

The Commercial Record

RECORDS SECTION

TOWNS MISSING DUE TO COLLECTION ISSUES

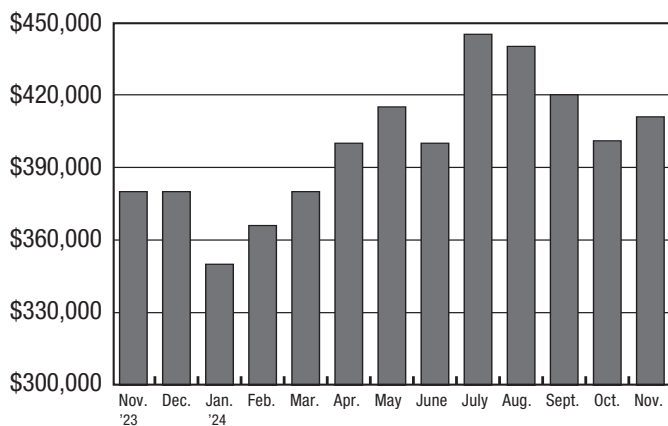
Records for the following municipalities were not collected this week. All records will be published as they become available. Counties are in bold.

NO MISSING TOWNS

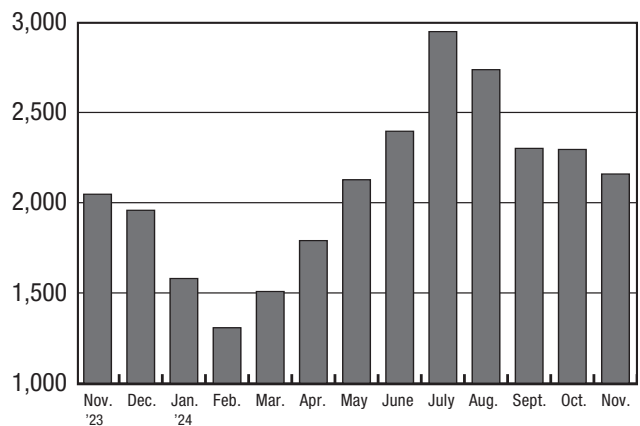
CONNECTICUT WEEKLY MORTGAGE REPORT

CONNECTICUT MARKET STATISTICS

CT Statewide Monthly Single-Family Median Sale Price



CT Statewide Monthly Number of Single-Family Sales



November Median Price

Year	November Price	% Change
2020	\$315,000	21.86%
2021	\$325,000	3.17%
2022	\$350,000	7.69%
2023	\$380,000	8.57%
2024	\$410,000	8.13%

November Median Sales

Year	Number of Sales	% Change
2020	3,874	54.77%
2021	3,288	-15.13%
2022	2,163	-34.22%
2023	2,048	-5.32%
2024	2,159	5.42%

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

HOW TO READ THE REAL ESTATE RECORDS

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

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

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

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

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

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

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

MARKET STATISTICS THROUGH APRIL

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

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

► REAL ESTATE SALES

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

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

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

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

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

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

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

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

► REAL ESTATE SALES

32 ELM ST\$175,000

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

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

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

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

► FORECLOSURE DEEDS

43 MAIN ST\$142,200

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

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

► MORTGAGES

102 MAIN ST\$132,000

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

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

KEY TO LABELS

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

KEY TO ABBREVIATIONS

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

VILLAGE/TOWN GUIDE

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



FAIRFIELD COUNTY

BETHEL

TOWN CLERK:LISA BERGH

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	124
Median Price	\$478,000	\$500,000

► REAL ESTATE SALES

43 CASTLE DR..... \$85,000

B: Marcello S Oliveira & Emerine Oliveira
S: Eduardo L Martins
Vol/Page: 1185/573, Date: 12/27/24, Warranty

28 COUNTRY WAY..... \$785,000

B: Scott W Derubertis & Shannon Derubertis
S: Andrew Metzger & Jacquelyn Metzger
Vol/Page: 1185/461, Date: 12/23/24, Warranty
Mtg: Warshaw Capital \$385,000
Use: 4 Bdrm Colonial, Lot: 70567sf
Prior Sale: \$650,000 (08/21)

52 DEER RUN U:52..... \$337,000

B: Cesar A Calle
S: Mary E Mattor
Vol/Page: 1185/522, Date: 12/26/24, Warranty
Mtg: CMG Mortgage Inc \$303,300
Use: 3 Bdrm Condo
Prior Sale: \$230,000 (11/09)

5 EAGLE ROCK HL U:5..... \$369,000

B: Alexander R Protano
S: Kirsten A Smith, Tr for Kirsten A Smith T
Vol/Page: 1185/415, Date: 12/23/24, Trustee
Mtg: Wells Fargo Bank \$295,200
Use: 2 Bdrm Condo
Prior Sale: \$325,000 (02/22)

19 HEARTHSTONE DR..... \$600,000

B: Thinh Nguyen & Gene Nguyen
S: James R Bradshaw
Vol/Page: 1185/393, Date: 12/23/24, Warranty
Mtg: Union Savings Bank \$400,000
Use: 4 Bdrm Colonial, Lot: 30056sf
Prior Sale: \$220,000 (12/94)

10 MOUNTAIN ORCHARD RD..... \$450,000

B: Tyler Piorowski
S: David Gesualdi
Vol/Page: 1185/595, Date: 12/27/24, Warranty
Mtg: Total Mtg Svcs \$300,000
Use: 2-Family Colonial, Lot: 84071sf

66 WOOSTER ST..... \$650,000

B: Franco A Silva
S: Jab Development LLC
Vol/Page: 1185/496, Date: 12/23/24, Warranty
Mtg: Kind Lending \$487,500
Use: 2-Family Duplex, Lot: 10019sf
Prior Sale: \$360,000 (02/18)

► MORTGAGES

28 COUNTRY WAY..... \$200,000

Scott W Derubertis+ from Alliant Credit Union

7 MECKAUER CIR..... \$50,000

Scott Turlis+ from Waterbury Teachers Federal Cred

33 SUNSET HILL RD..... \$775,000

Travis Kupchok+ from Joel E Gonzalez Tr

9 TOPSTONE DR..... \$333,000

Freddy M Yunga-Cruz+ from Fairway Independent Mort

BRIDGEPORT

TOWN CLERK:CHARLIE L. STALLWORTH

45 Lyon Ter, Rm 122, Bridgeport, CT, 06607
Phone:203-576-7208

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	481	451
Median Price	\$325,000	\$365,000

► REAL ESTATE SALES

202 6TH ST..... \$480,000

B: Naula Realty LLC
S: Ziyad Hld Co LLC
Vol/Page: 11315/4, Date: 12/19/24, Warranty

57 ALEXANDER AVE..... \$300,000

B: 57 Alexander Ave LLC
S: Robert D Meeker
Vol/Page: 11315/284, Date: 12/19/24, Warranty
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: \$100,000 (03/91)

384 ANTON DR U:384..... \$352,000

B: Peter J Pezzella 3rd & Gina Dimatteo
S: Ruben Mejia & Rosa Mejia
Vol/Page: 11308/144, Date: 12/12/24, Warranty
Mtg: United Wholesale Mtg \$246,400
Use: 2 Bdrm Condo
Prior Sale: \$200,000 (03/21)

574 ATLANTIC ST..... \$220,000

B: Jakka Realty LLC
S: Bridgeport Invs LLC
Vol/Page: 11314/23, Date: 12/18/24, Warranty
Use: Accessory Land Improved, Lot: 5800sf
Prior Sale: \$151,500 (10/22)

26 BANKSIDE ST..... \$134,500

B: Stella Homes LLC
S: Rosalie E Simek
Vol/Page: 11311/22, Date: 12/16/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 5300sf
Prior Sale: \$134,500 (12/24)

26 BANKSIDE ST..... \$134,500

B: Stella Homes LLC
S: Decker Loretta L Est & Richard V Bortolot Jr
Vol/Page: 11311/20, Date: 12/16/24, Executor
Use: 3 Bdrm Cape Cod, Lot: 5300sf

285 BARTLETT ST..... \$640,000

B: 285 LLC
S: Raymond Betances & Luis A Valerio
Vol/Page: 11315/348, Date: 12/20/24, Warranty

287 BARTLETT ST..... \$640,000

B: 285 LLC
S: Raymond Betances & Luis A Valerio
Vol/Page: 11315/348, Date: 12/20/24, Warranty

122 BASSICK AVE..... \$370,000

B: Sipriano Aybar & Jose A Diaz
S: Alejandro Cirne
Vol/Page: 11318/102, Date: 12/27/24, Warranty
Use: 3 Bdrm Conventional, Lot: 3143sf
Prior Sale: \$70,000 (10/91)

60 BENNETT ST..... \$451,000

B: Quintin J Irwin
S: Jason Gontier
Vol/Page: 11316/211, Date: 12/23/24, Warranty
Use: 3 Bdrm Conventional, Lot: 5000sf
Prior Sale: \$403,000 (07/23)

132 BENNETT ST U:102..... \$188,500

B: Rebecca Betts & Robert Lovisa
S: 132 Bennett LLC
Vol/Page: 11311/290, Date: 12/16/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$160,000 (08/23)

430 BIRMINGHAM ST..... \$409,000

B: Lurline E Fox
S: Joaquim Valente
Vol/Page: 11316/40, Date: 12/20/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 5000sf
Prior Sale: \$190,000 (04/08)

733 BOSTON AVE U:733..... \$183,000

B: Gregory A Dixon
S: Grant Carrine A Est & Shaun H Scott
Vol/Page: 11316/5, Date: 12/20/24, Executor
Use: 3 Bdrm Condo
Prior Sale: \$2,000 (12/24)

733 BOSTON AVE U:733..... \$2,000

B: Scott Carrine A Est & Shaun Scott
S: Laura A Fiorella
Vol/Page: 11316/3, Date: 12/20/24, Quit Claim
Use: 3 Bdrm Condo
Prior Sale: \$56,000 (05/00)

848 BRIARWOOD AVE..... \$278,000

B: Yolanda I Mulero
S: Tracet H Williams
Vol/Page: 11315/115, Date: 12/19/24, Warranty
Use: 3 Bdrm Conventional, Lot: 3960sf
Prior Sale: \$119,000 (10/01)

104 BROADBRIDGE RD..... \$400,000

B: Rhonda Neal
S: Zequiel B Dasilva
Vol/Page: 11316/338, Date: 12/23/24, Warranty
Use: 2 Bdrm Ranch, Lot: 7500sf
Prior Sale: \$249,000 (06/24)

25 CARTRIGHT ST U:4F..... \$200,000

B: Lori Dober & Pamela Begun
S: Peter J Mcguinness
Vol/Page: 11317/23, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$100,000 (04/06)

80 CARTRIGHT ST U:7G..... \$189,000

B: Maxwell Allen Geter Prop
S: Audra Virbake
Vol/Page: 11316/162, Date: 12/20/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$105,000 (05/24)

218 CHARLES ST \$390,000 B: Myd Commercial LLC S: Frank Fasanela Vol/Page: 11308/210, Date: 12/12/24, Warranty Mtg: New Millennium Bank \$253,000 Use: Industrial Building, Lot: 6480sf	347 GOLDENROD AVE \$250,000 B: Daniel Camporeale S: Anthony E Erodici Vol/Page: 11314/25, Date: 12/18/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 6006sf Prior Sale: \$80,000 (05/08)	1056 KOSSUTH ST \$280,000 B: Elfida A Gonzalez & Pedro W Samaniego S: Annette Hargrave Vol/Page: 11309/316, Date: 12/13/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 4950sf
60 CLEVELAND AVE \$680,000 B: Kemmar Livingston & Stacey Livingston S: Alice F Williams Vol/Page: 11311/195, Date: 12/16/24, Warranty	62-64 GROVE ST \$500,000 B: 62-64 Grove St LLC S: Starr A Jackson Vol/Page: 11309/216, Date: 12/13/24, Warranty Mtg: RFLF 4 LLC \$465,500 Use: 3-Family Family Flat, Lot: 6552sf Prior Sale: \$170,000 (03/91)	881 LAFAYETTE BLVD U:1C \$289,000 B: Brianna Allen & Veronica Parchesky S: Jose G Pizarro Vol/Page: 11317/174, Date: 12/24/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$179,000 (03/20)
64 CLEVELAND AVE \$680,000 B: Kemmar Livingston & Stacey Livingston S: Alice F Williams Vol/Page: 11311/195, Date: 12/16/24, Warranty	170 HAWTHORNE ST U:4B \$250,000 B: Olivia D Smith & Drew A Smith S: Heidi Ortiz & Usiel Vazquez Vol/Page: 11314/30, Date: 12/18/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$70,000 (11/15)	55 LITTLE DEER RD \$475,000 B: Viacheslav Tishchenko & Olga Antonova S: Carol A Panapada Vol/Page: 11315/257, Date: 12/19/24, Warranty Use: 3 Bdrm Ranch, Lot: 7627sf Prior Sale: \$195,000 (06/03)
588 COLORADO AVE \$459,000 B: Jenny Garzon S: Henry Floristine Est & Carol Bruton Vol/Page: 11318/125, Date: 12/27/24, Executor	441 HIGH RIDGE DR \$229,000 B: Javier F Arellano S: Jose B Rivera & Bianca Rivera Vol/Page: 11313/182, Date: 12/18/24, Warranty Use: 2 Bdrm Duplex, Lot: 6670sf Prior Sale: \$62,500 (08/17)	186 LOUISIANA AVE U:B \$140,000 B: Carlos Ortega S: Robert A Green Vol/Page: 11316/105, Date: 12/20/24, Warranty Use: 1 Bdrm Condo
590 COLORADO AVE \$459,000 B: Jenny Garzon S: Henry Floristine Est & Carol Bruton Vol/Page: 11318/125, Date: 12/27/24, Executor	217 HILLCREST RD \$284,000 B: Flavio L Suqui S: Michena Marescot & Shefann Allonce Vol/Page: 11317/88, Date: 12/24/24, Warranty Use: 3 Bdrm Conventional, Lot: 5000sf Prior Sale: \$232,000 (08/06)	1455 MADISON AVE U:A1 \$210,000 B: Sandra Romero S: Carmen Santos & Omar Lima Vol/Page: 11313/160, Date: 12/18/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$95,500 (01/23)
195 DIXON ST \$490,000 B: Mindy Strackman & Geel Previlus S: Stella Homes LLC Vol/Page: 11316/244, Date: 12/23/24, Warranty Use: 4 Bdrm Cape Cod, Lot: 7713sf Prior Sale: \$315,000 (09/24)	235 HILLSIDE AVE \$450,000 B: Michael Defilippo S: Joseph Estephan Vol/Page: 11311/6, Date: 12/16/24, Warranty Use: 3 Bdrm Cape Cod, Lot: 7602sf Prior Sale: \$45,200 (08/18)	692 MAPLEWOOD AVE \$560,000 B: Marco V Toapanta & Mayra A Paca S: Hm Properties ll LLC Vol/Page: 11312/265, Date: 12/17/24, Warranty
402 DOVER ST \$167,000 B: Juan A Farfan S: Camille Antoine & Marie C Antoine Vol/Page: 11317/200, Date: 12/24/24, Warranty Use: 2 Bdrm Row House, Lot: 1700sf Prior Sale: \$53,000 (05/01)	170 HOLROYD ST \$620,000 B: Federico Ruiz & Ramona Ruiz S: Jorge G Pauta & Ximena Pauta Vol/Page: 11315/159, Date: 12/19/24, Warranty Use: 2-Family Two Family, Lot: 9324sf Prior Sale: \$180,500 (04/18)	694 MAPLEWOOD AVE \$560,000 B: Marco V Toapanta & Mayra A Paca S: Hm Properties ll LLC Vol/Page: 11312/265, Date: 12/17/24, Warranty
298 EAST ST \$285,000 B: Fabio Moreno & Eladia P Gil S: Bc Ct Associates LLC Vol/Page: 11312/322, Date: 12/17/24, Warranty	459 HOOKER RD \$57,000 B: Theresa Timpanelli & Gilberto Ortiz S: Jennifer L Pena Vol/Page: 11316/295, Date: 12/23/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 9324sf Prior Sale: \$217,500 (07/19)	35 NANCY DR \$560,000 B: Daniella Camporeale & Daniel Camporeale S: Christian Cardozo Vol/Page: 11308/322, Date: 12/12/24, Warranty Mtg: ARK LA Tex Svcs LLC \$420,000 Use: 3 Bdrm Ranch, Lot: 12717sf Prior Sale: \$216,000 (07/10)
43 EDGEMOOR RD \$415,000 B: Hugo M Piedade & Michelle Ferreira S: Neil Day Vol/Page: 11308/169, Date: 12/12/24, Warranty Mtg: Members Mtg Co Inc \$332,000 Use: 3 Bdrm Cape Cod, Lot: 9956sf	HOOVER ST \$280,000 B: Rafael R Pujols S: Peta Clayton Vol/Page: 11310/307, Date: 12/16/24, Warranty	301-305 NORLAND AVE \$720,000 B: John Knight S: Aniki J Saunders & Maria N Alzate Vol/Page: 11314/288, Date: 12/18/24, Warranty Use: 3-Family Family Flat, Lot: 5000sf Prior Sale: \$316,000 (10/16)
215 EDGEMOOR RD U:K \$150,000 B: Renan D Mastelari S: Edward N Magi Jr & Jeanne Braude Vol/Page: 11316/129, Date: 12/20/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$37,500 (10/99)	703 HUNTINGTON RD \$601,000 B: Franklin O Vera & Marcia V Carreno S: Cuthbert Coley Vol/Page: 11318/13, Date: 12/27/24, Warranty	NORMAN ST \$375,000 B: Richard A Delgado & Jessica Perez S: Robert N Rodriguez & Veronica Rodriguez Vol/Page: 11314/261, Date: 12/18/24, Warranty
75 EDWARDS ST \$180,000 B: Imaar Improvements LLC S: Young Marlon Est & Frederick D Paoletti Vol/Page: 11309/125, Date: 12/12/24, Executor Mtg: Paul L Gould Tr \$111,000 Use: 3 Bdrm Ranch, Lot: 5000sf Prior Sale: \$138,000 (05/90)	705 HUNTINGTON RD \$601,000 B: Franklin O Vera & Marcia V Carreno S: Cuthbert Coley Vol/Page: 11318/13, Date: 12/27/24, Warranty	1410 NORMAN ST \$500,000 B: Cassandra McCalla S: Jose R Chungata Vol/Page: 11308/121, Date: 12/12/24, Warranty Mtg: United Wholesale Mtg \$490,943 Use: 3 Bdrm Colonial, Lot: 5440sf Prior Sale: \$375,000 (11/23)
93 ELLSWORTH ST U:201 \$192,500 B: Christopher Howard S: Motcim LLC Vol/Page: 11308/142, Date: 12/12/24, Warranty Use: 1 Bdrm Condo	355 INDIAN AVE \$300,000 B: Maria C Barros S: Edwin Rosales Vol/Page: 11309/173, Date: 12/13/24, Warranty Mtg: Total Mtg Svcs \$285,000 Use: 3 Bdrm Conventional, Lot: 5000sf Prior Sale: \$65,000 (02/93)	2370 NORTH AVE U:9A \$195,000 B: Colette Hunt S: Sonja Lundell Vol/Page: 11314/217, Date: 12/18/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$139,999 (12/22)
295 GLENDALE AVE U:C4 \$195,000 B: Evelin M Porro S: Seema Bhatgar Vol/Page: 11315/53, Date: 12/19/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$135,000 (09/21)		

