Gregory P Miller & Teresa Apodaca  
S: Nancy M Conroy  
Vol/Page: 863/286, Date: 12/04/24, Warranty
- 115 TAUGWONK RD** ..... **\$1,265,000**  
B: David A Roberts & Jennifer S Roberts  
S: Kevin M Graney, Tr for Taugwonk T  
Vol/Page: 863/221, Date: 12/03/24, Trustee  
Mtg: Navy FCU \$663,000  
Use: Residential-Multiple Bldgs, Lot: 353272sf  
Prior Sale: \$935,000 (03/20)
- 43 W VINE ST** ..... **\$455,750**  
B: Claire Broline  
S: Lois R Fulton  
Vol/Page: 863/331, Date: 12/06/24, Warranty  
Mtg: American Nighb Mtg Acc \$275,750  
Use: 2 Bdrm Ranch, Lot: 11326sf  
Prior Sale: \$197,000 (07/17)

### ► MORTGAGES

- 315 N STONINGTON RD** ..... **\$1,675,000**  
Marc Lotti+ from Fidelity Bank NA

- 297 NEW LONDON TPKE** ..... **\$75,000**  
William F Turner+ from Chelsea Groton Bank
- 396 TAUGWONK RD** ..... **\$2,000,000**  
Stonington Country Clb+ from Bank of Rhode Island
- 15 VARS AVE** ..... **\$200,000**  
Roland F Parrilla+ from Citizens Bank
- W BROAD ST** ..... **\$364,000**  
Hoofs 59 West Broad St+ from Sell It Hldg Co 3 Lic
- 441 WHEELER RD** ..... **\$150,000**  
John B Brunelle T+ from Chelsea Groton Bank
- 11 WINTHROP AVE** ..... **\$40,000**  
Lori A Mitchell+ from Charter Oak Federal Credit U

## VOLUNTOWN

TOWN CLERK: PAMELA THEROUX

115 Main St, Voluntown, CT, 06384  
Phone: 860-376-4089

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	8	13
Median Price	\$356,250	\$340,000

### ► REAL ESTATE SALES

- 179 BAILEY POND RD** ..... **\$380,000**  
B: Bryan Collins & Alexis Collins  
S: David P Ahrens  
Vol/Page: 125/90, Date: 12/03/24, Warranty  
Use: 3 Bdrm Contemporary, Lot: 12197sf  
Prior Sale: \$120,000 (08/96)

### ► MORTGAGES

- 118 BAILEY POND RD** ..... **\$27,861**  
Michael M Brooks+ from Amerisave Mortgage Corporat
- 83 BEACHDALE AVE** ..... **\$213,675**  
Erik J Ingelsby+ from Amerisave Mortgage Corporati

## WATERFORD

TOWN CLERK: DAVID L. CAMPO

15 Rope Ferry Rd, Waterford, CT, 06385  
Phone: 860-444-5831

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	164	144
Median Price	\$335,000	\$375,000

### ► REAL ESTATE SALES

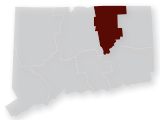
- 16 LONGVIEW AVE** ..... **\$342,000**  
B: Wesley Weyant  
S: Suzanne Cattanach  
Vol/Page: 1873/985, Date: 12/03/24, Warranty  
Mtg: Loan Store Inc \$273,600  
Use: 2 Bdrm Contemporary, Lot: 40075sf
- 10 MILLERS POND RD** ..... **\$290,000**  
B: Jason J Dickey  
S: Richard M Ziolkovski & Sherry Ziolkovski  
Vol/Page: 1873/911, Date: 12/02/24, Warranty  
Mtg: Rocket Mortgage LLC \$232,000  
Use: 3 Bdrm Cape Cod, Lot: 50094sf
- 31 PINE ST** ..... **\$340,000**  
B: Peter Lyon & Magda Morales  
S: Carrie Arteaga & Michael Arteaga  
Vol/Page: 1873/686, Date: 11/26/24, Warranty  
Mtg: Homestead Fund Corp \$294,286  
Use: 3 Bdrm Cape Cod, Lot: 10019sf  
Prior Sale: \$119,500 (06/19)

- 54 ROPE FERRY RD U:A10** ..... **\$293,500**  
B: David Lurt  
S: Michael W Wood & Wendy A Wood  
Vol/Page: 1873/1028, Date: 12/03/24, Warranty  
Mtg: Primary Resident Mtg \$278,825  
Use: 2 Bdrm Condo  
Prior Sale: \$125,000 (09/87)
- 10 SUNNIECREST DR** ..... **\$420,000**  
B: Barbara M Bassett & Branden Bassett  
S: Jacob A Gallagher & Emily M Gallagher  
Vol/Page: 1873/1118, Date: 12/05/24, Warranty  
Mtg: Pennymac Loan Service \$399,000  
Use: 3 Bdrm Split Level, Lot: 13068sf  
Prior Sale: \$243,700 (05/15)
- 854 VAUXHALL ST EXT** ..... **\$430,000**  
B: Edgard Santiago  
S: Deborah Bax & Anthony Bax  
Vol/Page: 1873/1004, Date: 12/03/24, Warranty  
Mtg: Plaza Home Mtg \$405,000  
Use: 3 Bdrm Cape Cod, Lot: 24829sf

### ► MORTGAGES

- 50 BUTLER RD** ..... **\$50,000**  
Dana Schlosser+ from Liberty Bank
- 17 COMSTOCK AVE** ..... **\$196,000**  
Scott R Macgregor+ from RBS Citizens Bank NA
- 6 COZY CT** ..... **\$50,000**  
Christine M Perkins+ from Navy Federal Credit Unio
- 101 DAYTON RD** ..... **\$170,000**  
Mary J Kanabis+ from Citizens Bank
- 55 DIMMOCK RD** ..... **\$373,300**  
Kelby Chappelle+ from Navy Federal Credit Union
- 30 DOUGLAS LN** ..... **\$120,000**  
Albert L Bove+ from Needham Bank
- 30 DOUGLAS LN** ..... **\$350,000**  
Albert L Bove+ from Needham Bank
- 19 FULMORE DR** ..... **\$40,000**  
Scott Gallie+ from Dutch Point Credit Union
- 60 LAMPHERE RD** ..... **\$337,455**  
Christopher J Pierce+ from Chelsea Groton Bank
- 39 LLOYD RD** ..... **\$100,000**  
Diane M Viets+ from Manufacturers and Traders Trus
- 465 MOHEGAN AVENUE PKWY** ..... **\$50,000**  
James R Enderle+ from Navy Federal Credit Union
- 523 MOHEGAN AVENUE PKWY** ..... **\$264,550**  
Richard D Scappa+ from Sun West Mortgage Co Inc
- 36 NIAN TIC RIVER RD** ..... **\$400,000**  
Rita Provatas+ from Charter Oak Federal Credit Uni
- 14 NORMAN ST** ..... **\$42,000**  
Gail J Jodoin+ from Chelsea Groton Bank
- 72 PHILLIPS ST** ..... **\$321,772**  
Steven D Bingham+ from Mortgage Research Center
- 31 PINE ST** ..... **\$18,750**  
Peter L Lyon+ from Connecticut Housing Finance Aut
- 31 PINE ST** ..... **\$294,286**  
Peter L Lyon+ from Homestead Funding Corp
- 71 ROPE FERRY RD** ..... **\$18,000**  
Marilyn G Davis+ from Liberty Bank
- 14 ROSELEAH DR** ..... **\$50,000**  
James D Kisling Sr+ from Charter Oak Federal Credi
- 14 SPINNAKER RD** ..... **\$588,000**  
Lili Liu+ from East Coast Capital Corp
- 70 VIVIAN ST** ..... **\$389,750**  
Katellin S Belisle+ from Pennymac Loan Services LL
- 5 WINDY RIDGE PL U:5** ..... **\$272,690**  
Kasimu L Fletcher+ from Carrington Mortgage Servic