165 NUTMEG RD \$410,000 B: Jose L Morales S: Elevated Rlty Group LLC Vol/Page: 11309/273, Date: 12/13/24, Warranty Mtg: American Ngbd Mtg Acc \$389,500 Use: 3 Bdrm Cape Cod, Lot: 8052sf Prior Sale: \$265,000 (09/24)	57 QUARRY ST \$420,000 B: Brenda N Gales S: Kerri Morales Vol/Page: 11309/195, Date: 12/13/24, Warranty Mtg: A & D Mortgage LLC \$336,000 Use: 4 Bdrm Cape Cod, Lot: 6998sf Prior Sale: \$184,000 (05/15)	405 RUTH ST \$240,000 B: Jay Construction LLC S: Preuss Virginia M Est & Michael Preuss Vol/Page: 11308/119, Date: 12/12/24, Executor Use: 2 Bdrm Cape Cod, Lot: 5000sf Prior Sale: \$75,200 (10/99)
72 ORLAND ST \$650,000 B: Sindy E Rodas S: Lucila O Ford Vol/Page: 11317/114, Date: 12/24/24, Warranty	308 REMINGTON ST \$170,000 B: Erianny Hernandez S: Shanika Rucker Vol/Page: 11313/139, Date: 12/18/24, Warranty Use: 2 Bdrm Row House, Lot: 1700sf Prior Sale: \$70,000 (10/06)	45 STEVENS ST U:3E \$119,900 B: Laura E Saint S: Gwendolyn D Allen Vol/Page: 11312/186, Date: 12/17/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$42,000 (10/17)
76 ORLAND ST \$650,000 B: Sindy E Rodas S: Lucila O Ford Vol/Page: 11317/114, Date: 12/24/24, Warranty	1530 RESERVOIR AVE \$110,000 B: Slounedy Colin S: Bridgeport City Of Vol/Page: 11317/141, Date: 12/24/24, Quit Claim Use: 4 Bdrm Conventional, Lot: 5638sf Prior Sale: \$150,000 (10/06)	1739 STRATFORD AVE \$585,000 B: David Logan Jr S: Global Capital LLC Vol/Page: 11313/93, Date: 12/18/24, Warranty
164 PALISADE AVE \$450,000 B: Naima Tiithi & Mohammed F Hasan S: Rafael H Bokow & Aliza Nussbaum Vol/Page: 11310/279, Date: 12/16/24, Warranty Use: 3-Family Family Flat, Lot: 4339sf Prior Sale: \$121,000 (01/11)	1540 RESERVOIR AVE \$110,000 B: Slounedy Colin S: Bridgeport City Of Vol/Page: 11317/141, Date: 12/24/24, Quit Claim Use: 4 Bdrm Conventional, Lot: 6895sf Prior Sale: \$349,900 (07/23)	1741 STRATFORD AVE \$585,000 B: David Logan Jr S: Global Capital LLC Vol/Page: 11313/93, Date: 12/18/24, Warranty
172 PALISADE AVE \$450,000 B: Naima Tiithi & Mohammed F Hasan S: Rafael H Bokow & Aliza Nussbaum Vol/Page: 11310/279, Date: 12/16/24, Warranty Use: Residential Open Land, Lot: 4292sf	1552 RESERVOIR AVE \$110,000 B: Slounedy Colin S: Bridgeport City Of Vol/Page: 11317/141, Date: 12/24/24, Quit Claim Use: 4 Bdrm Conventional, Lot: 6895sf Prior Sale: \$150,000 (12/06)	SUCCESS VLG L:38 \$68,000 B: Dongwoon Shin & Myongsok Shin S: Thomas Malinowski & Bozena Malinowski Vol/Page: 11318/64, Date: 12/27/24, Warranty
115 PALM ST \$555,000 B: Md S Islam & Sonia Khatun S: Michael A DeJoseph & Marie E DeJoseph Vol/Page: 11316/9, Date: 12/20/24, Warranty	1564 RESERVOIR AVE \$110,000 B: Slounedy Colin S: Bridgeport City Of Vol/Page: 11317/141, Date: 12/24/24, Quit Claim Use: 4 Bdrm Conventional, Lot: 5647sf Prior Sale: \$240,000 (06/24)	SUGGETTS LN \$100,000 B: Gracious Properties LLC S: Lawanda Harris Vol/Page: 11315/82, Date: 12/19/24, Warranty
117 PALM ST \$555,000 B: Md S Islam & Sonia Khatun S: Michael A DeJoseph & Marie E DeJoseph Vol/Page: 11316/9, Date: 12/20/24, Warranty	107 ROOSEVELT ST \$142,500 B: Paguay&investments LLC S: Rafael Casasnovas Vol/Page: 11314/315, Date: 12/18/24, Warranty Use: 3 Bdrm Colonial, Lot: 9750sf Prior Sale: \$205,000 (04/07)	114 SUNSHINE CIR \$400,000 B: Paula Ditiimi S: Abc Re Investors LLC Vol/Page: 11316/271, Date: 12/23/24, Warranty Use: 4 Bdrm Cape Cod, Lot: 11601sf Prior Sale: \$240,000 (06/24)
2600 PARK AVE U:3F \$135,000 B: Benchmark Trading Ltd S: Eddyce Macari & Frank Macari Vol/Page: 11318/8, Date: 12/26/24, Warranty Use: 2 Bdrm Condo Prior Sale: \$49,200 (05/95)	32 ROWSLEY ST U:4 \$170,000 B: Berit Karlsson S: Kathleen Ogrady & John Gereghty Vol/Page: 11311/94, Date: 12/16/24, Warranty Use: Condo	842 THORME ST \$186,000 B: Courtney Morgan Sr S: Mariani John Est & Rose Micanovic Vol/Page: 11315/327, Date: 12/20/24, Use: 2 Bdrm Ranch, Lot: 5000sf
2625 PARK AVE U:5S \$195,000 B: Sonja Lundell S: Gilson F Desousa Vol/Page: 11313/136, Date: 12/18/24, Warranty Use: 1 Bdrm Condo Prior Sale: \$146,000 (03/24)	92 ROWSLEY ST U:199 \$187,500 B: Julie Ford & Brian House S: Melodie T Noga Vol/Page: 11313/291, Date: 12/18/24, Quit Claim Use: Condo	842 THORME ST \$186,000 B: Courtney Morgan Sr S: Rose Micanovic & John Mariani Jr Vol/Page: 11315/330, Date: 12/20/24, Warranty Use: 2 Bdrm Ranch, Lot: 5000sf Prior Sale: \$186,000 (12/24)
3200 PARK AVE U:9A2 \$369,000 B: Martin G Devaney & Kimberly Hoyland S: Kathryn H Brown, Tr for John J Selig T Vol/Page: 11311/154, Date: 12/16/24, Trustee Use: 2 Bdrm Condo Prior Sale: \$225,000 (03/17)	266 RUTH ST \$350,000 B: Marco D Buzinaro S: Berglez Heidi M Est & Ralph Bonczewski Vol/Page: 11309/291, Date: 12/13/24, Executor Mtg: Citadel Servicing \$250,000 Use: 2 Bdrm Cape Cod, Lot: 6111sf	143 VALLEY AVE \$319,750 B: Tiago Damasceno S: Otelia V Jones Vol/Page: 11312/301, Date: 12/17/24, Warranty Use: 4 Bdrm Cape Cod, Lot: 10749sf
133 PIXLEE PL \$190,000 B: 133 Pixlee Pi LLC S: Sherri Dennis Vol/Page: 11315/136, Date: 12/19/24, Warranty Use: 4 Bdrm Cape Cod, Lot: 3952sf Prior Sale: \$166,000 (08/04)	28 VERNON ST \$275,000 B: Vernon Midtown LLC S: Vernon St LLC Vol/Page: 11316/237, Date: 12/23/24, Warranty	28 VERNON ST \$275,000 B: Vernon Midtown LLC S: Vernon St LLC Vol/Page: 11316/237, Date: 12/23/24, Warranty Use: Industrial Building, Lot: 11490sf Prior Sale: \$175,000 (07/07)
195 POND ST \$320,000 B: Andrea A Taylor S: Iva L Brown Vol/Page: 11311/267, Date: 12/16/24, Warranty Use: 3 Bdrm Duplex, Lot: 5638sf Prior Sale: \$98,000 (10/96)	38 VERNON ST \$275,000 B: Vernon Midtown LLC S: Vernon St LLC Vol/Page: 11316/237, Date: 12/23/24, Warranty Use: Industrial Building, Lot: 11490sf Prior Sale: \$175,000 (07/07)	40 VERNON ST \$275,000 B: Vernon Midtown LLC S: Vernon St LLC Vol/Page: 11316/237, Date: 12/23/24, Warranty
		54 VERNON ST \$100,000 B: Vernon Midtown LLC S: Vernon St LLC Vol/Page: 11316/229, Date: 12/23/24, Warranty

56 VERNON ST.....	\$100,000
B: Vernon Midtown LLC	
S: Vernon St LLC	
Vol/Page: 11316/229, Date: 12/23/24, Warranty	
177 VOIGHT AVE.....	\$110,000
B: Slounedy Colin	
S: Bridgeport City Of	
Vol/Page: 11317/141, Date: 12/24/24, Quit Claim	
Use: Other Exempt, Lot: 7500sf	
32 WADE ST	\$500,000
B: Ellena Charlot & Sauveur Charlot	
S: Robert Aponte & Joan M Aponte	
Vol/Page: 11317/295, Date: 12/26/24, Warranty	
Use: 4 Bdrm Conventional, Lot: 5576sf	
Prior Sale: \$133,500 (09/99)	
170 WADE ST U:5.....	\$250,000
B: Lloyd Wheeler	
S: Thomas J Krotki	
Vol/Page: 11317/316, Date: 12/26/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$77,000 (11/99)	
82 WALDORF AVE	\$390,000
B: Alon A Yosopov	
S: Wraga Janina Z Est & Mary M Wraga	
Vol/Page: 11318/72, Date: 12/27/24, Executor	
84 WALDORF AVE	\$390,000
B: Alon A Yosopov	
S: Wraga Janina Z Est & Mary M Wraga	
Vol/Page: 11318/72, Date: 12/27/24, Executor	
35 WHITE ST.....	\$390,000
B: 20 Tobin LLC	
S: Rafael H Bokow & Aliza S Nussbaum	
Vol/Page: 11310/42, Date: 12/13/24, Warranty	
37 WHITE ST.....	\$390,000
B: 20 Tobin LLC	
S: Rafael H Bokow & Aliza S Nussbaum	
Vol/Page: 11310/42, Date: 12/13/24, Warranty	
777 WILLIAM ST	\$450,000
B: Naima Tiithi & Mohammed F Hasan	
S: Rafael H Bokow & Aliza Nussbaum	
Vol/Page: 11310/234, Date: 12/16/24, Warranty	
779 WILLIAM ST	\$450,000
B: Naima Tiithi & Mohammed F Hasan	
S: Rafael H Bokow & Aliza Nussbaum	
Vol/Page: 11310/234, Date: 12/16/24, Warranty	
804 WILLIAM ST	\$515,000
B: Adan Valdez	
S: Jameel Ahmed	
Vol/Page: 11313/90, Date: 12/17/24, Warranty	
806 WILLIAM ST	\$515,000
B: Adan Valdez	
S: Jameel Ahmed	
Vol/Page: 11313/90, Date: 12/17/24, Warranty	

► **MORTGAGES**

41 ALBERT CT U:42.....	\$720,000
Abner Court 42 LLC+ from Byline Bank	
69 ALFRED ST	\$199,000
Bugaj Properties LLC+ from Fairway Independent Mor	
236 ANTON DR	\$93,000
Ana B Pires+ from Union Savings Bank	
176 EDWARDS ST	\$284,000
Highpoint Asset Mgmt LLC+ from Tristate Properties	
62-64 GROVE ST	\$92,000
62-64 Grove St LLC+ from Change Funding Llc	
INDIAN AVE	\$25,000
Maria C Pugo-Barros+ from Connecticut Housing Fina	

2310 PARK AVE.....	\$20,000
Christian F Aguirre+ from Webster Bank	
2318 PARK AVE.....	\$20,000
Christian F Aguirre+ from Webster Bank	
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	
690 QUEEN ST	\$12,154
Yorin Reyes+ from USA Housing and Urban Developmen	
266 RED OAK RD.....	\$100,000
Kerry-Ann T Sterling+ from Bank of America NA	
805 SELTSAM RD.....	\$50,000
Wedney Morgan+ from PNC Bank	
456 WOOD AVE.....	\$302,706
Zakir Hossain+ from Cardinal Financial Company, LP	

BROOKFIELD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	147
Median Price	\$539,950	\$615,000

► **REAL ESTATE SALES**

6 HILLSIDE CT	\$485,000
B: Suzanne Carpenter	
S: Candy Murias	
Vol/Page: 836/963, Date: 12/26/24, Warranty	
Mtg: Bank of America NA \$285,000	
Use: 3 Bdrm Raised Ranch, Lot: 92347sf	
Prior Sale: \$319,000 (09/18)	
81 N LAKE SHORE DR.....	\$875,000
B: Gunjan Gupta & Ruchin Kansal	
S: Robert J Sollitto & Pamela T Sollitto	
Vol/Page: 836/936, Date: 12/26/24, Warranty	
Mtg: Guaranteed Rate Affin \$656,250	
Use: 3 Bdrm Cape Cod, Lot: 10454sf	
Prior Sale: \$257,281 (10/18)	

► **MORTGAGES**

24 FLAX HILL RD.....	\$300,000
Catherine A Kovacs+ from Union Savings Bank	
2 LAUREL DR.....	\$180,000
Raymond P Yamin+ from Ives Bank	
3 SIGNAL HILL RD.....	\$164,200
Amelia Finnerty+ from Ives Bank	

DANBURY

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	293	310
Median Price	\$435,000	\$465,000

► **REAL ESTATE SALES**

1 ANCHOR ST	\$500,000
B: Alyssa Santos	
S: Eduardo M Santos & Christina Santos	
Vol/Page: 2710/688, Date: 12/23/24, Warranty	
Mtg: Union Savings Bank \$400,000	
Use: 4 Bdrm Cape Cod, Lot: 17424sf	
Prior Sale: \$172,000 (01/10)	
202 CENTER MEADOW LN U:202.....	\$500,000
B: Susan Saraco	
S: Swetha R Palli	
Vol/Page: 2710/736, Date: 12/23/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$290,000 (01/18)	
130 DEER HILL AVE U:B12	\$320,000
B: Nagesh Shrestha & Ajanta Shrestha	
S: Elizabeth M Crabbe & Kevin M Crabbe	
Vol/Page: 2710/715, Date: 12/23/24, Warranty	
Use: Condo	
42 E GATE RD.....	\$535,000
B: Meghan N Doherty & Patrick J Doherty	
S: Valda L Thompson	
Vol/Page: 2710/765, Date: 12/24/24, Warranty	
Mtg: Movement Mtg LLC \$428,000	
Use: 3 Bdrm High Ranch, Lot: 47045sf	
48-A E PEMBROKE RD.....	\$475,000
B: 48 A Pembroke LLC	
S: Jvm LLC	
Vol/Page: 2710/961, Date: 12/26/24, Warranty	
Mtg: H1b Funding Llc \$482,500	
Use: Residential-Multiple Bldgs, Lot: 13504sf	
Prior Sale: \$107,500 (11/18)	
2 FRANCIS RD	\$525,000
B: Juan P Mogrovejo & Carmita G Calle	
S: Elise M Caetano, Tr for John D Felicio RET	
Vol/Page: 2710/819, Date: 12/24/24, Trustee	
Mtg: Pryisma Lending Group \$481,650	
Use: 3 Bdrm Raised Ranch, Lot: 8712sf	
Prior Sale: \$200,000 (10/88)	
94 FRANKLIN ST	\$660,000
B: Gabriel Lima & Jade Deandrade	
S: Bernard J Defazio Jr	
Vol/Page: 2710/468, Date: 12/23/24, Warranty	
Mtg: Newtown Savings Bank \$495,000	
Use: 3-Family Mlti-Unt Blg, Lot: 11761sf	
Prior Sale: \$190,000 (11/89)	
83 GREENLAWN DR	\$95,000
B: Eric Hieber	
S: Eleanor Elliott	
Vol/Page: 2710/755, Date: 12/24/24, Warranty	
11 JARROD DR	\$665,000
B: Lynn L Baronti & Steven A Baronti	
S: Matthew Casazza & Jenna Casazza	
Vol/Page: 2710/441, Date: 12/23/24, Warranty	
Mtg: Loan Store Inc \$532,000	
Use: 4 Bdrm Contemporary, Lot: 46174sf	
Prior Sale: \$450,000 (04/16)	
39 MILL PLAIN RD	\$229,000
B: Jodor Bethel LLC	
S: Patriot Place LLC	
Vol/Page: 2710/947, Date: 12/26/24, Warranty	
34 NEW ST	\$600,000
B: Luan Gecaj & Violeta Gecaj	
S: Gary M Venancio, Tr for Gary M Venancio T	
Vol/Page: 2710/631, Date: 12/23/24, Trustee	
Mtg: Forte Financial Llc \$450,000	
Use: Apartment Bldg - 4-8 Units, Lot: 8276sf	
Prior Sale: \$120,000 (11/04)	

57 NORTH ST U:106..... **\$45,000**
 B: Light Rock Spr Water Co
 S: Margaret Gallo
 Vol/Page: 2710/751, Date: 12/24/24, Warranty
 Use: Office Condo Unit
 Prior Sale: \$55,000 (03/08)

67 OLD RIDGEBURY RD..... **\$364,000**
 B: Anthony Baxendale & Matthew P Baxendale
 S: Carol A Breuel
 Vol/Page: 2710/365, Date: 12/23/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 43560sf

7 PADANARAM RD U:H180 **\$183,000**
 B: Cedric Lim
 S: Erica Musolino
 Vol/Page: 2710/488, Date: 12/23/24, Warranty
 Mtg: Newrez LLC \$137,250
 Use: 1 Bdrm Condo
 Prior Sale: \$179,000 (06/24)

25 PADANARAM RD U:32..... **\$260,000**
 B: Zheng 2000 LLC
 S: Patricia L Hunt
 Vol/Page: 2710/574, Date: 12/23/24, Warranty
 Mtg: American Fin Network \$160,000
 Use: 2 Bdrm Condo
 Prior Sale: \$94,000 (04/98)

136 PEMBROKE RD U:10-85 **\$209,000**
 B: Micheline Murphy
 S: Michael D Damici
 Vol/Page: 2710/663, Date: 12/23/24, Warranty
 Mtg: Flagstar Bank FSB \$109,000
 Use: 1 Bdrm Condo
 Prior Sale: \$174,000 (06/05)

53 PURCELL DR..... **\$465,000**
 B: Iqbal Hossain & Somaiya Sultana
 S: Thinh H Nguyen & Gene G Nguyen
 Vol/Page: 2710/532, Date: 12/23/24, Warranty
 Mtg: Union Savings Bank \$372,000
 Use: 3 Bdrm Ranch, Lot: 9148sf
 Prior Sale: \$185,000 (11/13)

12-16 SCUPPO RD U:J62..... **\$257,000**
 B: Eric Chalas & Ana M Chalas
 S: Gertrudis D Espinal
 Vol/Page: 2710/420, Date: 12/23/24, Warranty
 Mtg: Total Mtg Svcs \$244,150
 Use: 2 Bdrm Condo
 Prior Sale: \$160,000 (05/04)

8 SPRUCE ST U:A..... **\$310,000**
 B: Tiago Dasilva
 S: Douglas Brown & Kim Brown
 Vol/Page: 2710/1023, Date: 12/26/24, Warranty
 Mtg: Cross Country Mtg Inc \$232,500
 Use: 3 Bdrm Condo

19 WICKS MANOR DR..... **\$630,000**
 B: Ann Firestone
 S: George Kahlbaugh & Carla Kahlbaugh
 Vol/Page: 2710/943, Date: 12/26/24, Warranty
 Use: 4 Bdrm Raised Ranch, Lot: 41818sf
 Prior Sale: \$412,881 (07/04)

► MORTGAGES

66 40 ACRE MOUNTAIN RD..... **\$400,000**
 Michael A Kelly+ from Bank of America NA

151 40 ACRE MOUNTAIN RD..... **\$45,000**
 Richard S Toth+ from Rocket Mortgage

58 ABBOTT AVE **\$215,440**
 Luis Martinez+ from USA Housing and Urban Developm

3 ALEXANDER D AVE..... **\$40,000**
 Robert Woodhouse+ from Union Savings Bank

30 COALPIT HILL RD U:1 **\$278,000**
 Sharice Termon+ from First World Mortgage

130 DEER HILL AVE U:B12 **\$150,000**
 Nagesh Shrestha+ from Newtown Savings Bank

28 FAIRMOUNT DR..... **\$584,851**
 Stephanie R Coleman+ from Lakeview Loan Servicing

62 FOREST AVE..... **\$284,900**
 Giovanni Dillard+ from Freedom Mortgage Corp

139 FRANKLIN ST EXT..... **\$506,250**
 Rcc Barber LLC+ from Newtown Savings Bank

141 FRANKLIN ST EXT..... **\$506,250**
 Rcc Barber LLC+ from Newtown Savings Bank

35 KILIAN DR..... **\$150,000**
 Hugh W Koellhoffer Jr+ from Union Savings Bank

1 MARTINO LN **\$13,705**
 Anthony Oquendo+ from USA Housing and Urban Develo

32-38 OLD RIDGEBURY RD **\$3,082,000**
 Mid Western Ct Council+ from Union Savings Bank

128 PADANARAM RD **\$70,000**
 Karl C Otto+ from Webster Bank

20 PARK PL **\$20,865**
 Bruno J Deoliveira-Martin+ from USA Housing and Ur

19 RICHTER DR **\$200,540**
 Raymond Palmer+ from Quorum Federal Credit Union

44 ROLF DR **\$100,000**
 Albert Mikhitarian+ from Union Savings Bank

8 ROSE LN U:10-12..... **\$184,167**
 Jeffrey M Shampnoi+ from Homestead Funding Corp

14 SOUTH ST U:59..... **\$277,179**
 Valerie Pena+ from Ives Bank

14 SOUTH ST U:59..... **\$91,250**
 Valerie Pena+ from Housing Development Fund Inc

5 WINTHROP PL **\$45,000**
 Bernard P Gormley+ from LoanDepot.Com LLC

DARIEN

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	189	159
Median Price	\$1,849,000	\$1,950,000

► REAL ESTATE SALES

18 CHASMARS POND RD **\$1,110,000**
 B: Parshuram V Patki & Manjiri Patki
 S: Karim Mantoura, Tr for Karim Mantoura RET
 Vol/Page: 1721/758, Date: 06/28/21, Trustee
 Mtg: Guaranteed Rate Inc \$999,000
 Use: 4 Bdrm Colonial, Lot: 21780sf
 Prior Sale: \$850,000 (11/04)

65 HECKER AVE..... **\$780,000**
 B: Buy Or Sell Realty LLC
 S: First Lien Hecm Reo LLC
 Vol/Page: 1770/802, Date: 12/26/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 26572sf

9 LITTLEBROOK RD..... **\$950,000**
 B: Manpreet Singh
 S: Yuko Perrett
 Vol/Page: 1770/713, Date: 12/23/24, Warranty
 Mtg: NJ Lenders Corp \$800,000
 Use: 4 Bdrm Raised Ranch, Lot: 56323sf
 Prior Sale: \$801,000 (10/20)

8 PROSPECT AVE **\$2,350,000**
 B: Austin Kahler & Caroline Kahler
 S: Kenneth R Barclay & Kristin Barclay
 Vol/Page: 1770/676, Date: 12/23/24, Warranty
 Mtg: Citizens Bank \$1,880,000
 Use: 4 Bdrm Colonial, Lot: 14810sf
 Prior Sale: \$460,000 (09/93)

16 WISTAR CT..... **\$700,500**
 B: Yu Jiang & Wei Jiang
 S: Linda Drozdowicz
 Vol/Page: 1770/741, Date: 12/23/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 6970sf
 Prior Sale: \$385,000 (03/20)

► MORTGAGES

8 PROSPECT AVE **\$117,500**
 Austin Kahler+ from Alliant Credit Union

EASTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	87	69
Median Price	\$850,000	\$940,000

► REAL ESTATE SALES

355 CENTER RD..... **\$839,000**
 B: Jeffrey T Fox & Heather V Fox
 S: Robert A Perless Jr
 Vol/Page: 710/490, Date: 12/27/24, Warranty
 Mtg: Union Home Mortgage \$755,100
 Use: 3 Bdrm Dutch Colonl, Lot: 82764sf
 Prior Sale: \$505,000 (10/11)

► MORTGAGES

120 BAYBERRY LN..... **\$100,000**
 Kristi L Sogofsky+ from M&T Bank NA

255 MAPLE RD **\$518,925**
 David I Solway+ from Success Mortgage Partners

262 WESTPORT RD **\$100,000**
 Jill M Kimball+ from Major League Llc

FAIRFIELD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	486	495
Median Price	\$801,500	\$875,000

► REAL ESTATE SALES

41 ABBEY RD..... **\$1,790,000**
 B: Heidi M Saxe, Tr for Heidi M Saxe RET
 S: Christopher T Clark & Olivia M Kiib
 Vol/Page: 6574/258, Date: 12/27/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 9583sf
 Prior Sale: \$850,000 (01/24)

98 ALVIN ST U:192..... **\$635,000**
 B: Salvatoe Sereno & Kaylee Kerz
 S: Timothy M Pappas & Colby E Pappas
 Vol/Page: 6574/62, Date: 12/23/24, Warranty
 Use: Condo

98 ALVIN ST U:193..... **\$635,000**
 B: Salvatoe Sereno & Kaylee Kerz
 S: Timothy M Pappas & Colby E Pappas
 Vol/Page: 6574/62, Date: 12/23/24, Warranty
 Use: Condo

24 CARTHAGE ST U:627 **\$400,000**
 B: Osvaldo Mandujano
 S: Jean A West
 Vol/Page: 6574/39, Date: 12/23/24, Warranty
 Use: Condo

24 CARTHAGE ST U:628 **\$400,000**
 B: Osvaldo Mandujano
 S: Jean A West
 Vol/Page: 6574/39, Date: 12/23/24, Warranty
 Use: Condo

637 FAIRFIELD WOODS RD **\$785,000**
 B: Bruce A Colgate & Rhonda L Colgate
 S: Halim Khan
 Vol/Page: 6574/214, Date: 12/26/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 21450sf
 Prior Sale: \$505,000 (04/24)

98 GOULD AVE..... **\$1,080,000**
 B: Jesse Walsh
 S: Bette Gigliotti
 Vol/Page: 6574/106, Date: 12/24/24, Warranty

200 HENRY ST U:32 **\$690,000**
 B: Alfred Schor Jr & Christin Schor
 S: Jacqueline Raimann, Tr for Robert J Short Testamenta
 Vol/Page: 6574/235, Date: 12/27/24, Trustee
 Use: Condo

336 HUNYADI AVE..... **\$450,000**
 B: Andrew Piekarski, Tr for Andrew Piekarski T
 S: Ann M Basil
 Vol/Page: 6574/284, Date: 12/27/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 12150sf
 Prior Sale: \$175,500 (10/98)

92 LOUNSBURY RD **\$620,000**
 B: Bea Dev LLC
 S: Manda F Baker
 Vol/Page: 6574/78, Date: 12/23/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 25300sf