# TOLLAND COUNTY

## ANDOVER

**TOWN CLERK: CAROL H. LEE**  
 17 School St, Andover, CT, 06232  
 Phone: 860-742-0188

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	33	32
Median Price	\$370,000	\$325,000

### ► REAL ESTATE SALES

**81 BEAR SWAMP RD..... \$69,900**  
 B: James Ross & Joan Ross  
 S: Horizon Realty Group LLC  
 Vol/Page: 123/232, Date: 05/12/14, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 177725sf  
 Prior Sale: \$75,000 (04/13)

**85 BEAR SWAMP RD..... \$74,500**  
 B: Roberto P Rodrigues & Ines O Rodrigues  
 S: Horizon Realty Roup LLC  
 Vol/Page: 121/378, Date: 07/09/13, Warranty  
 Mtg: Rockville Bank \$301,800  
 Use: Residential Open Land, Lot: 148975sf

**BOSTON HILL RD..... \$2,500**  
 B: Matchacam Ally LLC  
 S: Thomas D Talbot  
 Vol/Page: 144/86, Date: 10/02/23, Warranty  
 Use: Residential Open Land, Lot: 174240sf

**BUNKER HILL RD..... \$66,375**  
 B: Chirstina Granise  
 S: Genevieve M Beaurivage & Neal J Devaux  
 Vol/Page: 146/181, Date: 11/25/24, Warranty

**95 BUNKER HILL RD..... \$584,000**  
 B: Kc95 LLC  
 S: Joseph F Zimmerman 3rd  
 Vol/Page: 146/80, Date: 11/04/24, Warranty  
 Mtg: Joseph F Zimmerman 3r \$334,000  
 Use: Mixed Use-Prim Res & Forest, Lot: 1650924sf

### ► MORTGAGES

**81 BEAR SWAMP RD..... \$100,000**  
 James F Ross+ from Savings Institute

**81 BEAR SWAMP RD..... \$10,000**  
 James Ross+ from Webster Bank

**74 HENDEE RD..... \$100,000**  
 Leigh A Behrmann+ from Key Bank N.A.

**106 HENDEE RD..... \$382,500**  
 Jose J Mateo+ from Freedom Mortgage Corp

**81 HUTCHINSON RD..... \$110,000**  
 Robert G Stack Jr+ from Bank of America NA

**64 PINE RIDGE DR..... \$205,000**  
 Kevin P Fahey+ from Wells Fargo Bank NA

**11 SHADBLOW LN..... \$150,000**  
 Jonathan R Lachapelle+ from Skyla Fed Cu

## BOLTON

**TOWN CLERK: ELIZABETH C. WATERS**  
 222 Bolton Center Rd, Bolton, CT, 06043  
 Phone: 860-649-8066

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	45
Median Price	\$345,000	\$400,000

### ► REAL ESTATE SALES

**33 LYMAN RD..... \$332,000**  
 B: Christopher Tessier & Krystle Grillo  
 S: Donna M Wabble  
 Vol/Page: 196/336, Date: 12/04/24, Warranty  
 Mtg: Total Mtg Svcs \$322,040  
 Use: 3 Bdrm Raised Ranch, Lot: 97574sf

**111 TOLLAND RD..... \$351,500**  
 B: Kathleen Padgett  
 S: Michelle D Gouin  
 Vol/Page: 196/317, Date: 12/04/24, Warranty  
 Mtg: PHH US Mortgage Corp \$333,925  
 Use: 5 Bdrm Antique, Lot: 39204sf  
 Prior Sale: \$235,000 (11/11)

### ► MORTGAGES

**25 COOK DR..... \$55,000**  
 Michael J Tischofer+ from Liberty Bank

**33 LYMAN RD..... \$13,280**  
 Christopher Tessier+ from Connecticut Housing Fina

**1 POND VIEW RD..... \$150,000**  
 Ronald J Belanger Jr+ from Liberty Bank

**31 ROLLING HILLS TRL..... \$70,000**  
 Daniel Lalancette+ from Navy Federal Credit Union

**365 WEST ST..... \$50,000**  
 Iwonna Kolowajty+ from Steel Path Lending

## COLUMBIA

**TOWN CLERK: ROBIN N KENEFICK**  
 323 Rte 87, Columbia, CT, 06237  
 Phone: 860-228-3284

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	40	43
Median Price	\$412,075	\$385,000

### ► MORTGAGES

**2 COMMERCE DR..... \$68,800,000**  
 SROA 2 Commerce CT LLC+ from Teachers Ins&ant Assn

**61 PINE ST..... \$80,000**  
 Mallory Stevens+ from Jewett City Savings Bank

**185 PINE ST..... \$75,000**  
 Steven N Wawruck 3rd+ from Navy Federal Credit Uni

**20 WILDWOOD DR..... \$30,000**  
 Keith F Butzgy+ from CSE Credit Union Inc

## COVENTRY

**TOWN CLERK: LORI TOLLMAN**  
 1712 Main St, Coventry, CT, 06238  
 Phone: 860-742-7966

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	94
Median Price	\$310,000	\$350,000

### ► REAL ESTATE SALES

**773 GOOSE LN..... \$265,000**  
 B: Robert Jones & Lois Cacchillo  
 S: Brittany N Wood  
 Vol/Page: 1304/526, Date: 12/04/24, Warranty  
 Mtg: Guaranteed Rate Affin \$225,250  
 Use: 3 Bdrm Raised Ranch, Lot: 78408sf  
 Prior Sale: \$230,000 (07/22)

**106 RIVER VIEW DR..... \$500,000**  
 B: Dahiana S Wardwwell & Patrick B Wardwwell  
 S: Kevin L Thompson  
 Vol/Page: 1304/549, Date: 12/04/24, Warranty  
 Mtg: Guaranteed Rate Inc \$400,000  
 Use: 5 Bdrm Colonial, Lot: 136778sf  
 Prior Sale: \$202,550 (01/01)

### ► MORTGAGES

**220 BREWSTER ST..... \$35,000**  
 Carole H Ventura+ from LoanDepot.Com LLC

**41 LOMBARD DR..... \$236,000**  
 Nutts Const LLC+ from Cesc Real Est Lic  
**131 VERNON BRANCH RD ..... \$650,000**  
 James Wakeman Jr+ from Budget Bail Bonds

**ELLINGTON**

**TOWN CLERK:DONNA HOSEY**  
 55 Main St, Ellington, CT, 06029  
 Phone:860-870-3105

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	90	102
Median Price	\$378,000	\$376,000