1128 PEQUOT AVE **\$3,290,000**
 B: 1128 Pequot Ave LLC
 S: Carol D Morris & Kimberly M Hourihan
 Vol/Page: 6574/35, Date: 12/23/24, Warranty
 Use: 4 Bdrm Conventional, Lot: 29621sf
 Prior Sale: \$1,550,000 (05/10)

92 ROBERTON XING U:92 **\$665,000**
 B: Judith F Wolf
 S: Robertson Crossing LLC
 Vol/Page: 6574/262, Date: 12/27/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$375,000 (01/19)

184 SIGWIN DR **\$765,000**
 B: Andrew Felder & Ashley Pascoe
 S: K2 Realty LLC
 Vol/Page: 6574/41, Date: 12/23/24, Warranty
 Mtg: Primelending \$726,750
 Use: 3 Bdrm Raised Ranch, Lot: 13275sf
 Prior Sale: \$570,000 (04/24)

117 STERLING ST..... **\$600,000**
 B: Thelma F De Almeida
 S: Lawrence Klaff & Karen Klaff
 Vol/Page: 6574/237, Date: 12/27/24, Warranty
 Mtg: Acra Lending \$300,000
 Use: 3 Bdrm Raised Ranch, Lot: 6120sf

2132 STRATFIELD RD..... **\$675,000**
 B: Patrick Niebler & Traci Niebler
 S: Michael L Mcelroy & Catherine Mcelroy
 Vol/Page: 6574/139, Date: 12/24/24, Warranty
 Mtg: Citizens Bank \$607,500
 Use: 4 Bdrm Cape Cod, Lot: 14173sf
 Prior Sale: \$590,000 (05/06)

► **MORTGAGES**

98 ALVIN ST **\$508,000**
 Salvatore A Sereno+ from Cross Country Mortgage In

206 CATAMOUNT RD U:130 **\$766,500**
 Kara K Jacoby+ from Rocket Mortgage

206 CATAMOUNT RD U:130 **\$766,500**
 Kara K Jacoby+ from Rocket Mortgage

117 EDGEWOOD PL..... **\$47,389**
 James Kennelly+ from Figure Lending LLC

67 GLEN RIDGE RD **\$284,000**
 Peteris Torsters+ from Liberty Bank

100 GOULD AVE..... **\$810,000**
 Jesse Walsh+ from Newfi Lending

1285 MILL HILL RD..... **\$120,000**
 Kimberley Cooper+ from Ives Bank

118 MILL RIVER RD **\$995,000**
 Akhil Khosla+ from Ridgewood Savings Bank

200 ROCK MAJOR RD..... **\$250,000**
 Andrew J Feldman+ from Citizens Bank

421 SASCO HILL RD..... **\$3,246,750**
 Jared Parker+ from Morgan Stanley Private Bank

345 STEINER ST **\$32,018**
 Lucyna Pietrucha+ from USA Housing and Urban Devel

63 SUNSET CIR..... **\$180,000**
 William J Mcdonald+ from Connex Credit Union

638 TAHMORE DR..... **\$200,000**
 Christopher G Cass+ from M&T Bank NA

25 TWIN BROOKS LN **\$99,870**
 Zheala Qayyum+ from Cross Country Mortgage Inc

GREENWICH

TOWN CLERK: JACQUELINE A BUDKINS
 101 Field Point Rd, Greenwich, CT, 06870
 Phone: 203-622-7897

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	306	404
Median Price	\$2,250,000	\$2,455,000

► **REAL ESTATE SALES**

3 BENNETT ST **\$3,950,000**
 B: Benjamin Hertz & Louisa Hertz
 S: Duncan Micallef
 Vol/Page: 8395/192, Date: 12/23/24, Warranty
 Mtg: UBS Bank USA \$2,962,500
 Use: 4 Bdrm Colonial, Lot: 18295sf
 Prior Sale: \$2,175,000 (10/12)

22 GRAND ST **\$1,386,000**
 B: Kathleen Ryan
 S: Amin Construction LLC
 Vol/Page: 8395/328, Date: 12/26/24, Warranty
 Mtg: Novus Home Mtg \$766,500
 Use: 5 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$610,000 (07/24)

10 JACKSON ST **\$1,175,000**
 B: Hilary M Lea
 S: Wa Mutual Mtg Securities & Deutsche Bk Natl T Com Tr
 Vol/Page: 8395/118, Date: 12/23/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 7841sf
 Prior Sale: \$696,000 (03/03)

19 MALLARD DR **\$3,217,500**
 B: David Lynch & Fiona Lynch
 S: Samuel Mencofo & Lauren E Mencofo
 Vol/Page: 8395/121, Date: 12/23/24, Warranty
 Mtg: Citibank Na \$2,574,000
 Use: 6 Bdrm Colonial, Lot: 30492sf
 Prior Sale: \$1,325,000 (06/17)

282 MASON ST..... **\$2,250,000**
 B: Mason St Development LLC
 S: 282 Mason St LLC
 Vol/Page: 8395/160, Date: 12/23/24, Warranty
 Use: Mixed Use-Prim Comm & Resd, Lot: 5227sf
 Prior Sale: \$1,100,000 (08/22)

► **MORTGAGES**

100 BROOKSIDE DR **\$952,000**
 Iqbal A Horton+ from HSBC Bank USA

245 BYRAM RD **\$100,000**
 Neusa C Dutra+ from Hudson Valley Credit Union

1171 E PUTNAM AVE U:1B **\$594,000**
 Dowling House I LLC+ from Jessica I Knapp

94 FLORENCE RD **\$50,000**
 Jennifer Barta+ from Albright Credit Union

310 GREENWICH AVE **\$11,500,000**
 Greenwich Retail LLC+ from Morgan Stanley

14 HAROLD AVE U:2..... **\$200,000**
 Aimee Fuentes+ from Citizens Bank

25 HAWTHORNE ST N..... **\$926,500**
 Douglas F Carvalho+ from United Wholesale Mortgage

30 HIGH ST **\$60,000**
 Diane Gordon+ from Nutmeg State Financial Credit U

7 HILLSIDE RD..... **\$150,000**
 Diego A Parlaghy+ from Federal Savings Bank

153 LAKE AVE **\$250,000**
 Emily S Campofranco+ from US Bank NA

1 MACPHERSON DR..... **\$750,000**
 Peter C Goulding+ from Manufacturers and Traders T

10 MEMORY LN..... **\$440,000**
 Adam W Downs+ from Citizens Bank

90 RIVER RD **\$122,000**
 Jonathan M Wells+ from LoanDepot.Com LLC

236 STANWICH RD..... **\$1,905,759**
 Inna Lazar+ from American Heritage

343 TACONIC RD..... **\$3,330,000**
 Judith Zackson+ from First Bank of Greenwich

MONROE

TOWN CLERK:VIDA V. STONE

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	130	139
Median Price	\$550,000	\$575,000

► REAL ESTATE SALES

10 GRASSY HILL RD U:10..... \$585,000

B: Nicole Mcgreevy
S: Theresa M Paradiso
Vol/Page: 2230/792, Date: 12/23/24, Warranty
Mtg: First World Mortgage \$574,404
Use: 3 Bdrm Condo
Prior Sale: \$251,018 (07/96)

13 HOLLOW TREE LN U:13 \$410,000

B: Juan Stezano & Nibia Stezano
S: Alan Vallillo
Vol/Page: 2230/789, Date: 12/23/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$330,000 (08/22)

3 OTTERS ROCK \$5,000

B: Ryanfarm LLC
S: James E Ryan & Eileen M Ryan
Vol/Page: 2230/781, Date: 12/23/24, Quit Claim
Use: Residential Open Land, Lot: 270072sf

9 WHITETAIL DR..... \$875,000

B: Scott V Vennet & Susanne V Vennet
S: Michael Czesnowski & Mary J Czesnowski
Vol/Page: 2230/815, Date: 12/27/24, Warranty
Mtg: Prime Lending Inc \$750,000
Use: 3 Bdrm Colonial, Lot: 87120sf

► MORTGAGES

45 ADMIRAL DR \$80,000

Kurt Schon+ from Waterbury Teachers Federal Credit

24 SQUIRE RD..... \$200,000

Lya Schulz+ from Citizens Bank

NEW CANAAN

TOWN CLERK:CLAUDIA A WEBER

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	151	156
Median Price	\$1,890,000	\$2,147,000

► REAL ESTATE SALES

CANOE HILL RD \$1,678,000

B: Walter Varian & Patricia F Varian
S: Roberta Wolyner
Vol/Page: 1095/370, Date: 12/13/24, Warranty

76 ELM ST \$8,500,000

B: Bianca Elm Street LLC
S: Js Silverberg Realty LLC
Vol/Page: 1095/606, Date: 12/17/24, Warranty
Mtg: Fairfield County Bank \$5,500,000

43 HOYT ST..... \$950,000

B: Neal Brauweiler & Vickie Brauweiler
S: Asher LLC
Vol/Page: 1095/459, Date: 12/16/24, Warranty
Mtg: Ives Bank \$520,000
Use: 2-Family Mlti-Unt Blg, Lot: 11761sf
Prior Sale: \$1,200,000 (08/05)

133 JELLIFF MILL RD \$805,000

B: Elzbieta Makowski & Stanislaw Makowski
S: Jasmin K Tehrani
Vol/Page: 1095/430, Date: 12/16/24, Warranty
Mtg: Homebridge Financial \$500,000
Use: 3 Bdrm Ranch, Lot: 23522sf
Prior Sale: \$575,000 (06/06)

1-7 MAPLE ST U:3..... \$1,475,000

B: Benjamin K Koski & Erica L Schenk
S: John L Patten T 9 4 2012 & Kathleen N Patten
Vol/Page: 1095/523, Date: 12/17/24, Trustee
Use: Condo

905 NEW NORWALK RD \$775,000

B: Steve T Terrero
S: Ingrid Oreilly
Vol/Page: 1095/525, Date: 12/17/24, Warranty
Mtg: Newrez LLC \$620,000
Use: 3 Bdrm Ranch, Lot: 18295sf

583 SILVERMINE RD \$4,295,000

B: Aaron Mazzolini & Nicole Mazzolini
S: W B Ingersoll & Jennifer P Ingersoll
Vol/Page: 1095/554, Date: 12/17/24, Warranty
Mtg: Platinum Equity Llc \$4,337,035
Use: 5 Bdrm Colonial, Lot: 103673sf
Prior Sale: \$3,400,000 (06/04)

238 SMITH RIDGE RD \$925,000

B: Steven T Terreros
S: Jigme One T 10 6 2011 & David Rucci
Vol/Page: 1095/572, Date: 12/17/24, Trustee
Mtg: Newrez LLC \$740,000

124 SOUTH AVE..... \$1,295,000

B: Grant Keller & Samantha Keller
S: Daniel T Mao & Fanny Y Mao
Vol/Page: 1095/495, Date: 12/16/24, Warranty

533 VALLEY RD \$3,995,000

B: Kim H Krinsky & Simon C Krinsky
S: John C McDonough & Susan C McDonough
Vol/Page: 1095/602, Date: 12/17/24, Warranty
Use: 5 Bdrm CustomDesign, Lot: 97139sf
Prior Sale: \$2,595,000 (10/05)

► MORTGAGES

11 BURTIS AVE..... \$30,454,000

Ventana 11 Burtis LLC+ from Fairfield County Bank

21 BURTIS AVE..... \$30,454,000

Ventana 11 Burtis LLC+ from Fairfield County Bank

25 BURTIS AVE..... \$30,454,000

Ventana 11 Burtis LLC+ from Fairfield County Bank

226 CANOE HILL RD..... \$1,258,500

Walter Varian+ from Cross Country Mortgage Inc

CHERRY ST \$30,454,000

Ventana 11 Burtis LLC+ from Fairfield County Bank

CHERRY ST \$30,454,000

Ventana 11 Burtis LLC+ from Fairfield County Bank

216 PARK ST \$300,000

Neal Brauweiler+ from Ives Bank

164 RICHMOND HILL RD \$500,000

William J Mcgloin+ from Key Bank N.A.

226 WHITE OAK SHADE RD \$400,000

Daphne Beltran+ from Citizens Bank

NEW FAIRFIELD

TOWN CLERK:HOLLY Z. SMITH

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	119	141
Median Price	\$520,000	\$530,000

► REAL ESTATE SALES

25 MANNING ST..... \$400,000

B: Antonio A Pereira & Maria Monahan
S: 25 Manning St LLC
Vol/Page: 584/714, Date: 12/26/24, Warranty
Mtg: NJ Lenders Corp \$320,000
Use: 2 Bdrm Ranch, Lot: 10890sf
Prior Sale: \$175,000 (04/24)

6 MILL POND RD \$760,000

B: Bevin Staker & Keegan Staker
S: Paul J Murphy & Kathleen M Murphy
Vol/Page: 584/768, Date: 12/26/24, Warranty
Mtg: Guaranteed Rate Affin \$456,000
Use: 4 Bdrm Colonial, Lot: 104544sf
Prior Sale: \$330,000 (01/97)

► MORTGAGES

13 GREAT MEADOW RD \$499,750

John Finer+ from Rocket Mortgage

13 GREAT MEADOW RD \$499,750

John Finer+ from Rocket Mortgage

11 RITA DR \$239,000

Charles Ledda+ from Webster Bank

57 SAIL HARBOUR DR \$250,000

Gregory J Boggan+ from Bank of America NA

12 SATTERLEE RD..... \$203,500

Arthur E Corrigan Jr+ from Ives Bank

24 WOOD CREEK RD..... \$589,200

Anthony Santavicca+ from Huntington National Bank

NEWTOWN

TOWN CLERK:DEBBIE AURELIA HALSTEAD

3 Primrose St, Newtown, CT, 06482
Phone:203-270-4210

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	258	269
Median Price	\$558,250	\$605,000

► REAL ESTATE SALES

6 CAPITOL DR..... \$275,000

B: Dandre Perkins
S: Kevin Friedman
Vol/Page: 1229/50, Date: 12/26/24, Warranty
Mtg: Liberty Bk \$280,912
Use: 3 Bdrm Ranch, Lot: 10019sf
Prior Sale: \$146,000 (09/13)

59 HAWLEYVILLE RD \$305,000

B: Christian F Remache
S: Helene E Williams
Vol/Page: 1229/19, Date: 12/26/24, Warranty
Mtg: CMG Mortgage Inc \$274,500
Use: 1 Bdrm Cape Cod, Lot: 26572sf

12 LOVELAND DR..... \$700,000
 B: Matthew Petrides & Allison Petrides
 S: Wayne F Hooper & Karin A Hooper
 Vol/Page: 1228/1142, Date: 12/23/24, Warranty
 Mtg: Nexbank \$275,000
 Use: 4 Bdrm Colonial, Lot: 21780sf
 Prior Sale: \$230,000 (03/91)

52 NEARBROOK DR..... \$595,000
 B: Edward J Han & Kylan M Bonner
 S: Manuel A Esteves
 Vol/Page: 1229/75, Date: 12/26/24, Warranty
 Mtg: William Raveis Mtg Co \$355,000
 Use: 2 Bdrm Cape Cod, Lot: 16117sf
 Prior Sale: \$233,000 (03/04)

19 PLEASANT HILL RD \$476,000
 B: Jeremy Ferris
 S: Joseph Kiney & Kristin E Kiney
 Vol/Page: 1229/116, Date: 12/26/24, Warranty
 Mtg: Ridgewood Savings Bk \$446,000
 Use: 3 Bdrm Raised Ranch, Lot: 43560sf
 Prior Sale: \$263,000 (11/14)

9 SCENIC VIEW DR..... \$515,000
 B: Arianna Hanley & David Hanley
 S: Anthony E Caruso & Jessica E Caruso
 Vol/Page: 1228/1163, Date: 12/23/24, Warranty
 Mtg: Mutual Security Cr Un \$386,300
 Use: 3 Bdrm Cape Cod, Lot: 27443sf
 Prior Sale: \$469,000 (03/23)

8 WINSLOW RD \$540,275
 B: Martin Carlin
 S: Gregory L Taylor & Jo A Taylor
 Vol/Page: 1228/1096, Date: 12/23/24, Warranty
 Mtg: Oaktree Funding Corp \$405,206
 Use: 3 Bdrm Ranch, Lot: 30492sf
 Prior Sale: \$330,000 (09/02)

► **MORTGAGES**

23 HALL LN..... \$170,000
 Marc J Gerace+ from Waterbury Ct Teachers

59 HAWLEYVILLE RD \$25,000
 Cristian Remache+ from Connecticut Housing Finance

23 INDIAN HILL LN..... \$300,000
 Rory Perry+ from Ark Mortgage Inc

160 SOUTH ST \$501,500
 B N T LLC+ from Kung H Wei

164 SOUTH ST \$501,500
 B N T LLC+ from Kung H Wei

14 UNDERHILL RD \$250,000
 Anthony Klabonski+ from Newtown Savings Bank

NORWALK

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	435	425
Median Price	\$625,000	\$700,000

► **REAL ESTATE SALES**

8 3RD ST..... \$670,000
 B: Robert Zordan & Petya Toncheva
 S: Maria E Macarthur
 Vol/Page: 9813/275, Date: 12/16/24, Warranty
 Mtg: Change Lending Llc \$536,000
 Use: 2-Family Colonial, Lot: 7405sf

1 BAXTER DR \$435,000
 B: Carlos Florian
 S: Judith M Bacal
 Vol/Page: 9814/223, Date: 12/17/24, Warranty
 Mtg: CMG Mortgage Inc \$408,900
 Use: 2 Bdrm Ranch, Lot: 3920sf
 Prior Sale: \$230,000 (07/03)

40 BAYNE ST \$635,000
 B: Nevia Denton & Adama Zoungria
 S: Margie Peters
 Vol/Page: 9817/15, Date: 12/20/24, Warranty
 Mtg: Guaranteed Rate Inc \$635,000
 Use: 3 Bdrm Ranch, Lot: 44431sf
 Prior Sale: \$430,000 (11/03)

104 BOUTON ST \$655,000
 B: Luis A Vega
 S: Lsf9 Master Part T & US Bank NA Tr
 Vol/Page: 9815/156, Date: 12/18/24, Warranty
 Mtg: Newrez LLC \$524,000
 Use: 2 Bdrm Colonial, Lot: 11761sf
 Prior Sale: \$179,000 (09/00)

7 CALF PASTURE BEACH RD..... \$950,000
 B: Ai W King 3rd
 S: Matthew Kinsman & Meredith Kinsman
 Vol/Page: 9813/304, Date: 12/16/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 15682sf
 Prior Sale: \$480,000 (05/12)

4 CANFIELD XING U:4 \$4,400,000
 B: Scott Robertson & Michelle Robertson
 S: Shelby L Wilson
 Vol/Page: 9813/335, Date: 12/16/24, Warranty
 Mtg: US Bank NA \$2,000,000
 Use: 7 Bdrm Condo, Lot: 15246sf
 Prior Sale: \$3,335,000 (05/08)

14-1/2 FAIRVIEW AVE U:D4 \$278,500
 B: Samantha Lusniak
 S: Allison Tripp
 Vol/Page: 9816/170, Date: 12/19/24, Warranty
 Mtg: Prosperity Hm Co Llc \$188,500
 Use: 1 Bdrm Condo
 Prior Sale: \$165,000 (02/19)

296 FLAX HILL RD..... \$715,000
 B: Maria L Chaparro
 S: Leonel Chaparro Jr
 Vol/Page: 9815/283, Date: 12/19/24, Warranty
 Mtg: United Wholesale Mtg \$525,000
 Use: 2-Family Colonial, Lot: 11761sf
 Prior Sale: \$450,000 (01/17)

12 MAIN ST \$1,450,000
 B: Victoria & Adriana Iv LLC
 S: Douglas I Fraser
 Vol/Page: 9815/202, Date: 12/18/24, Warranty
 Mtg: Douglas I Fraser \$1,000,000
 Use: Retail-Service, Lot: 6534sf

327 NEWTOWN AVE..... \$900,000
 B: Chandler Weston & Meagan Weston
 S: Todd A Caputo & Alison E Caputo
 Vol/Page: 9814/302, Date: 12/17/24, Warranty
 Mtg: CMG Mortgage Inc \$785,000
 Use: 3 Bdrm Colonial, Lot: 27443sf
 Prior Sale: \$420,000 (10/12)

7 OAKLEIGH CT..... \$2,350,000
 B: Allyson Griffin, Tr for Linda H Griffin T
 S: Mary J Schaefer
 Vol/Page: 9813/268, Date: 12/16/24, Warranty
 Use: 5 Bdrm Colonial, Lot: 6534sf
 Prior Sale: \$1,750,000 (05/05)

6 PENNOYER ST \$3,525,000
 B: Pennoyer Street LLC
 S: Christopher J Kreider
 Vol/Page: 9813/301, Date: 12/16/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 9148sf
 Prior Sale: \$1,982,500 (07/17)

26 PROSPECT AVE U:A2 \$269,000
 B: Gloria Torres
 S: Joseph A Boucher
 Vol/Page: 9815/309, Date: 12/19/24, Warranty
 Mtg: Rocket Mortgage LLC \$242,100
 Use: 1 Bdrm Condo
 Prior Sale: \$103,000 (05/01)

46 PROSPECT AVE U:1J..... \$212,500
 B: Aleksandar Zahova & Penka Zahova
 S: Michael W Sheehan
 Vol/Page: 9815/126, Date: 12/18/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$122,900 (09/03)

151 ROWAYTON WOODS DR U:151 \$741,000
 B: Maria V Munevar
 S: Jane A Metz, Tr for Jane A Metz T
 Vol/Page: 9815/232, Date: 12/18/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$918,000 (05/05)

100 SAN VINCENZO PL U:27 \$131,200
 B: Catherine Michel
 S: Stephanie Scott
 Vol/Page: 9814/203, Date: 12/17/24, Warranty
 Mtg: Reliant Home Funding \$124,640
 Use: 2 Bdrm Condo
 Prior Sale: \$76,600 (05/92)

12 SILVERMINE AVE \$455,000
 B: Edilberto D Valencia & Martha L Diaz
 S: Kimberly A Bria
 Vol/Page: 9816/299, Date: 12/20/24, Warranty
 Mtg: Total Mtg Svcs \$421,500
 Use: 2 Bdrm Cape Cod, Lot: 4792sf
 Prior Sale: \$210,000 (11/03)

5 STONYBROOK RD..... \$860,000
 B: Corey M Cook & Rachel E Newman
 S: Kevin Cline & Oksana Cline
 Vol/Page: 9814/324, Date: 12/17/24, Warranty
 Mtg: US Bank NA \$688,000
 Use: 3 Bdrm Ranch, Lot: 26572sf
 Prior Sale: \$545,000 (06/17)

110 STRAWBERRY HILL AVE \$700,000
 B: Christopher G Dipietro & Emma M Curto
 S: Cheri Gavrielidis
 Vol/Page: 9815/252, Date: 12/19/24, Warranty
 Mtg: M&T Bank NA \$560,000
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$225,000 (10/98)

45 STUART AVE U:H..... \$340,000
 B: Romney Donald
 S: Malayayanda Paul
 Vol/Page: 9815/101, Date: 12/18/24, Warranty
 Mtg: AFC Mortgage Grp LLC \$323,000
 Use: 2 Bdrm Condo
 Prior Sale: \$272,000 (11/04)

81 SYLVAN RD N.....	\$1,299,000	27 CARLIN ST.....	\$100,000	68-A WASHINGTON ST U:W101	\$10,000,000
B: Nataly J Rodriguez		John T Mcgrath+ from Bank of America NA		Agw Sono Partners LLC+ from Customers Bank	
S: Michael Corsi		33-1/2 CENTER AVE.....	\$185,000	86 WASHINGTON ST U:86.....	\$10,000,000
Vol/Page: 9814/79, Date: 12/16/24, Warranty		Melissa Acevedo+ from Citizens Bank		Agw Sono Partners LLC+ from Customers Bank	
Mtg: Newrez LLC \$1,039,200		19 CLEVELAND TER.....	\$83,000	99 WASHINGTON ST U:1.....	\$10,000,000
Use: 4 Bdrm Colonial, Lot: 24394sf		Rafael Soto+ from Newrez LLC		Agw Sono Partners LLC+ from Customers Bank	
Prior Sale: \$880,000 (07/04)		25 COTTAGE ST U:205	\$276,100	108 WASHINGTON ST U:108	\$10,000,000
8 TOWER DR.....	\$655,000	Guilherme Neves-Fuzeto+ from Newrez LLC		Agw Sono Partners LLC+ from Customers Bank	
B: Stephanie Roman & Edgar Roman		41 CRANBURY RD.....	\$385,000	116 WASHINGTON ST U:116	\$10,000,000
S: Bi D You & Wen S Li		Maryann Bruno+ from Wells Fargo Bank NA		Agw Sono Partners LLC+ from Customers Bank	
Vol/Page: 9815/25, Date: 12/17/24, Warranty		16 DONNA DR U:21	\$372,400	117 WASHINGTON ST U:117	\$10,000,000
Mtg: Total Mtg Svcs \$599,816		Adrienne T Alexander+ from Rocket Mortgage		Agw Sono Partners LLC+ from Customers Bank	
Use: 4 Bdrm Cape Cod, Lot: 6970sf		12 DRIFTWOOD LN.....	\$50,000	118 WASHINGTON ST U:102	\$10,000,000
Prior Sale: \$480,000 (08/24)		Brandon P Cenatiempo+ from Sound Federal Credit Un		Agw Sono Partners LLC+ from Customers Bank	
4 UNION AVE U:10	\$325,000	13 DRY HILL RD U:2.....	\$250,000	118 WASHINGTON ST U:104	\$10,000,000
B: Andrea Valdivinos		Diego Perez+ from Alliant Credit Union		Agw Sono Partners LLC+ from Customers Bank	
S: Miluska V Ciurlizza		25 EMERSON ST.....	\$59,664	122 WASHINGTON ST U:122	\$10,000,000
Vol/Page: 9814/107, Date: 12/16/24, Warranty		Danielle Telesco+ from Amerisave Mortgage Corporat		Agw Sono Partners LLC+ from Customers Bank	
Mtg: Guaranteed Rate Affin \$305,000		8 FELLOW ST.....	\$16,458	125 WASHINGTON ST U:101	\$10,000,000
Use: 2 Bdrm Condo		Gabriel S Melendez+ from USA Housing and Urban Dev		Agw Sono Partners LLC+ from Customers Bank	
Prior Sale: \$216,000 (03/21)		16 HARSTROM PL.....	\$361,100	125 WASHINGTON ST U:102	\$10,000,000
52 W ROCKS RD.....	\$850,000	Julie A Day-Marion+ from United Wholesale Mortgage		Agw Sono Partners LLC+ from Customers Bank	
B: Patricia Chernov & Robert Chernov		18 HIGHBROOK RD.....	\$100,000	126 WASHINGTON ST U:101	\$10,000,000
S: Erin Szarpa		John C Miller Jr+ from Webster Bank		Agw Sono Partners LLC+ from Customers Bank	
Vol/Page: 9816/167, Date: 12/19/24, Warranty		1 LANE RD.....	\$280,000	126 WASHINGTON ST U:102	\$10,000,000
Use: 3 Bdrm Ranch, Lot: 20038sf		Roger Brouard+ from M&T Bank NA		Agw Sono Partners LLC+ from Customers Bank	
Prior Sale: \$453,000 (10/12)		8 LOWER ROCKS LN.....	\$150,000	126 WASHINGTON ST U:102	\$10,000,000
149 WATER ST U:3.....	\$245,000	Natan Lutt+ from Sikorsky Financial Credit Union I		Agw Sono Partners LLC+ from Customers Bank	
B: Lindoro Apartment Rentals		14 NAROMAKE AVE.....	\$50,000	129 WASHINGTON ST U:129	\$10,000,000
S: Cody Re Enterprises LLC		Jody K Proct+ from Nutmeg State Financial Credit U		Agw Sono Partners LLC+ from Customers Bank	
Vol/Page: 9816/260, Date: 12/20/24, Warranty		25 NEPTUNE AVE.....	\$760,000	131 WASHINGTON ST U:101	\$10,000,000
Mtg: Pfn Lending Group Inc \$183,750		Jeffrey Mawn+ from CMG Mortgage Inc		Agw Sono Partners LLC+ from Customers Bank	
Use: 1 Bdrm Condo		25 NEPTUNE AVE.....	\$760,000	132 WASHINGTON ST U:132	\$10,000,000
Prior Sale: \$180,000 (02/22)		Jeffrey Mawn+ from CMG Mortgage Inc		Agw Sono Partners LLC+ from Customers Bank	
95 WEED AVE.....	\$1,225,000	7 OLD BELDEN HILL RD.....	\$123,500	132-A WASHINGTON ST U:132A.....	\$10,000,000
B: Robert Lourenco & Lucy Lourenco		Steven G Munroe+ from Sofi Bank Na		Agw Sono Partners LLC+ from Customers Bank	
S: George A Frank		11 PHEASANT LN.....	\$675,000	132-B WASHINGTON ST U:132B.....	\$10,000,000
Vol/Page: 1095/410, Date: 12/13/24, Warranty		Christian Aldanacuche+ from Mortgage Research Cent		Agw Sono Partners LLC+ from Customers Bank	
Mtg: Berkshire Bank \$767,000		67 QUINTARD AVE.....	\$50,607	134 WASHINGTON ST U:101	\$10,000,000
Use: 4 Bdrm Colonial, Lot: 45302sf		William Moffat 3rd+ from CMG Mortgage Inc		Agw Sono Partners LLC+ from Customers Bank	
Prior Sale: \$700,000 (05/24)		26 REDCOAT RD.....	\$227,000	134 WASHINGTON ST U:102	\$10,000,000
94 WEST AVE.....	\$3,500,000	Jerome P Weller+ from CMG Mortgage Inc		Agw Sono Partners LLC+ from Customers Bank	
B: Abo Petroleum LLC		6 RICHELIEU ST.....	\$60,000	134 WASHINGTON ST U:103	\$10,000,000
S: Amg Pub Iii LLC		Timothy J Scaggs+ from Citizens Bank		Agw Sono Partners LLC+ from Customers Bank	
Vol/Page: 9814/137, Date: 12/17/24, Warranty		18 RISING RD.....	\$220,000	135 WASHINGTON ST U:135	\$10,000,000
Mtg: Amg Pub Iii Llc \$2,800,000		Kevin M Finn+ from Fairfield County Bank Corp		Agw Sono Partners LLC+ from Customers Bank	
Use: Gas/Service Station, Lot: 14810sf		2 S MAIN ST U:W103.....	\$10,000,000	137 WASHINGTON ST U:101	\$10,000,000
Prior Sale: \$1,200,000 (02/21)		Agw Sono Partners LLC+ from Customers Bank		Agw Sono Partners LLC+ from Customers Bank	
► MORTGAGES		2 S MAIN ST U:W104.....	\$10,000,000	WESTERN ST.....	\$4,300,000
32 1ST ST.....	\$500,000	Agw Sono Partners LLC+ from Customers Bank		Vlgs At Saugatuck Owner L+ from Grossman Saugatuck	
32 First Street LLC+ from Fairfield County Bank Co		2 S MAIN ST U:W105.....	\$10,000,000	62 WILLIAM ST.....	\$50,000
14 APPLETREE LN.....	\$1,271,250	Agw Sono Partners LLC+ from Customers Bank		Anglade Prince+ from Affinity Federal Credit Union	
John Paschall+ from Bank of New York Mellon		191 SCRIBNER AVE.....	\$250,000	35 WILLOW ST.....	\$555,750
5 BALDWIN RD.....	\$125,000	Lorice Massias+ from Citizens Bank		Hernan H Arevalo+ from Meadowbrook Financial Mtg B	
Timothy S Morrisette+ from Citizens Bank		4 SHEPHERD ST.....	\$250,000	13 WILTON AVE U:1.....	\$348,000
15 BONNYBROOK TRL.....	\$63,124	Shirley Posada+ from Webster Bank		Michael Sanzo+ from Newtown Savings Bank	
Basilios Thomas+ from Figure Lending LCC		12 SILVERMINE AVE.....	\$18,750	26 WINFIELD CT.....	\$172,329
6 BURRITT AVE.....	\$358,000	Edilberto D Valencia+ from Connecticut Housing Fin		Eli Lyakhovich+ from US Bank NA	
Benito F Lopez+ from Prysma Lending Group LLC		45 STUART AVE U:H.....	\$25,000	174 WOODWARD AVE.....	\$180,000
14 BURRITT AVE U:1.....	\$55,000	Romney Donald+ from Connecticut Housing Finance Au		Bruce T Freitag+ from Citizens Bank	
Dominick Peter+ from Affinity Federal Credit Union		11 TALMADGE PL.....	\$70,000	NO STREET GIVEN.....	\$25,000
16 BURWELL ST.....	\$1,067,000	Alexandra J Arena+ from Nutmeg State Financial Cre		Samantha Lusniak+ from Connecticut Housing Finance	
Alexander C Simunek+ from Primis Bank		339 W CEDAR ST.....	\$75,000		
18 BURWELL ST.....	\$1,067,000	Kelly D Martin+ from Sikorsky Financial Credit Uni			
Alexander C Simunek+ from Primis Bank		68-A WASHINGTON ST U:102	\$10,000,000		
		Agw Sono Partners LLC+ from Customers Bank			