**► REAL ESTATE SALES**

**9 GERALDINE DR S ..... \$420,000**  
 B: Krystal M Simpson  
 S: Kelly A Duquette & Joseph A Duquette 3rd  
 Vol/Page: 553/520, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Raised Ranch, Lot: 29621sf  
**89 MAPLE ST..... \$480,000**  
 B: Rene A Fontaine & Donna M Fontaine  
 S: Vyrjil D Buus, Tr for Vyrjil D Buus T  
 Vol/Page: 553/480, Date: 12/03/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$435,897  
 Use: 4 Bdrm Colonial, Lot: 43560sf  
**257 SANDY BEACH RD ..... \$125,000**  
 B: Scott Mangold  
 S: Kimberly W Griswold  
 Vol/Page: 553/431, Date: 12/02/24, Warranty  
 Use: 3 Bdrm Cape Cod, Lot: 20473sf

**► MORTGAGES**

**191 ABBOTT RD ..... \$445,665**  
 Christopher M Weitz+ from LoanDepot.Com LLC  
**144 CRYSTAL LAKE RD ..... \$504,000**  
 Barbara H Mullen+ from USA Housing and Urban Devel  
**144 CRYSTAL LAKE RD ..... \$504,000**  
 Barbara H Mullen+ from Finance America LLC  
**32 KIBBE RD..... \$585,000**  
 Anne K Hyde Lt+ from CMG Home Loans  
**32 KIBBE RD..... \$585,000**  
 Anne K Hyde Lt+ from USA Housing and Urban Develop  
**68 MOUNTAIN ST ..... \$200,000**  
 Bernard Palka+ from Windsor Federal Bank  
**217 PINNEY ST..... \$131,900**  
 Chelagat Misiko+ from American Eagle Financial Cre  
**9 PIONEER DR ..... \$175,000**  
 James Tishon+ from Manufacturers and Traders Trust  
**9 S GERALDINE DR ..... \$394,250**  
 Krystal M Simpson+ from First World Mortgage  
**9 S GERALDINE DR ..... \$25,000**  
 Krystal M Simpson+ from Connecticut Housing Financ

**105 SNIPSIC LAKE RD ..... \$8,274**  
 Shawn J Hannon+ from USA Housing and Urban Develop  
**26 SUNSET RD..... \$100,000**  
 Noel A Dutton+ from Webster Bank

**HEBRON**

**TOWN CLERK:FRANCESCA VILLANI, ACTING**  
 15 Gilead St, Hebron, CT, 06231  
 Phone:860-228-5971

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	74
Median Price	\$380,000	\$443,950

**► REAL ESTATE SALES**

**13 HILLCREST DR ..... \$469,900**  
 B: Nina C St John & Benjamin R Valley  
 S: James L Wallen  
 Vol/Page: 620/455, Date: 12/04/24, Warranty  
 Mtg: Liberty Bk \$329,900  
 Use: 3 Bdrm Cape Cod, Lot: 19602sf  
**105 MILLSTREAM RD ..... \$330,000**  
 B: Riccardo O Dirocco  
 S: Brian Sanderson & Christina G Sanderson  
 Vol/Page: 620/483, Date: 12/05/24, Warranty  
 Mtg: American Fin Network \$324,022  
 Use: 3 Bdrm Raised Ranch, Lot: 47916sf  
 Prior Sale: \$200,000 (06/15)

**67 WEST ST ..... \$504,500**  
 B: Steve Ahern & Danyel Jobbagy  
 S: Jennifer Burroughs  
 Vol/Page: 620/527, Date: 12/06/24, Warranty  
 Mtg: JPMorgan Chase Bank \$390,000  
 Use: 3 Bdrm Salt Box, Lot: 45302sf  
 Prior Sale: \$310,000 (11/17)

**► MORTGAGES**

**5 BANGOR RD..... \$13,454**  
 Jess E Lotring+ from USA Housing and Urban Develop  
**71 NORTHAM RD..... \$81,000**  
 Bernadette A Dennison+ from Nationstar Mortgage  
**34 SENATE BROOK DR ..... \$210,000**  
 Gregory R Alfano+ from M&T Bank NA  
**101 WEST ST ..... \$65,000**  
 Peter G Hotchkiss+ from Citizens Bank

**MANSFIELD**

**TOWN CLERK:SARA-ANN CHAINE**  
 4 S Eagleville Rd, Mansfield, CT, 06250  
 Phone:860-429-3302

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	80	67
Median Price	\$342,500	\$360,000

**► MORTGAGES**

**8 CHARTER OAK SQ U:8 ..... \$62,886**  
 Raouf Mama+ from Spring EQ LLC  
**9-A POPLAR LN..... \$84,000**  
 Zak Group LLC+ from Loan Funder LLC  
**74 SAWMILL BROOK LN..... \$70,000**  
 Souki Syharat+ from Charter Oak Federal Credit Uni  
**172 STORRS RD ..... \$45,000**  
 Erika Blanchette+ from Bank of America NA

**SOMERS**

**TOWN CLERK:DAVID MARTI**  
 600 Main St, Somers, CT, 06071  
 Phone:860-763-8207

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	77
Median Price	\$383,500	\$415,000

**► REAL ESTATE SALES**

**21 COLONIAL DR..... \$567,500**  
 B: Sherry Lynn  
 S: Richard S Bourbeau & Diane J Bourbeau  
 Vol/Page: 391/63, Date: 12/03/24, Warranty  
 Mtg: Stifel Bank & Trust \$454,000  
 Use: 3 Bdrm Colonial, Lot: 41382sf  
 Prior Sale: \$567,500 (12/24)  
**21 COLONIAL DR..... \$567,500**  
 B: Sherry Lynn  
 S: Richard S Bourbeau & Diane J Bourbeau  
 Vol/Page: 391/61, Date: 12/03/24, Warranty  
 Use: 3 Bdrm Colonial, Lot: 41382sf  
**370 TURNPIKE RD..... \$455,000**  
 B: Ricky F Witherspoon Jr  
 S: Kenneth B Oconnor & Patricia K Oconnor  
 Vol/Page: 391/33, Date: 12/02/24, Warranty  
 Mtg: First World Mortgage \$409,500  
 Use: 3 Bdrm Colonial, Lot: 54450sf  
 Prior Sale: \$230,900 (12/87)

**10 WHITE OAK RD..... \$430,000**  
 B: Cole A Waicunas & Casey E Waicunas  
 S: Leonard J Lacasse & Betty J Lacasse  
 Vol/Page: 391/15, Date: 12/02/24, Warranty  
 Mtg: Northpoint Mortgage \$408,500  
 Use: 3 Bdrm Cape Cod, Lot: 40075sf

► **MORTGAGES**

**33 HAAS RD..... \$253,000**  
 Steve Grondin+ from M&T Bank NA

**389 HALL HILL RD..... \$13,096**  
 Shaun Allard+ from USA Housing and Urban Developme

**69 PIONEER HTS ..... \$525,000**  
 Robert T Barber+ from Traditional Mortgage Co

**69 PIONEER HTS ..... \$525,000**  
 Robert T Barber+ from USA Housing and Urban Develo

**STAFFORD**

**TOWN CLERK:KAREN G. TROIANO**  
 PO Box 11, Stafford, CT, 06076  
 Phone:860-684-1765

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	95
Median Price	\$275,000	\$285,000