REDDING

TOWN CLERK:MICHELE R. GRANDE

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	88	84
Median Price	\$773,000	\$863,000

► REAL ESTATE SALES

21 LONG WALL RD..... \$1,399,000

B: Kyle R Ekstrom & Giovanna Digennaro
S: Alan H Spiro
Vol/Page: 450/244, Date: 12/23/24, Warranty
Mtg: JPMorgan Chase Bank \$624,000
Use: 4 Bdrm Colonial, Lot: 138956sf
Prior Sale: \$799,000 (01/21)

376 NEWTOWN TPKE..... \$472,000

B: David M Ancitl & Noah Leibowitz
S: Patricia Carroll, Tr for Philip J Lauterbach RET
Vol/Page: 450/346, Date: 12/26/24, Trustee
Mtg: Sage Home Loans Corp \$448,400
Use: 2 Bdrm Colonial, Lot: 79279sf

131 SIMPAUG TPKE..... \$775,000

B: Michael Gordon & Laura Gordon
S: Karmic Properties LLC
Vol/Page: 450/268, Date: 12/24/24, Warranty
Mtg: Cross Country Mtg Inc \$385,000
Use: 4 Bdrm Raised Ranch, Lot: 87120sf
Prior Sale: \$425,000 (11/23)

► MORTGAGES

20 BEEHOLM RD..... \$1,091,200

Richard Morris+ from New American Funding

440 BLACK ROCK TPKE..... \$40,758

Paola Benitez+ from USA Housing and Urban Developm

7 DAHLIA LN..... \$100,000

Angelica Chakravartty+ from Spring EQ LLC

7 DAHLIA LN..... \$330,000

John Mills 3rd+ from Amalgamated Bank

52 HUCKLEBERRY RD..... \$245,000

Michele Grande+ from Mutual Security Credit Union

27 ORCHARD DR..... \$350,000

Evan H Bassett+ from Newtown Savings Bank

RIDGEFIELD

TOWN CLERK:WENDY GANNON LIONETTI

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	226	200
Median Price	\$952,761	\$1,001,500

► REAL ESTATE SALES

174 BARLOW MOUNTAIN RD..... \$810,000

B: Margaret Rosenzweig & Niall Rosenzweig
S: Patricia L Mccarthy
Vol/Page: 1174/400, Date: 12/26/24, Warranty
Use: 4 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$267,200 (09/96)

► MORTGAGES

174 11 LEVELS RD..... \$100,000

Mintak Joo+ from Pentagon Federal Credit Union

341 BENNETTS FARM RD..... \$102,000

David A Rose+ from Spring Equity Lc

76 BOGUS RD..... \$565,730

Pamela Puttre+ from Mid-Island Mortgage Corporatio

251 FARMINGVILLE RD..... \$150,000

James Beckman 3rd+ from United Wholesale Mortgage

265 NORTH ST..... \$500,000

Joseph J Sisca 3rd+ from Ives Bank

282 OLD SIB RD..... \$634,199

Sean B Matos+ from Prosperity Home Mortgage LLC

SHELTON

TOWN CLERK:MARGARET R. DOMOROD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	246	278
Median Price	\$460,000	\$520,000

► REAL ESTATE SALES

493 ASBURY RDG U:493..... \$280,000

B: Laura Lupien-Buffone
S: Dolina Fragomeli
Vol/Page: 4245/168, Date: 12/27/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$86,000 (02/99)

187 HILLSIDE AVE..... \$250,000

B: Chicho LLC
S: Joseph Mocki & Sharon Mocki
Vol/Page: 4245/228, Date: 12/27/24, Warranty
Mtg: Equity Based Capital \$368,000
Use: 2 Bdrm Old Style, Lot: 23522sf

488 HUNTINGTON ST..... \$510,500

B: Adrian R Dzienis
S: Christopher P Buglione
Vol/Page: 4245/89, Date: 12/24/24, Warranty
Mtg: JPMorgan Chase Bank \$510,500
Use: 3 Bdrm Ranch, Lot: 45302sf
Prior Sale: \$340,000 (05/20)

17 MOUNT PLEASANT ST..... \$335,000

B: Jorge Nieves
S: Mabel Palmer-Seltzer, Tr for Mabel Palmer Seltzer T
Vol/Page: 4245/275, Date: 12/27/24, Trustee
Mtg: Mortgage Research Ctr \$344,980
Use: 2 Bdrm Cape Cod, Lot: 3920sf
Prior Sale: \$160,000 (12/18)

126 OAK AVE..... \$675,000

B: Brian F Almeida
S: Israel G Ramirez
Vol/Page: 4245/116, Date: 12/24/24, Warranty
Mtg: Union Home Mortgage \$638,750

475 RIVER RD..... \$118,000

B: Modern Capital Shelton LL
S: 475 River Road LLC
Vol/Page: 4245/134, Date: 12/24/24, Warranty
Mtg: M&T Bank NA \$110,000
Use: Gas/Service Station, Lot: 30056sf
Prior Sale: \$275,000 (02/06)

12 RUSHBROOKE LN U:12..... \$625,000

B: Sanjith Sundararajan
S: Jarrett A Frazier
Vol/Page: 4245/15, Date: 12/23/24, Warranty
Mtg: Bay Equity LLC \$500,000
Use: 3 Bdrm Condo, Lot: 6098sf
Prior Sale: \$510,000 (03/21)

8 SHINNACOCK TRL..... \$305,000

B: Ederklei D Silva
S: Raymond M Zaleski & Luann M Zaleski
Vol/Page: 4244/1263, Date: 12/23/24, Warranty
Mtg: First Natl Bk \$213,500
Use: 2 Bdrm Cape Cod, Lot: 7405sf

57 SUNNYSIDE DR..... \$380,000

B: Jason Hoffman & Stephanie Hoffman
S: Charles A Christy Jr & Kathleen M Christy
Vol/Page: 4245/53, Date: 12/23/24, Warranty
Mtg: Deephaven Mtg Llc \$341,962
Use: 3 Bdrm Ranch, Lot: 10019sf

► MORTGAGES

28 COURTLAND DR..... \$465,000

Richard M Santos+ from Sikorsky Financial Credit U

22 DRIFTWOOD LN..... \$50,000

Eileen Caponi+ from Webster Bank

30 HAMILTON DR..... \$100,000

Donald J Roberto+ from Liberty Bank

10 HIAWATHA TRL..... \$315,000

Steven Birney+ from Newtown Savings Bank

164 KYLES WAY U:164..... \$450,000

Lisa Dinardo RET+ from Manufacturers and Traders T

244 LEAVENWORTH RD..... \$38,363

Davidson Joseph+ from USA Housing and Urban Develo

18 ROSA LN..... \$549,450

Stacey F Epps+ from LoanDepot.Com LLC

116 TOAS ST..... \$200,000

William E Hanson 3rd+ from TD Bank NA

SHERMAN

TOWN CLERK:CAROL L HAVENS

P0 Box 39, Sherman, CT, 06784
Phone:203-354-5281

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	45
Median Price	\$626,000	\$590,000

► REAL ESTATE SALES

1 CIRCLE DR..... \$495,000

B: Gabriel Beinart & Nanette Simione
S: Ryan Fennell
Vol/Page: 182/880, Date: 12/26/24, Warranty
Mtg: Hudson Valley CU \$195,000
Use: 2 Bdrm Two Story, Lot: 12632sf
Prior Sale: \$342,500 (09/14)

18 ORCHARD REST RD..... \$65,000

B: Andrew Cavalier & Susan Robey
S: Matthew Miskovsky
Vol/Page: 182/873, Date: 12/24/24, Quit Claim
Use: 3 Bdrm Contemporary, Lot: 25700sf
Prior Sale: \$525,000 (09/22)

► MORTGAGES

5 ANDERSON RD..... \$13,165

Julia A Verlaine+ from USA Housing and Urban Devel

43 COZIER HILL RD..... \$300,000

Cynthia L Moschitta+ from Webster Bank

139 ROUTE 39 N..... \$160,000

Timothy J Laughlin+ from Waterbury Teachers Federa

STAMFORD

TOWN CLERK:LYDA RUIJTER

888 Washington Blvd, Stamford, CT, 06902
Phone:203-977-4054

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	469	534
Median Price	\$775,000	\$841,550

► REAL ESTATE SALES

25 ADAMS AVE U:210..... \$470,000

B: Fnu M Johnson
S: Yi Huang & Theresa Steinhardt
Vol/Page: 13442/22, Date: 12/23/24, Warranty
Mtg: Newrez LLC \$352,500
Use: 2 Bdrm Condo
Prior Sale: \$410,000 (06/17)

47 ARCHER LN \$1,001,000

B: John Brennan & Marilyn Brennan
S: Melissa L Shear
Vol/Page: 13441/269, Date: 12/23/24, Warranty
Use: 4 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$612,000 (01/19)

217 BRIDGE ST U:E4..... \$450,000

B: Deanna Popa
S: Juliet Popa
Vol/Page: 13441/295, Date: 12/23/24, Warranty
Mtg: William Raveis Mtg Co \$433,750
Use: 2 Bdrm Condo
Prior Sale: \$330,000 (11/06)

126 CEDARWOOD RD..... \$1,425,000

B: Colleen Delaney & Timothy Tidmarsh
S: Ray Kahn
Vol/Page: 13442/184, Date: 12/24/24, Warranty
Mtg: Total Mtg Svcs \$1,281,075
Use: 5 Bdrm Colonial, Lot: 60984sf

850 E MAIN ST U:520 \$535,000

B: Vanessa Ortiz & George P Wlody
S: Shishir Bhatia & Mini Bhatia
Vol/Page: 13442/113, Date: 12/24/24, Warranty
Mtg: CMG Mortgage Inc \$494,505
Use: 2 Bdrm Condo
Prior Sale: \$445,000 (06/16)

109 FOREST ST U:13..... \$700,000

B: Andrew Groll & Katharine Bishell
S: Angela Bergamini
Vol/Page: 13442/85, Date: 12/24/24, Warranty
Mtg: Tomo Mortgage Llc \$535,000
Use: 3 Bdrm Condo
Prior Sale: \$600,000 (12/13)

44 GIVENS AVE..... \$520,000

B: Merriwether Williams
S: Debra Alcín & Garald Alcín
Vol/Page: 13442/180, Date: 12/24/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 3920sf
Prior Sale: \$375,000 (12/24)

44 GIVENS AVE..... \$375,000

B: Debra Alcín & Gerald Alcín
S: Helen V Stamatiadis
Vol/Page: 13442/175, Date: 12/24/24, Corrective
Use: 2 Bdrm Cape Cod, Lot: 3920sf
Prior Sale: \$375,000 (08/04)

105 HARBOR DR U:140..... \$616,000

B: Lauren Novy
S: James J Martorano Jr
Vol/Page: 13444/249, Date: 12/27/24, Warranty
Mtg: Sikorsky Fncl CU Inc \$492,800
Use: 2 Bdrm Condo
Prior Sale: \$445,000 (07/19)

77 HAVEMEYER LN U:100 \$1,650,000

B: Robert Rosner & Julia Rosner
S: Ann M Freeman
Vol/Page: 13441/323, Date: 12/23/24, Warranty
Use: 3 Bdrm Condo

103 HOLCOMB AVE..... \$840,000

B: Ajit J Sutreja & Arti Goraniya
S: Lauren F Solomon, Tr for Harvey Lapin RET
Vol/Page: 13441/335, Date: 12/23/24, Trustee
Mtg: Better Mortgage Corp \$630,000
Use: 2-Family Duplex, Lot: 4792sf

63 HOPE ST U:D..... \$137,500

B: Artak Melkonay & Zhenik Melkonyan
S: Wagner John B Est & Lydia Dillon
Vol/Page: 13443/114, Date: 12/26/24, Executor
Use: 2 Bdrm Condo

63 HOPE ST U:D..... \$137,500

B: Artak Melkonay & Zhenik Melkonyan
S: Wilhelm E Fakundiny & Margrit H Fakundiny
Vol/Page: 13443/116, Date: 12/26/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$137,500 (12/24)

258 INGLESIDE DR \$1,023,000

B: James Mclean & Caitlin Boland
S: Courtney R Rockett
Vol/Page: 13441/272, Date: 12/23/24, Warranty
Mtg: FM Home Loans LLC \$523,000
Use: 4 Bdrm Colonial, Lot: 91040sf
Prior Sale: \$1,140,000 (12/23)

127 NEW ENGLAND DR \$540,000

B: Courtney A Ronaghan & Jeffrey D Ronaghan
S: Christopher Kuczo
Vol/Page: 13443/264, Date: 12/26/24, Warranty
Mtg: M&T Bank NA \$420,000
Use: 4 Bdrm Ranch, Lot: 48352sf
Prior Sale: \$660,000 (09/24)

75 SELLECK ST..... \$5,825,000

B: Dushi Enterprises LLC
S: Selleck St Properties LLC
Vol/Page: 13443/327, Date: 12/26/24, Warranty
Mtg: First County Bank \$4,077,500
Use: Mixed Use-Prim Indust & Othr, Lot: 61855sf
Prior Sale: \$178,000 (04/98)

77 SELLECK ST..... \$5,825,000

B: Dushi Enterprises LLC
S: Selleck St Properties LLC
Vol/Page: 13443/327, Date: 12/26/24, Warranty
Mtg: First County Bank \$4,077,500
Use: Commercial Devlpble Land, Lot: 21344sf
Prior Sale: \$315,000 (04/98)

132 SUMMER ST U:2D \$262,500

B: Hannah H Yao
S: Christopher Harrocks & Kathleen Hanrahan
Vol/Page: 13442/50, Date: 12/23/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$150,000 (09/13)