► **REAL ESTATE SALES**

**19 BOYER RD..... \$461,500**  
 B: Matthew T Moore & Marissa Gagne  
 S: Joseph Lachausse  
 Vol/Page: 737/588, Date: 12/02/24, Warranty  
 Mtg: M&T Bank NA \$438,425  
 Use: 3 Bdrm Cape Cod, Lot: 550163sf  
 Prior Sale: \$285,000 (08/16)

**1 CARTER LN..... \$350,000**  
 B: Andrew Filthaut & Madison Thomson  
 S: Donald E Alberts 3rd  
 Vol/Page: 737/631, Date: 12/02/24, Warranty  
 Mtg: LoanDepot.Com \$280,000  
 Use: 3 Bdrm Cape Cod, Lot: 63162sf  
 Prior Sale: \$250,000 (06/06)

**69 WESTFORD AVE..... \$340,000**  
 B: Rebecca Hubbard  
 S: Dianna B Blanchard  
 Vol/Page: 737/658, Date: 12/03/24, Warranty  
 Mtg: Guaranteed Rate Inc \$280,000  
 Use: 3 Bdrm Ranch, Lot: 20038sf  
 Prior Sale: \$219,000 (10/06)

► **MORTGAGES**

**46 EDGEWOOD ST U:71 ..... \$100,000**  
 David W Gyngell+ from M&T Bank NA

**77 SARTORI RD..... \$250,000**  
 Justin C Zup+ from Rocket Mortgage

**TOLLAND**

**TOWN CLERK:KATHLEEN PAGAN**  
 21 Tolland Green, 5th Level, Tolland, CT, 06084  
 Phone:860-871-3630

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	112	117
Median Price	\$350,500	\$425,000

► **REAL ESTATE SALES**

**59 BRANDEN WAY ..... \$494,460**  
 B: Felix Rodriguez & Cheri Rodriguez  
 S: Tiera Everitt  
 Vol/Page: 1657/120, Date: 12/02/24, Warranty  
 Mtg: Paramount Res Mtg Gp \$485,503  
 Use: 4 Bdrm Contemporary, Lot: 231304sf  
 Prior Sale: \$325,000 (05/19)

**185 REED RD..... \$360,000**  
 B: Ethan Ives & Sierra Ives  
 S: Eric D Hebert & Carolyn A Hebert  
 Vol/Page: 1657/149, Date: 12/03/24, Warranty  
 Mtg: Allied Mortgage Group \$349,200  
 Use: 3 Bdrm Colonial, Lot: 30492sf  
 Prior Sale: \$229,900 (04/07)

**4 STONE POND RD U:4 ..... \$266,000**  
 B: Richard Dudek & Carol Dudek  
 S: Oconnell Margaret A Est & William H Haalck  
 Vol/Page: 1657/145, Date: 12/03/24, Executor  
 Use: 2 Bdrm Condo  
 Prior Sale: \$149,900 (07/14)

**294 TOLLAND STAGE RD..... \$510,000**  
 B: Talal Peracha & Arooba Peracha  
 S: Barbara L Lee  
 Vol/Page: 1619/152, Date: 04/04/23, Warranty  
 Mtg: Guaranteed Rate Inc \$480,290  
 Use: 4 Bdrm Split Level, Lot: 104544sf  
 Prior Sale: \$192,800 (09/99)

► **MORTGAGES**

**27 AMANDA WAY ..... \$110,000**  
 Avinash M Dongare+ from Liberty Bank

**44 CARRIAGE DR ..... \$50,000**  
 Beth Brindisi+ from American Eagle Financial Credi

**65 CROSSEN DR..... \$100,000**  
 Kathryn N Reid+ from Navy Federal Credit Union

**18 HILLCREST DR ..... \$272,181**  
 Michael J Johnstone+ from Mutual of Omaha Mortgage

**51 NEFF HILL RD..... \$948,000**  
 Avinash M Dongare+ from Liberty Bank

**129 NOAH LN..... \$80,000**  
 Brian P Womersley+ from Bank of America NA

**185 REED RD..... \$18,750**  
 Ethan Ives+ from Connecticut Housing Finance Autho

**51 SANDY DR ..... \$181,100**  
 Paul A Yavis+ from American Eagle Financial Credit

**284 SHENIPSIT LAKE RD..... \$130,000**  
 Joshua L Traczynski+ from Manchester Mun Fcu

**703 SHENIPSIT LAKE RD..... \$118,000**  
 Cassandra M Rohan+ from Amerisave Mortgage Corpora

**51 TOLLAND RD ..... \$570,000**  
 Lawrence J Gordon+ from JP Morgan Chase Bank

**151 WALBRIDGE HILL RD..... \$30,000**  
 William M Evans+ from American Eagle Financial Cre

**144 WOODHENG DR..... \$150,000**  
 John C Breslin+ from Liberty Bank

**VERNON**

**TOWN CLERK:KAREN C. DAIGLE**  
 14 Park Pl, Vernon, CT, 06066  
 Phone:860-870-3662

**MARKET STATISTICS THROUGH OCTOBER**

	YTD 2023	YTD 2024
Number of 1-Fam Sales	152	156
Median Price	\$292,563	\$323,750

► **REAL ESTATE SALES**

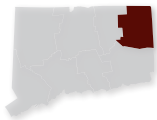
**50 BRIDLEWOOD LN U:50..... \$494,000**  
 B: Saminathan Venkatesan  
 S: Sheryl A Withee & Dale A Withee  
 Vol/Page: 2859/408, Date: 11/18/24, Warranty  
 Mtg: Movement Mtg LLC \$405,622  
 Use: 2 Bdrm Condo  
 Prior Sale: \$294,000 (09/15)

**74 CRESTRIDGE DR ..... \$377,000**  
 B: Matthew Abbate  
 S: Raymond F Bisson & Katherine A Bisson  
 Vol/Page: 2859/524, Date: 11/18/24, Warranty  
 Mtg: Total Mtg Svcs \$339,300  
 Use: 3 Bdrm Colonial, Lot: 33106sf  
 Prior Sale: \$190,000 (03/13)

**41 EAST ST ..... \$315,000**  
 B: Jonathan D Spear  
 S: Thomas Reilly  
 Vol/Page: 2859/607, Date: 11/19/24, Warranty  
 Mtg: Total Mtg Svcs \$252,000  
 Use: 3 Bdrm Cape Cod, Lot: 18731sf  
 Prior Sale: \$210,000 (11/21)