92 TREAT AVE \$876,000

B: Mohammad M Rashid & Shamim Akhter
S: Michael D Kulbieda Jr
Vol/Page: 13442/241, Date: 12/24/24, Warranty

36 TURN OF RIVER RD U:B3..... \$190,000

B: Blue Nest LLC
S: Eugene Elenev & Elena Elenev
Vol/Page: 13441/265, Date: 12/23/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$179,000 (05/15)

305 W MAIN ST \$900,000

B: F&a West Main LLC
S: Agra Realty LLC
Vol/Page: 13443/291, Date: 12/26/24, Warranty
Mtg: First County Bank \$630,000
Use: Apartment Building, Lot: 3049sf
Prior Sale: \$285,000 (05/01)

12 W WASHINGTON AVE U:15..... \$220,000

B: Mia F Ayala
S: Bhupendra K Verma, Tr for Verma LT
Vol/Page: 13443/182, Date: 12/26/24, Trustee
Use: Condo

45 WALNUT RIDGE CT \$1,699,000

B: Bradly Florio & Laura Florio
S: Brooklyn Realty Hldg LLC
Vol/Page: 13443/208, Date: 12/26/24, Warranty
Mtg: Bank of America NA \$1,359,200
Use: 4 Bdrm Colonial, Lot: 10454sf

342 WEED AVE \$600,000

B: Jerry D Russo
S: Michael Lionetti & Grace Lionetti
Vol/Page: 13443/252, Date: 12/26/24, Warranty
Mtg: Michael Lionetti \$425,000
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$500,000 (04/24)

32 WEED HILL AVE U:9 \$515,000

B: Brian Llanos & Maria Louriero
S: Angelo Natalie & Kathy Natalie
Vol/Page: 13442/260, Date: 12/26/24, Warranty
Use: Condo

► MORTGAGES

11 ACOSTA ST..... \$78,275

Carlos A Aponte+ from Amerisave Mortgage Corporati

400 ATLANTIC ST \$86,250,000

400 Atlantic Jv LLC+ from Bank of America NA

217 BRIDGE ST U:E4..... \$18,750

Deanna Popa+ from Connecticut Housing Finance Auth

86 CHESTNUT HILL LN..... \$175,000

Barbara R Miller+ from Bank of America NA

57 GOLD SPRING RD..... \$370,000

57 Cold Spring LLC+ from Arc Home LLC

16 DOUGLAS AVE U:B \$417,055

Lane Lombardia+ from Rocket Mortgage

215 DUNDEE RD \$250,000

Jonathan Hollenberg+ from Sound Federal Credit Uni

1241 E MAIN ST \$2,000,000

1241 E Main St Assoc LLC+ from Lewis Cap Fund Llc

435 GLENBROOK RD U:3 \$1,000,000

Glen Morris Prop LLC+ from First County Bank

435 GLENBROOK RD U:4 \$1,000,000

Glen Morris Prop LLC+ from First County Bank

102 HAMILTON AVE..... \$6,000,000

Hamilton Ave Industrial L+ from Catholic Order Of

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

Hamilton Ave Industrial L+ from Catholic Order Of

128 HAMILTON AVE..... \$6,000,000

Hamilton Ave Industrial L+ from Catholic Order Of

79 LENOX AVE..... \$175,000

Manuel D Mayen-Mayen+ from Sound Federal Credit Un

46 MIDDLEBURY ST \$612,418

Brandon Karpowich+ from Movement Mortgage LLC

332 MILL RD.....	\$858,000
Jacob Zeldin+ from Amy Zeldin	
112 NICHOLS AVE.....	\$331,827
Jill M Tamburro+ from United Wholesale Mortgage	
8 NORTHWOODS RD.....	\$125,000
Wendy Meersand+ from United Wholesale Mortgage	
18 OLD NORTH STAMFORD RD.....	\$717,000
Ari Goldstein+ from Ridgewood Savings Bank	
67 OVERBROOK DR.....	\$700,000
Aviva B Kafer+ from Bank of America NA	
43 OXFORD CT.....	\$100,000
Roger S Piedrahita+ from Discover Bank	
30 PRUDENCE DR.....	\$251,100
Melissa M Battista+ from Citizens Bank	
92 RACHELLE AVE.....	\$160,000
Herbert A Schmoelzer+ from Pentagon Federal Credit	
85 RIVERSIDE AVE U:F5.....	\$223,850
Michael Lombardo+ from Newrez LLC	
116 SAWMILL RD.....	\$200,000
Maynard H Hughes+ from Bank of America NA	
521 SHIPPAN AVE.....	\$33,555,000
Shippan PI Preserv LLC+ from Connecticut Housing F	
46 SOUTHFIELD AVE U:46.....	\$41,000,000
Waterfront Office Bldg Lp+ from JP Morgan Chase Ba	
62 SOUTHFIELD AVE U:62.....	\$41,000,000
Waterfront Office Bldg Lp+ from JP Morgan Chase Ba	
68 SOUTHFIELD AVE U:68.....	\$41,000,000
Waterfront Office Bldg Lp+ from JP Morgan Chase Ba	
78 SOUTHFIELD AVE U:78.....	\$41,000,000
Waterfront Office Bldg Lp+ from JP Morgan Chase Ba	
62 TRENT AVE.....	\$700,800
Shamim Akhter+ from Meadowbrook Financial Mtg Bank	
170 VAN RENSSELAER AVE.....	\$200,000
Edmond F Murray 3rd+ from Liberty Bank	
13 W WASHINGTON AVE U:15.....	\$176,000
Mia F Ayala+ from Bank of America NA	
45 WAKE ROBIN LN.....	\$175,000
Marc G Malusis+ from Thomaston Savings Bank	
32 WEED HILL AVE U:R.....	\$460,000
Brian Llanos+ from Key Bank N.A.	
47 WOODWAY RD U:2.....	\$293,000
Joe Rodriguez+ from Nations Lending Corp	
NO STREET GIVEN L:520.....	\$15,000
George Wlody+ from Connecticut Housing Finance Aut	

STRATFORD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	448	390
Median Price	\$390,500	\$435,000

► REAL ESTATE SALES

152 APACHE LN U:A.....	\$400,000
B: Jane Decatur	
S: Richard A Gemberg	
Vol/Page: 4912/291, Date: 12/23/24, Warranty	
Use: 1 Bdrm Condo	
Prior Sale: \$135,000 (11/04)	
1825 BARNUM AVE U:A.....	\$180,000
B: Barnum Ave 1825a Stratfor	
S: 1825 Barnum Ave Unit A LL	
Vol/Page: 4912/329, Date: 12/24/24, Warranty	
Use: Office Condo Unit	

60 BIRCH ST.....	\$465,000
B: Matthew F Light, Tr for M & Leslie Light Lt	
S: Lorraine A Kozloski	
Vol/Page: 4912/272, Date: 12/23/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 8276sf	
11 CHAMPION TER.....	\$385,000
B: Juan G Avila	
S: David T Steer	
Vol/Page: 4913/165, Date: 12/26/24, Warranty	
Mtg: CMG Mortgage Inc \$255,000	
Use: 2 Bdrm Cape Cod, Lot: 7405sf	
Prior Sale: \$210,000 (05/03)	
550 GREENFIELD AVE.....	\$310,000
B: Daiana C Bernardo	
S: Cynthia A Messina, Tr for Judith A Alldredge T	
Vol/Page: 4913/97, Date: 12/26/24, Trustee	
Mtg: NFM Inc \$248,000	
Use: 4 Bdrm Cape Cod, Lot: 7841sf	
Prior Sale: \$64,000 (12/87)	
358 HENRY AVE.....	\$400,000
B: Anthony M Scricca & Anne E Fowler	
S: Sara D Smith	
Vol/Page: 4912/155, Date: 12/23/24, Warranty	
Mtg: United Wholesale Mtg \$320,000	
Use: 3 Bdrm Cape Cod, Lot: 5663sf	
Prior Sale: \$350,000 (06/22)	
74 HIGH PARK AVE.....	\$435,000
B: Stanton B Sanichar & Asia C Kennedy	
S: Norberto Pena & Diana C Vallejo	
Vol/Page: 4912/177, Date: 12/23/24, Warranty	
Mtg: TD Bank NA \$421,950	
Use: 3 Bdrm Cape Cod, Lot: 6098sf	
Prior Sale: \$265,000 (07/18)	
14 HIGHLAND TER.....	\$474,000
B: Judith Santos & Christian D Morales	
S: Lexton A Campbell & Esmeralda Campbell	
Vol/Page: 4912/230, Date: 12/23/24, Warranty	
Mtg: M&T Bank NA \$465,414	
Use: 5 Bdrm Colonial, Lot: 11761sf	
Prior Sale: \$262,000 (04/11)	
295 JAMES FARM RD.....	\$140,000
B: Daniel D Thomas LLC	
S: Fedorko David Est & William N Fedorko	
Vol/Page: 4912/274, Date: 12/23/24, Executor	
325 JAMES FARM RD.....	\$140,000
B: Daniel D Thomas LLC	
S: Fedorko David Est & William N Fedorko	
Vol/Page: 4912/274, Date: 12/23/24, Executor	
Use: 3 Bdrm Ranch, Lot: 242194sf	
Prior Sale: \$140,000 (10/24)	
204 JAMESTOWN RD U:204.....	\$415,000
B: Ava Striegl	
S: Christopher L Santiago & Cori Santiago	
Vol/Page: 4912/332, Date: 12/24/24, Warranty	
Use: 2 Bdrm Condo	
Prior Sale: \$309,000 (03/20)	
684 KING ST.....	\$275,000
B: Hami Group LLC	
S: Gonzalez George Est & Jennifer Boulette	
Vol/Page: 4913/195, Date: 12/27/24, Executor	
Mtg: H1H2 LLC \$314,500	
Use: 3 Bdrm Colonial, Lot: 3920sf	
Prior Sale: \$142,500 (11/01)	

7365 MAIN ST U:17A.....	\$481,500
B: Elevate Realty LLC	
S: Hungs Realty LLC	
Vol/Page: 4913/239, Date: 12/27/24, Warranty	
Mtg: M&T Bank NA \$433,350	
Use: Retail Condo	
513 OPA LN U:B.....	\$359,000
B: Franceschi Assoc LLC	
S: Carol A Greene, Tr for Carol A Greene T	
Vol/Page: 4913/342, Date: 12/27/24, Trustee	
Mtg: Xanadu Capital Llc \$280,000	
Use: 1 Bdrm Condo	
Prior Sale: \$112,500 (12/94)	
76 REEDS LN.....	\$285,000
B: Denise M Brown	
S: Samuel T Curran	
Vol/Page: 4913/74, Date: 12/26/24, Warranty	
Mtg: AFC Mortgage Grp LLC \$228,000	
Use: 2 Bdrm Ranch, Lot: 15682sf	
Prior Sale: \$170,000 (11/18)	
SUCCESS VLG L:38.....	\$68,000
B: Dongwoon Shin & Myongsok Shin	
S: Thomas Malinowski & Bozena Malinowski	
Vol/Page: 4913/233, Date: 12/27/24, Warranty	
48 SUNFLOWER AVE.....	\$518,000
B: Carmita Delgado & Jose Sanmartin	
S: Teresa M Davies	
Vol/Page: 4913/311, Date: 12/27/24, Warranty	
Mtg: US Bank NA \$378,000	
Use: 3 Bdrm Colonial, Lot: 7841sf	
Prior Sale: \$150,000 (07/94)	
137-A WOOD AVE.....	\$360,000
B: Gabrielle Singh & Sebastian Castillo	
S: Gina B Lieu	
Vol/Page: 4912/250, Date: 12/23/24, Warranty	
Mtg: Contour Mtg Corp \$353,479	
Use: 2 Bdrm Bngl/Cottage, Lot: 10890sf	
Prior Sale: \$60,000 (04/12)	

► MORTGAGES

94 CHELSEA ST.....	\$440,500
Tyree Trought+ from Newrez LLC	
76 FRANKLIN AVE.....	\$11,268
Elouise Moore+ from USA Housing and Urban Developm	
45 GARIBALDI AVE.....	\$300,000
45 Garibaldi Avenue LLC+ from Contour Mortgage Cor	
775 JAMES FARM RD.....	\$600,000
Stratford Properties LLC+ from First County Bank	
815 JAMES FARM RD.....	\$600,000
Stratford Properties LLC+ from First County Bank	
7365 MAIN ST U:17A.....	\$200,000
Elevate Realty LLC+ from New England Certified Dev	
7365 MAIN ST U:18.....	\$433,350
Elevate Realty LLC+ from M&T Bank NA	
7365 MAIN ST U:18.....	\$200,000
Elevate Realty LLC+ from New England Certified Dev	
7365 MAIN ST U:19.....	\$200,000
Elevate Realty LLC+ from New England Certified Dev	
7365 MAIN ST U:19.....	\$433,350
Elevate Realty LLC+ from M&T Bank NA	
310 MASARIK AVE.....	\$455,000
Shei Properties LLC+ from RCN Capital LLC	
320 MASARIK AVE.....	\$455,000
Shei Properties LLC+ from RCN Capital LLC	
896 NICHOLS AVE.....	\$13,728
Kayion Hamm+ from USA Housing and Urban Developmen	
420 PETERS LN.....	\$600,000
Stratford Properties LLC+ from First County Bank	

500 PETERS LN	\$600,000
Stratford Properties LLC+ from First County Bank	
620 PETERS LN	\$600,000
Stratford Properties LLC+ from First County Bank	
388 PROSPECT DR	\$290,000
Beth T Eaton+ from Sikorsky Financial Credit Union	
55 WALKER DR	\$18,318
Johanna S Garcia-Escobar+ from USA Housing and Urb	
195 WIEBE AVE	\$349,000
Olena Stanislavsky+ from Suma Yonkers FCU	

TRUMBULL

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	288	301
Median Price	\$535,000	\$625,000

► REAL ESTATE SALES

103 GREENFIELD DR	\$505,000
B: Daniel Divito	
S: Capozzi Deborah Est & Daniel Divito	
Vol/Page: 1939/123, Date: 12/23/24, Executor	
Mtg: Fairfield County Bank \$429,250	
Use: 3 Bdrm Ranch, Lot: 16553sf	
25 HAMPTON RD	\$1,050,000
B: Somsad Khan & Farzana Sultana	
S: Mcdm LLC	
Vol/Page: 1939/206, Date: 12/23/24, Warranty	
Mtg: Fairfield County Bank \$475,000	
Use: 4 Bdrm Colonial, Lot: 26759sf	
1970 HUNTINGTON TPKE	\$703,000
B: Keith R Vosburg & Patricia A Vosburg	
S: Scott A Vander	
Vol/Page: 1939/308, Date: 12/24/24, Warranty	
Use: 3 Bdrm Colonial, Lot: 27007sf	
Prior Sale: \$575,000 (07/22)	
6 LONG HILL PL	\$445,000
B: Frank Grazynski & Sandra Grazynski	
S: Sideleau Robert C Est & Michelle M Sideleau	
Vol/Page: 1939/282, Date: 12/24/24, Executor	
Mtg: Primelending \$422,750	
Use: 2 Bdrm Duplex, Lot: 4356sf	
Prior Sale: \$189,900 (04/99)	
4935 MADISON AVE	\$659,000
B: Robert E Wallace & Lindsay C Wallace	
S: Ellen Solhem & Frederick J Chapman 3rd	
Vol/Page: 1939/278, Date: 12/24/24, Warranty	
Use: 4 Bdrm Cape Cod, Lot: 42689sf	
12 ROUND HILL RD	\$470,000
B: Seulkee Heo	
S: Nancy E Lucas & Arthur Lucas	
Vol/Page: 1939/243, Date: 12/24/24, Warranty	
Mtg: William Raveis Mtg Co \$370,000	
Use: 4 Bdrm Cape Cod, Lot: 19602sf	
Prior Sale: \$357,500 (04/09)	
17 WARD PL	\$500,000
B: Daniel Garel & Kristen Garel	
S: Gail K Messina	
Vol/Page: 1939/259, Date: 12/24/24, Warranty	
Mtg: Paramount Res Mtg Gp \$425,000	
Use: 3 Bdrm Cape Cod, Lot: 20473sf	