<p><b>88 GLENSTONE DR..... \$315,000</b>                      B: Asia Chuaviriya                      S: Stephen D Soucie &amp; Robin L Soucie                      Vol/Page: 2859/1024, Date: 11/26/24, Warranty                      Mtg: Prosperity Home Mtg \$299,250                      Use: 3 Bdrm Cape Cod, Lot: 25265sf                      Prior Sale: \$184,000 (08/03)</p>	<p><b>201 REGAN RD U:16C ..... \$115,000</b>                      B: Timothy J Leblanc                      S: Francisco Rivera                      Vol/Page: 2859/433, Date: 11/18/24, Warranty                      Mtg: Movement Mtg LLC \$111,550                      Use: 1 Bdrm Condo                      Prior Sale: \$61,200 (06/15)</p>	<p><b>► MORTGAGES</b></p>
<p><b>52 GROVE ST ..... \$301,250</b>                      B: Gabriel Garza &amp; Julianet Gonzalez                      S: Glenstone Development P1                      Vol/Page: 2859/842, Date: 11/25/24, Warranty                      Mtg: Total Mtg Svcs \$286,188                      Use: 5 Bdrm Two Story, Lot: 8712sf                      Prior Sale: \$110,000 (12/23)</p>	<p><b>242 TALCOTTVILLE RD U:107 ..... \$290,000</b>                      B: Rebecca L Stewart                      S: Andrzej Szlanga &amp; Mariola K Szlanga                      Vol/Page: 2859/804, Date: 11/25/24, Warranty                      Mtg: Fairway Ind Mtg \$222,500                      Use: 2 Bdrm Condo                      Prior Sale: \$92,500 (03/98)</p>	<p><b>97 COLD SPRING DR..... \$150,000</b>                      Leonard R Howell+ from M&amp;T Bank NA</p>
<p><b>153 GROVE ST ..... \$180,000</b>                      B: Analise Rrapi                      S: Dimmock Dorothy C Est &amp; Patricia A Auclair                      Vol/Page: 2859/592, Date: 11/19/24, Fiduciary                      Mtg: CalCon Mutual Mtg LLC \$135,000                      Use: 2 Bdrm One&amp;half Fls, Lot: 16117sf</p>	<p><b>242 TALCOTTVILLE RD U:205 ..... \$286,000</b>                      B: Morgan L Golden                      S: Renie Besaw &amp; Emily Besaw                      Vol/Page: 2859/941, Date: 11/25/24, Warranty                      Mtg: Rocket Mortgage LLC \$228,800                      Use: 2 Bdrm Condo                      Prior Sale: \$148,400 (01/21)</p>	<p><b>74 CRESTRIDGE DR ..... \$18,750</b>                      Matthew J Abbate+ from Connecticut Housing Finance</p>
<p><b>1134 HARTFORD TPKE U:1A2 ..... \$197,500</b>                      B: John S Pesaturo Jr                      S: Hud                      Vol/Page: 2859/714, Date: 11/21/24, Warranty                      Use: 2 Bdrm Condo                      Prior Sale: \$81,000 (03/03)</p>	<p><b>655 TALCOTTVILLE RD U:151 ..... \$105,000</b>                      B: Greenfield Enterprises LL                      S: Yevgeny Vodov &amp; Polina Stelmakh                      Vol/Page: 2859/786, Date: 11/25/24, Warranty                      Use: 1 Bdrm Condo                      Prior Sale: \$65,600 (09/13)</p>	<p><b>19 DAILEY CIR..... \$60,000</b>                      Maureen Higgins+ from Citizens Bank</p>
<p><b>109 IRENE DR..... \$675,000</b>                      B: Mohammed I Ali &amp; Victoria L Saccoccio                      S: Paulo J Pacheco &amp; William D Kappert                      Vol/Page: 2859/482, Date: 11/18/24, Warranty                      Mtg: PeoplesBank (Holyoke) \$607,500                      Use: 2 Bdrm Colonial, Lot: 42253sf                      Prior Sale: \$505,000 (07/22)</p>	<p><b>61 TALLWOOD DR..... \$400,000</b>                      B: Carmelo P Signorello                      S: Murphy John Patrick Est &amp; Carrie A Murphy                      Vol/Page: 2859/763, Date: 11/25/24, Executor                      Mtg: Movement Mtg LLC \$150,000                      Use: 4 Bdrm Cape Cod, Lot: 25265sf                      Prior Sale: \$200,000 (06/97)</p>	<p><b>41 EAST ST ..... \$25,000</b>                      Jonathan D Spear+ from Connecticut Housing Finance</p>
<p><b>25 LANTERN LN U:25..... \$399,000</b>                      B: Jacqueline M Corey                      S: Irma Carter &amp; Robert Carter                      Vol/Page: 2859/912, Date: 11/25/24, Warranty                      Mtg: William Raveis Mtg Co \$379,905                      Use: 2 Bdrm Condo                      Prior Sale: \$265,900 (11/06)</p>	<p><b>87 TRACY DR..... \$300,000</b>                      B: Michelle Hegenauer &amp; Anthony C Evans                      S: William Dent &amp; Christopher W Dent                      Vol/Page: 2859/1086, Date: 11/27/24, Warranty                      Mtg: Nexa Mortgage Llc \$291,000                      Use: 4 Bdrm Colonial, Lot: 23087sf</p>	<p><b>2 FOX HILL DR..... \$25,000</b>                      Lyndia M Thompson+ from 360 Federal Credit Union</p>
<p><b>60 OLD TOWN RD U:102..... \$230,000</b>                      B: Damiena Z Luje &amp; Enmanuel P Basora                      S: Jeremy P Vigneault &amp; Christine B Vigneault                      Vol/Page: 2859/971, Date: 11/26/24, Warranty                      Mtg: Total Mtg Svcs \$223,100                      Use: 2 Bdrm Condo                      Prior Sale: \$175,000 (06/06)</p>	<p><b>310 VERNON AVE..... \$335,000</b>                      B: Carlos M Suarez                      S: Tony D Nguyen                      Vol/Page: 2859/734, Date: 11/21/24, Warranty                      Mtg: Liberty Bk \$301,500                      Use: 3 Bdrm Ranch, Lot: 24394sf                      Prior Sale: \$209,000 (11/17)</p>	<p><b>224 HARTFORD TPKE ..... \$2,100,000</b>                      Vernon Circle Partners LL+ from NBT Bank NA</p>
	<p><b>20 WHITNEY FERGUSON RD U:3 ..... \$390,000</b>                      B: Linda Starr &amp; William Doster                      S: Deborah M Rutigliano                      Vol/Page: 2859/503, Date: 11/18/24, Warranty                      Use: 2 Bdrm Condo                      Prior Sale: \$267,500 (10/06)</p>	<p><b>243 HARTFORD TPKE ..... \$2,100,000</b>                      Vernon Circle Partners LL+ from NBT Bank NA</p>
		<p><b>67 HIGH ST ..... \$13,000</b>                      Je Properties Group LLC+ from Samira Legacy Llc</p>
		<p><b>60 HILLSIDE AVE..... \$120,000</b>                      Andrew W Obrien+ from American Eagle Financial Cre</p>
		<p><b>227 LAKE ST ..... \$13,390</b>                      Justin Dube+ from USA Housing and Urban Developmen</p>
		<p><b>22 MARJORIE LN ..... \$23,107</b>                      Kathleen Sanborn+ from Manchester Muni Fedcu</p>
		<p><b>31 MORRISON ST U:A..... \$95,000</b>                      Edith E Bushell+ from M&amp;T Bank NA</p>
		<p><b>4 OGDEN VIEW DR ..... \$150,000</b>                      Gary J Michaud Lt 11 12 2+ from M&amp;T Bank NA</p>
		<p><b>60 OLD TOWN RD U:102..... \$9,200</b>                      Damiena Z Luje+ from Connecticut Housing Finance A</p>
		<p><b>60 OLD TOWN RD U:32..... \$153,138</b>                      Judit Farkas+ from JP Morgan Chase Bank</p>
		<p><b>85 OLD TOWN RD U:6..... \$50,000</b>                      Carlos A Carrascal+ from 360 Federal Credit Union</p>
		<p><b>1 PINE ST ..... \$50,000</b>                      Ilyas M Nazarov+ from Better Mortgage Corp</p>
		<p><b>201 REGAN RD U:16C ..... \$4,600</b>                      Timothy J Leblanc+ from Connecticut Housing Financ</p>
		<p><b>31 RUSSELL DR..... \$100,000</b>                      Terri Calaci+ from Bank of America NA</p>
		<p><b>242 TALCOTTVILLE RD U:107 ..... \$25,000</b>                      Rebecca L Stewart+ from Connecticut Housing Financ</p>
		<p><b>655 TALCOTTVILLE RD U:118 ..... \$2,041</b>                      Alma T Olsen+ from USA Housing and Urban Developme</p>
		<p><b>86 VERNWOOD DR ..... \$60,000</b>                      Neil F Novak+ from American Eagle Financial Credit</p>
		<p><b>45 WILSHIRE RD ..... \$92,750</b>                      Benjamin R Daley+ from M&amp;T Bank NA</p>
		<p><b>76 WILSON LN U:2 ..... \$13,000</b>                      Diane J Anderson+ from American Eagle Financial Cr</p>



# WINDHAM COUNTY

## ASHFORD

**TOWN CLERK:SHERRI L. MUTCH**

5 Town Hall Rd, Ashford, CT, 06278  
Phone:860-487-4401

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	37	23
Median Price	\$324,900	\$325,000

### ► MORTGAGES

- 214 JAMES RD** ..... **\$145,000**  
Tracy J Mercier+ from Hartford Federal Credit Unio
- 178 NORTH RD** ..... **\$140,000**  
Mark W Reynolds+ from Liberty Bank

## BROOKLYN

**TOWN CLERK:KATHERINE BISSON**

4 Wolf Den Rd, Brooklyn, CT, 06234  
Phone:860-779-3411

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	59
Median Price	\$336,000	\$375,000

### ► REAL ESTATE SALES

- 324 CHURCH ST** ..... **\$375,000**  
B: Emily Harris & Zachary Knight  
S: Mjp Rentals LLC  
Vol/Page: 736/258, Date: 12/04/24, Warranty  
Mtg: Cross Country Mtg Inc \$368,207  
Use: 2-Family Cape Cod, Lot: 39204sf  
Prior Sale: \$176,200 (03/11)
- 367 DAY ST** ..... **\$450,000**  
B: Richard J Clements & William R Clements  
S: Weaver & Sons LLC  
Vol/Page: 736/283, Date: 12/05/24, Warranty
- 272 GORMAN RD**..... **\$310,000**  
B: Christine Johnson  
S: Longbridge Financial LLC  
Vol/Page: 736/312, Date: 12/05/24, Warranty  
Mtg: Guaranteed Rate Inc \$160,000  
Use: 2-Family Ranch, Lot: 113256sf  
Prior Sale: \$346,000 (06/24)

### ► MORTGAGES

- 73 CHRISTIAN HILL RD**..... **\$130,000**  
David Dibenedetto+ from Jewett City Savings Bank
- 367 DAY ST** ..... **\$360,000**  
William R Clements+ from Citizens Bank

- 21 SUZANNE LN** ..... **\$72,000**  
Sidney Bresnan+ from Berkshire Bank
- 28 SUZANNE LN** ..... **\$85,000**  
Daniel W James+ from Jewett City Savings Bank

## CANTERBURY

**TOWN CLERK:NATALIE ELLSTON**

1 Municipal Dr, Canterbury, CT, 06331  
Phone:860-546-9377

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	23
Median Price	\$337,500	\$366,000

### ► REAL ESTATE SALES

- 316 WESTMINSTER RD**..... **\$183,600**  
B: Jbs Homes LLC  
S: Carolyn A Davis  
Vol/Page: 275/952, Date: 12/03/24, Warranty  
Mtg: Gladstone Investment \$183,600  
Use: 3 Bdrm Ranch, Lot: 28314sf

### ► MORTGAGES

- 91 KITT RD**..... **\$405,000**  
Kenneth Dzurenka+ from Finance America LLC
- 91 KITT RD**..... **\$405,000**  
Kenneth Dzurenka+ from USA Housing and Urban Devel
- 69 WAUREGAN RD** ..... **\$308,000**  
Scott R Zilaitis+ from Jewett City Savings Bank

## CHAPLIN

**TOWN CLERK:SHARI SMITH**

495 Phoenixville Rd, Chaplin, CT, 06235  
Phone:860-455-0073

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	11
Median Price	\$275,000	\$328,000

### ► MORTGAGES

- 80 DAVIS RD**..... **\$39,416**  
Nicholas Casiano+ from USA Housing and Urban Devel
- 350 PHOENIXVILLE RD** ..... **\$350,550**  
Kurt Newton+ from First American Home Loan

## EASTFORD

**TOWN CLERK:JOHANNA WOLFE**

16 Westford Rd, Eastford, CT, 06242  
Phone:860-974-0133

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	9
Median Price	\$330,000	\$349,000

### ► REAL ESTATE SALES

- 26 PILFERSHIRE RD**..... **\$400,000**  
B: Robin Vallese  
S: Paul R Hudon & Christine M Hudon  
Vol/Page: 81/871, Date: 12/04/24, Warranty  
Use: 4 Bdrm Conventional, Lot: 43560sf  
Prior Sale: \$250,000 (07/24)

## KILLINGLY

**TOWN CLERK:ELIZABETH M. WILSON**

172 Main St, Killingly, CT, 06239  
Phone:860-779-5308

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	115	108
Median Price	\$315,000	\$339,000

### ► MORTGAGES

- 18 COTTAGE ST** ..... **\$215,000**  
Rascoe Investments LLC+ from Pacific Premier Trust
- 18 COTTAGE ST** ..... **\$250,000**  
Rascoe Investments LLC+ from Andrea Shaw
- 18 COTTAGE ST** ..... **\$100,000**  
Rascoe Investments LLC+ from Andrea Shaw
- 18 COTTAGE ST** ..... **\$350,000**  
Rascoe Investments LLC+ from Pacific Premier Trust
- 39 COURTNEY LN** ..... **\$222,000**  
Betty A Perkins+ from United Wholesale Mortgage
- 1089 HARTFORD PIKE** ..... **\$423,280**  
Tina M Zimmerman+ from Rocket Mortgage
- 72 MAIN ST** ..... **\$350,000**  
Rascoe Investments LLC+ from Pacific Premier Trust
- 72 MAIN ST** ..... **\$215,000**  
Rascoe Investments LLC+ from Pacific Premier Trust
- 72 MAIN ST** ..... **\$250,000**  
Rascoe Investments LLC+ from Andrea Shaw
- 72 MAIN ST** ..... **\$100,000**  
Rascoe Investments LLC+ from Andrea Shaw
- 178 MASHENTUCK RD**..... **\$86,885**  
Timothy H Dugas+ from Cornerstone Bank

- 39 TAOS DR** ..... **\$352,859**  
Krysty M Coporale+ from Mortgage Possible
- 628 VALLEY RD** ..... **\$10,431**  
Ethel A Ibon+ from USA Housing and Urban Developme
- 603 WHETSTONE MLS U:603** ..... **\$95,000**  
Leslie O Rodriguez+ from Charter Oak Federal Credi

## PLAINFIELD

**TOWN CLERK:DIANNE TALBOT**  
8 Community Ave, Plainfield, CT, 06374  
Phone:860-230-3009

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	69
Median Price	\$291,000	\$315,000

### ► REAL ESTATE SALES

- 22 RUTH DR** ..... **\$310,000**  
B: Rachell Basley  
S: Marguerite C Carroll  
Vol/Page: 628/672, Date: 12/03/24, Warranty  
Mtg: United Wholesale Mtg \$300,700  
Use: 3 Bdrm Ranch, Lot: 33541sf  
Prior Sale: \$92,000 (12/95)
- 512 SQUAW ROCK RD** ..... **\$510,000**  
B: Zack Starikov & Alexander Starikov  
S: Daniel B Jones & Linda M Jones  
Vol/Page: 628/737, Date: 12/05/24, Warranty  
Mtg: Total Mtg Svcs \$340,000  
Use: 3 Bdrm Cape Cod, Lot: 487872sf

### ► FORECLOSURE DEEDS

- 188 CANTERBURY RD** ..... **\$382,700**  
B: Carrington Mtg Svcs LLC  
S: Carrington Mtg Svcs LLC & Robert Pitts  
Vol/Page: 628/724, Date: 12/04/24, Committee  
Use: 4 Bdrm Cape Cod, Lot: 35284sf  
Prior Sale: \$355,000 (07/21)

### ► MORTGAGES

- 8 GRACE LN U:8** ..... **\$100,000**  
Valerie Hyland+ from Citizens Bank
- 16 HIGHLAND ST EXT** ..... **\$160,000**  
Christopher J Daoust+ from Jewett City Savings Ban
- 437 PUTNAM RD** ..... **\$23,400**  
Joseph Garriepy+ from Citizens Bank
- 22 RUTH DR** ..... **\$9,300**  
Rachell S Basley+ from United Wholesale Mortgage
- 109 WHIP POOR WILL DR** ..... **\$319,960**  
Matthew R Lussier+ from Guaranteed Rate Inc

## POMFRET

**TOWN CLERK:CHERYL A. GRIST**  
5 Haven Rd, Pomfret, CT, 06259  
Phone:860-315-5730

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	20
Median Price	\$325,000	\$424,000

### ► REAL ESTATE SALES

- 90 MODOCK RD** ..... **\$255,000**  
B: Ted Hall, Tr for Lois M Hall T  
S: Lois M Hall  
Vol/Page: 391/273, Date: 12/03/24, Quit Claim  
Use: Mixed Use-Res Dwell & OpenSp, Lot: 1006236sf  
Prior Sale: \$585,000 (08/08)

### ► MORTGAGES

- 411 CHURCH ST** ..... **\$617,405**  
Scott Olson+ from US Bank NA
- 623 HAMPTON RD** ..... **\$42,500**  
Ryan A Lewis+ from Abigail Lewis
- 968 HAMPTON RD** ..... **\$402,769**  
James Mclaughlin+ from Semper Home Loans
- 355 SEARLES RD** ..... **\$617,405**  
Scott Olson+ from US Bank NA

## PUTNAM

**TOWN CLERK:CHRISTINE BRIGHT**  
200 School St, Putnam, CT, 06260  
Phone:860-963-6800

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	61
Median Price	\$289,000	\$320,500

### ► REAL ESTATE SALES

- 72 PERRY ST U:145** ..... **\$227,000**  
B: Robert D Jackson & Tabetha Benton  
S: Betty A Perkins  
Vol/Page: 867/150, Date: 12/03/24, Warranty  
Mtg: T2 Financial LLC \$184,778  
Use: 2 Bdrm Condo  
Prior Sale: \$178,000 (12/23)
- 12 RHODE ISLAND LINE RD** ..... **\$389,900**  
B: Pauline M Charette  
S: Michael Jackman  
Vol/Page: 867/181, Date: 12/06/24, Warranty  
Mtg: Province Mtg Assoc \$194,900  
Use: Residential-Multiple Bldgs, Lot: 152460sf  
Prior Sale: \$225,000 (02/23)

- 620 SCHOOL ST** ..... **\$220,000**  
B: TI Acquisitions LLC  
S: Nancy M Boucher  
Vol/Page: 867/115, Date: 12/02/24, Warranty  
Mtg: Nqm Funding Llc \$165,000  
Use: 4 Bdrm Cape Cod, Lot: 14810sf

### ► MORTGAGES

- 18 BALLOU ST U:5** ..... **\$50,000**  
Bryan Dearnley+ from LoanDepot.Com LLC
- 13 MARKET ST** ..... **\$74,358**  
Nicholas Shepardson+ from USA Housing and Urban De
- 41 PAULA RD** ..... **\$66,000**  
Dennis A Deary Jr+ from Jewett City Savings Bank

## SCOTLAND

**TOWN CLERK:SHARON GEORGE**  
9 Devotion Rd, Scotland, CT, 06280  
Phone:860-423-9634

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	14
Median Price	\$278,250	\$337,450

### ► REAL ESTATE SALES

- 430 SCOTLAND RD** ..... **\$125,000**  
B: Gary Greenberg & Susan M Powers  
S: Steele Arthur Joseph Est & Emily Steele  
Vol/Page: 83/779, Date: 12/04/24,

## STERLING

**TOWN CLERK:HEATHER R. GEORGE**  
1183 Plainfield Pike, Sterling, CT, 06377  
Phone:860-564-2904

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	22
Median Price	\$290,000	\$362,500

### ► REAL ESTATE SALES

- 244 SNAKE MEADOW HILL RD** ..... **\$410,000**  
B: Kourtney Irons & Nathan Irons  
S: Colleen Taylor & Patrick Taylor  
Vol/Page: 178/547, Date: 12/03/24, Warranty  
Mtg: Guaranteed Rate Inc \$389,000  
Use: 3 Bdrm Colonial, Lot: 92913sf
- 28 STERLING RIDGE LN U:28** ..... **\$359,900**  
B: Joshua Griffin & Julie Griffin  
S: Sterling Hls Dev Corp LLC  
Vol/Page: 178/517, Date: 12/02/24, Warranty  
Mtg: Mortgage Research Ctr \$367,637  
Use: 3 Bdrm Condo

### ► MORTGAGES

- 885 GIBSON HILL RD** ..... **\$59,000**  
Richard Kresser+ from Newrez LLC



<b>23 HELL HOLLOW RD.....</b>	<b>\$263,532</b>
Nicholas Cote+ from Freedom Mortgage Corp	
<b>214 MAIN ST .....</b>	<b>\$210,000</b>
Harry Edminston+ from Navigant Credit Union	
<b>490 MAIN ST .....</b>	<b>\$6,569</b>
Christopher A Bates+ from USA Housing and Urban De	
<b>156 VALLEY VIEW RD.....</b>	<b>\$120,000</b>
John D Baldwin 3rd+ from Navy Federal Credit Union	

## THOMPSON

**TOWN CLERK:RENEE WALDRON**  
815 Riverside Dr, Thompson, CT, 06255  
Phone:860-923-9900

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	63	55
Median Price	\$355,000	\$368,000

### ► REAL ESTATE SALES

<b>668 QUINEBAUG RD.....</b>	<b>\$391,000</b>
B: April Bender	
S: Richard F Belinski & Laurie A Belinski	
Vol/Page: 1072/204, Date: 12/04/24, Warranty	
Mtg: Zillow Home Loans \$371,000	
Use: 3 Bdrm Cape Cod, Lot: 11326sf	
Prior Sale: \$131,500 (05/00)	
<b>29 RACHEL DR .....</b>	<b>\$360,000</b>
B: Brandon Lussier	
S: Norman A Deslauriers & Bernard A Deslauriers	
Vol/Page: 1072/140, Date: 12/02/24, Warranty	
Mtg: Radius Financial Grp \$280,000	
Use: 3 Bdrm Ranch, Lot: 13939sf	

### ► MORTGAGES

<b>67 BUCKLEY HILL RD.....</b>	<b>\$30,000</b>
Jolene D Haack+ from Digital Federal Credit Union	
<b>33 EMIL DR.....</b>	<b>\$137,000</b>
Lisa A Morales+ from Sofi Bank Na	
<b>7 FLORENCE ST.....</b>	<b>\$262,000</b>
Sean Lewis+ from Equity Based Cap Llc	
<b>94 GAWRON RD.....</b>	<b>\$200,000</b>
Timothy Aubin+ from Jewett City Savings Bank	
<b>53 JEZISKI RD.....</b>	<b>\$60,000</b>
Gary D Guay+ from Americas First Network Credit Un	
<b>35 LAKESIDE DR .....</b>	<b>\$10,000</b>
Arthur W Corriveau+ from BankESB	
<b>1 PARK ST .....</b>	<b>\$262,000</b>
Sean Lewis+ from Equity Based Cap Llc	
<b>397 THOMPSON RD .....</b>	<b>\$145,000</b>
Mary Buckley+ from Manufacturers and Traders Trust	

## WINDHAM

### TOWN CLERK:PATRICIA P. SPRUANCE

979 Main St, Windham, CT, 06226  
Phone:860-465-3013

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	116
Median Price	\$245,000	\$249,950

### ► REAL ESTATE SALES

<b>49 CHESTNUT ST.....</b>	<b>\$500,000</b>
B: Chestnut St Prop LLC	
S: Clark St Capital LLC	
Vol/Page: 1395/1066, Date: 12/03/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$530,000	
Use: Commercial Building, Lot: 7841sf	
Prior Sale: \$375,000 (12/22)	
<b>53 CHESTNUT ST.....</b>	<b>\$500,000</b>
B: Chestnut St Prop LLC	
S: Clark St Capital LLC	
Vol/Page: 1395/1066, Date: 12/03/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$530,000	
Use: Residential Open Land, Lot: 3920sf	
<b>20 FRIENDSHIP ST .....</b>	<b>\$315,000</b>
B: Bernard J Gaboury	
S: Doris N Johnson & Nancy J Brennan	
Vol/Page: 1395/1189, Date: 12/04/24, Executor	
Mtg: Guaranteed Rate Inc \$309,294	
Use: 3 Bdrm Split Level, Lot: 11326sf	
<b>32 WALNUT ST.....</b>	<b>\$250,000</b>
B: Iglesia De Cristo Luz E M	
S: Iglesia Bautista De Willi	
Vol/Page: 1396/30, Date: 12/05/24, Warranty	
Mtg: Iglesia Bautista De \$212,500	
Use: Religious Property, Lot: 7405sf	
Prior Sale: \$112,500 (02/01)	
<b>38 WALNUT ST .....</b>	<b>\$250,000</b>
B: Iglesia De Cristo Luz E M	
S: Iglesia Bautista De Willi	
Vol/Page: 1396/30, Date: 12/05/24, Warranty	
Mtg: Iglesia Bautista De \$212,500	
Use: Other Exempt, Lot: 5227sf	
<b>► FORECLOSURE DEEDS</b>	
<b>417 WINDHAM RD .....</b>	<b>\$70,000</b>
B: Andrea L Truppa	
S: Robyn L Trowbridge, Tr for Lapenta Dean F Est	
Vol/Page: 1395/1098, Date: 12/03/24, Committee	
Use: 2-Family Two Family, Lot: 9148sf	
Prior Sale: \$69,900 (08/99)	
<b>► MORTGAGES</b>	
<b>10 ASPEN PL .....</b>	<b>\$50,000</b>
Berggie A Rivera+ from Pennymac Loan Services LLC	
<b>128 BROOKLYN TPKE .....</b>	<b>\$150,000</b>
Stanley A Gervais 2nd+ from Berkshire Bank	

<b>275 HIGH ST .....</b>	<b>\$241,500</b>
Executive Estates Rlty LL+ from Loan Funder LLC	
<b>465 JACKSON ST .....</b>	<b>\$197,829</b>
Glenn Blumenstein+ from M Solomon Casket Co	
<b>470 JACKSON ST .....</b>	<b>\$197,829</b>
Glenn Blumenstein+ from M Solomon Casket Co	
<b>471 JACKSON ST .....</b>	<b>\$197,829</b>
Glenn Blumenstein+ from M Solomon Casket Co	
<b>486 JACKSON ST .....</b>	<b>\$197,829</b>
Glenn Blumenstein+ from M Solomon Casket Co	
<b>283 MANSFIELD AVE.....</b>	<b>\$13,817</b>
Gabriel Maldonado-Zambran+ from USA Housing and Ur	
<b>62 SOUTH ST .....</b>	<b>\$220,000</b>
62 South St LLC+ from Liberty Bank	

## WOODSTOCK

### TOWN CLERK:JUDY WALBERG

415 Route 169, Woodstock, CT, 06281  
Phone:860-928-6595

### MARKET STATISTICS THROUGH OCTOBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	86
Median Price	\$425,000	\$402,500

### ► REAL ESTATE SALES

<b>20 HERINDEEN LNDG.....</b>	<b>\$850,000</b>
B: Catherine Bocciairelli & Jose Andrade	
S: Melissa L Chokshi	
Vol/Page: 733/89, Date: 12/04/24, Warranty	
Mtg: Southbridge CU \$680,000	
Use: 4 Bdrm Colonial, Lot: 87120sf	
Prior Sale: \$480,000 (07/13)	
<b>159 PEAKE BROOK RD.....</b>	<b>\$283,000</b>
B: Bryce D Carter	
S: Epifani Const LLC	
Vol/Page: 733/107, Date: 12/04/24, Warranty	
Mtg: American Ngbd Mtg Acc \$277,874	
Use: 2 Bdrm Raised Ranch, Lot: 60113sf	
Prior Sale: \$130,000 (11/23)	
<b>► MORTGAGES</b>	
<b>13 BEECH ST .....</b>	<b>\$382,050</b>
Laura Reno+ from LoanDepot.Com LLC	
<b>40 GREEN RD.....</b>	<b>\$465,000</b>
James M O'Brien+ from M&T Bank NA	
<b>15 GREY FOX LNDG.....</b>	<b>\$100,000</b>
Debra A Campbell+ from BankESB	
<b>182 JOY RD .....</b>	<b>\$16,132</b>
Jeffrey Morissette+ from USA Housing and Urban Dev	
<b>88 LYON HILL RD .....</b>	<b>\$597,000</b>
Joel Cowher+ from Southbridge Credit Union	
<b>159 PEAKE BROOK RD.....</b>	<b>\$10,500</b>
Bryce D Carter+ from Connecticut Housing Finance A	
<b>116 ROUTE 169 .....</b>	<b>\$40,000</b>
Myra J Pratte+ from Centreville Bank	
<b>546 ROUTE 169 .....</b>	<b>\$450,000</b>
Patricia Tyrrell+ from TD Bank NA	