► MORTGAGES

225 FITCH PASS U:225	\$335,000
Linda A Almonte RET+ from United Wholesale Mortgage	
GREENFIELD DR	\$25,000
Semih Sezer+ from Connecticut Housing Finance Auth	
33 HIGHGATE RD	\$485,144
Marck Estemil+ from American Neighborhood Mtg Acce	
225 MAYFIELD DR U:225	\$62,800
Elizabeth G Ventrella+ from Bank of America NA	
52 PARK LN	\$87,600
Tracy D Ganino+ from Webster Bank	
26 PINE ST	\$250,000
Patsy Decarlo+ from Webster Bank	
14 REDCOAT LN	\$116,000
Barbara E Meyer+ from Newtown Savings Bank	
ROUTE 111	\$58,500,000
Trumbull Main Street LLC+ from State Farm Life Ins	
11 SHERMAN AVE	\$41,065
Deena Robushi+ from Guaranteed Rate Affinity LLC	
222 STONEHOUSE RD	\$60,000
Peter M Barczak+ from Nationstar Mortgage	
104 STURBRIDGE LN	\$172,500
Annie Quinones+ from Rocket Mortgage	
29 SURREY LN	\$70,000
Tina M Franchi+ from GE Employees Credit Union	
101 WOOLSLEY AVE	\$400,000
RMRJ LLC+ from Citizens Bank	

WESTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	109
Median Price	\$1,065,000	\$1,310,000

► MORTGAGES

6 ADAMS WAY	\$650,000
Kimberly A Grogan+ from M&T Bank NA	
29 BRADLEY RD	\$600,000
David Rosenberg+ from Union Savings Bank	
21 WALNUT LN	\$200,000
Benjamin Page-Fort+ from TD Bank NA	

WESTPORT

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	259	255
Median Price	\$1,850,000	\$1,890,500

► REAL ESTATE SALES

21 ENO LN	\$1,550,000
B: Eric Gehrie & Amaris Keiser	
S: Gillies Properties LLC	
Vol/Page: 4349/224, Date: 12/26/24, Warranty	
Mtg: Cross Country Mtg Inc \$950,000	
Use: 4 Bdrm Ranch, Lot: 43560sf	

33 HICKORY DR	\$910,000
B: David Autrique & Susana V Manning	
S: 33 Hickory Land T	
Vol/Page: 4349/290, Date: 12/27/24, Trustee	
Mtg: M&T Bank NA \$1,046,875	
Use: Residential Open Land, Lot: 13504sf	
Prior Sale: \$280,000 (11/15)	

► FORECLOSURE DEEDS

22 OAK RIDGE PARK	\$3,106,700
B: James R Devito	
S: Patrick R Gil & Us Bank Na	
Vol/Page: 4349/153, Date: 12/23/24, Committee	
Use: 6 Bdrm Colonial, Lot: 34412sf	
Prior Sale: \$775,000 (05/02)	

► MORTGAGES

8 E MEADOW RD	\$1,000,000
Greenwald & Sons T+ from JP Morgan Chase Bank	
398 GREENS FARMS RD	\$150,000
Ashley Eng+ from Robert Telesmanic	
HIAWATHA LN	\$4,300,000
Vlgs At Saugatuck Owner L+ from Grossman Saugatuck	
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	
2 OLD TOWN HWY U:37	\$535,000
Susan Vanech Builds LLC+ from Charles W Simmons Tr	
1276 POST RD E	\$6,000,000
Greenhouse Prop Ct LLC+ from Union Savings Bank	

WILTON

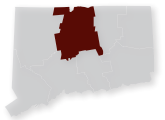
TOWN CLERK: LORI A. KABACK
238 Danbury Rd, Wilton, CT, 06897
Phone: 203-563-0106

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	162	185
Median Price	\$1,033,500	\$1,150,000

► REAL ESTATE SALES

8 FAIRVIEW LN	\$710,000
B: Kristina Tomaj	
S: Richard M Ogrady & Jeanne O Fuller	
Vol/Page: 2577/101, Date: 12/23/24, Executor	
Mtg: M&T Bank NA \$300,000	
Use: 4 Bdrm Cape Cod, Lot: 79715sf	
230 NOD HILL RD	\$2,899,000
B: Black Eagle LLC	
S: Alexander Troy	
Vol/Page: 2577/88, Date: 12/23/24, Warranty	
Use: 5 Bdrm Colonial, Lot: 111514sf	
Prior Sale: \$430,000 (06/96)	
261 RIVERGATE DR	\$1,050,000
B: Ping S Cheung & Chun Y Nam	
S: Carol J Steiner	
Vol/Page: 2577/137, Date: 12/23/24, Warranty	
Use: 4 Bdrm Split Level, Lot: 89298sf	
Prior Sale: \$725,000 (04/03)	
72 DEFOREST RD	\$350,000
Molly E Norton+ from Citizens Bank	
261 EVERGATE DR	\$350,000
Ping S Cheung+ from Flagstar Bank FSB	
63 PIPERS HILL RD	\$50,000
Mary B Healy-Tese+ from Connectone Bank	



HARTFORD COUNTY

AVON

TOWN CLERK: NICK HOGAN

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	167	156
Median Price	\$553,000	\$660,000

► REAL ESTATE SALES

- 16 ARBOR RD** **\$250,000**
B: Zk Builders LLC
S: Barnaby Corey L Est & Robert Morse
Vol/Page: 799/818, Date: 12/27/24, Executor
Use: 3 Bdrm Raised Ranch, Lot: 23522sf
- 7 CONIFER LN U:7** **\$480,000**
B: Nancy L Tracy, Tr for Douglas L Tracy
S: Stephen R Clark & Tiffany A Clark
Vol/Page: 799/628, Date: 12/23/24, Warranty
Mtg: United Wholesale Mtg \$125,000
Use: 3 Bdrm Condo
Prior Sale: \$375,000 (05/22)
- 52 COUNTRY CLUB RD** **\$390,000**
B: Steven J Beck
S: Sean M Curtin & Jessie M Curtin
Vol/Page: 799/724, Date: 12/24/24, Warranty
Mtg: Movement Mtg LLC \$370,500
Use: 3 Bdrm Colonial, Lot: 35719sf
Prior Sale: \$308,880 (04/20)
- 340 DEERCLIFF RD** **\$169,000**
B: Rachael L Currao
S: Homeowners Finance Co
Vol/Page: 799/777, Date: 12/26/24, Warranty
Use: Residential Open Land, Lot: 167270sf
- 5 HIGHLAND SQ U:5** **\$330,000**
B: Bernardine M Thielert & Dale Thielert
S: Torrey Elizabeth D Est & Benjamin H Torrey
Vol/Page: 799/664, Date: 12/23/24, Fiduciary
Use: 2 Bdrm Condo
Prior Sale: \$133,900 (02/90)
- 97 MALLARD DR U:A** **\$280,000**
B: Mark Schmitz
S: Roseann T Porter
Vol/Page: 799/660, Date: 12/23/24, Warranty
Use: Condo
- 22 RIDGEWOOD RD** **\$465,000**
B: Megan Harvell & Diego G Cruz
S: Mitchell James D Est & Caitlin P Mitchell
Vol/Page: 799/707, Date: 12/24/24, Executor
Mtg: Prosperity Home Mtg \$150,000
Use: 4 Bdrm Dutch Colonl, Lot: 45302sf
Prior Sale: \$285,000 (06/89)
- 8 WATERFORD PL U:8** **\$317,500**
B: Michael J Gallihier
S: Sandi Hart
Vol/Page: 799/685, Date: 12/24/24, Warranty
Mtg: Evolve B&T \$285,750
Use: 2 Bdrm Condo
Prior Sale: \$231,500 (01/06)

► MORTGAGES

- 2 CAMDEN WAY** **\$355,000**
Rashed Ahmed+ from Webster Bank
- 16 CHEVAS RD** **\$698,750**
Husky Development LLC+ from Mofin Lending
- 1 GATEWOOD U:1** **\$100,000**
Frank V Doran+ from Liberty Bank
- 40 HEMLOCK LN** **\$210,000**
James Burson+ from 360 Federal Credit Union
- 75 PARKVIEW DR** **\$50,000**
Wendy L Phelps+ from Liberty Bank
- 34 SOUTHGATE** **\$250,000**
Thomas J Ferranti+ from Webster Bank
- 43 WESTMONT RD** **\$200,000**
John C Donlin+ from Citizens Bank
- 143 WOODHAVEN DR** **\$80,000**
James Walsh+ from Sofi Bank Na

BERLIN

TOWN CLERK: KATE WALL

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	171	143
Median Price	\$355,000	\$385,000

► REAL ESTATE SALES

- 2528 CHAMBERLAIN HWY** **\$280,000**
B: Robert Zadroga & Agnieszka G Zadroga
S: Theresa Macchietto
Vol/Page: 831/626, Date: 12/23/24, Warranty
Mtg: Liberty Bk \$210,000
Use: 3 Bdrm Old Style, Lot: 89734sf
Prior Sale: \$200,000 (09/14)
- 6 HALL LN** **\$210,000**
B: 969 Elm LLC
S: Adam Bryers
Vol/Page: 831/802, Date: 12/27/24, Warranty
Mtg: Commercial Lender LLC \$208,750
Use: 3 Bdrm Raised Ranch, Lot: 21344sf
Prior Sale: \$159,500 (06/16)
- 74 JUNIPER LN** **\$320,500**
B: Ryan Malloy & Mary Malloy
S: Rosemary Bennett
Vol/Page: 831/772, Date: 12/26/24, Warranty
Mtg: Mortgage Research Ctr \$327,390
Use: 3 Bdrm Ranch, Lot: 19166sf
Prior Sale: \$182,500 (09/95)
- 15 MATTABASSETT ST** **\$265,000**
B: Thomas Giroto
S: Ryan Balamaci & Brianna Candido
Vol/Page: 831/748, Date: 12/26/24, Warranty
Mtg: AFC Mortgage Grp LLC \$212,000
Use: 2 Bdrm Ranch, Lot: 8712sf
Prior Sale: \$165,000 (05/21)
- 74 QUARRY LN U:74** **\$435,000**
B: Lucy Cannamela
S: Donald D Halla & Curtis G Halla
Vol/Page: 831/674, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo

- 19 RIVER GATE LN** **\$650,000**
B: Kristen Miller & Kristopher Bucholz
S: Nancy L Tracy, Tr for Douglas F Tracy
Vol/Page: 831/651, Date: 12/23/24, Warranty
Mtg: First World Mortgage \$265,000
Use: 2-Family Contemporary, Lot: 80586sf
Prior Sale: \$371,000 (05/03)
- 95 S RIDGE LN U:F103** **\$350,000**
B: Siliana J Guzman
S: Palmer Susan M Est & William J Buggie
Vol/Page: 831/670, Date: 12/23/24, Executor
Use: 2 Bdrm Condo
Prior Sale: \$259,525 (08/13)

► MORTGAGES

- 154 HAWTHORNE DR U:154** **\$20,000**
Lisa L Dann+ from American Eagle Financial Credit
- 115 HICKORY HILL RD** **\$20,119**
Rakeem Wright+ from USA Housing and Urban Developm
- 138 LONGVIEW DR** **\$34,100**
Kenneth Kizilski+ from Liberty Bank
- 318 MAIN ST** **\$3,520,000**
318 Main LLC+ from M&T Bank NA
- 15 MATTABASSETT ST** **\$25,000**
Thomas Giroto+ from Connecticut Housing Finance A
- 177 STILLMEADOW LN** **\$45,000**
Richard Hender Jr+ from Rocket Mortgage

BLOOMFIELD

TOWN CLERK: MARGUERITE PHILLIPS

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	146	167
Median Price	\$314,750	\$330,000

► REAL ESTATE SALES

- 2 ARNOLD DR** **\$410,000**
B: Kelly Ledoux & Brandon Bayron
S: Maybin Barbara Est & Anika Maybin
Vol/Page: 2244/280, Date: 12/26/24, Executor
Mtg: Pennymac Loan Service \$389,500
Use: 4 Bdrm Colonial, Lot: 42689sf
Prior Sale: \$151,000 (12/94)
- 556 BLOOMFIELD AVE** **\$220,000**
B: Odaine Cunningham
S: Donna M Brilliant
Vol/Page: 2244/155, Date: 12/23/24, Warranty
Mtg: American Ngbd Mtg Acc \$209,000
Use: 4 Bdrm Cape Cod, Lot: 18731sf
Prior Sale: \$125,000 (09/00)
- 9 LOUIS DR** **\$262,500**
B: Melisa T Garcia
S: Aracellie Delgado
Vol/Page: 2244/113, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$162,500
Use: 3 Bdrm Ranch, Lot: 11761sf
Prior Sale: \$150,000 (05/20)

71 MAPLE AVE **\$520,000**
 B: Celia Thompson
 S: Cronin Bridie Est & Timothy Cronin Jr
 Vol/Page: 2244/179, Date: 12/24/24, Executor
 Use: 4 Bdrm Colonial, Lot: 30056sf

654 PARK AVE **\$260,500**
 B: Garnett Francis
 S: Leonard G Clarke & Vivieni Moncrieffe
 Vol/Page: 2244/89, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$252,685
 Use: 3 Bdrm Ranch, Lot: 12197sf
 Prior Sale: \$115,000 (01/02)

► **MORTGAGES**

10 LONGVIEW DR **\$125,000**
 Seanna L Peters+ from Citizens Bank

9 LOUIS DR **\$25,000**
 Melissa T Garcia+ from Connecticut Housing Finance

17 NELSON DR **\$50,000**
 Colleen M Drake+ from Windsor Federal Bank

24 PEBBLE BEACH DR U:24 **\$255,000**
 Mitchell Goroff+ from Total Mortgage Services

35 WOODLAND AVE **\$100,000**
 Marion Waller+ from Citizens Bank

BRISTOL

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	484	462
Median Price	\$281,750	\$315,000

► **REAL ESTATE SALES**

80 BARNES ST **\$215,000**
 B: Sai Realty LLC
 S: Rioux Robert M Est & John D Rioux
 Vol/Page: 2303/997, Date: 12/23/24, Executor
 Use: 3 Bdrm Ranch, Lot: 9148sf
 Prior Sale: \$133,500 (07/02)

36 BATT PL **\$259,000**
 B: Christopher Briatico
 S: Karolina J Rubino
 Vol/Page: 2303/1150, Date: 12/24/24, Warranty
 Mtg: United Wholesale Mtg \$254,308
 Use: 3 Bdrm Ranch, Lot: 7405sf
 Prior Sale: \$124,000 (07/89)

101 CORBIN RDG **\$125,000**
 B: Amco Dev LLC
 S: Sachem Capital Rlty LLC
 Vol/Page: 2304/64, Date: 12/26/24, Warranty
 Mtg: Sachem Capital Corp \$464,000
 Use: Land-Vacant & Open, Lot: 48352sf

162 E MAIN ST **\$146,000**
 B: Ivan L Plasencia & Aida T Quizpilema
 S: Morello Prop LLC
 Vol/Page: 2304/162, Date: 12/26/24, Warranty
 Use: 2-Family Family Flat, Lot: 10019sf
 Prior Sale: \$90,000 (02/17)

115 JAMES P CASEY RD **\$440,000**
 B: Sandi Hart
 S: Andrew L Scheriff & Carol A Scheriff
 Vol/Page: 2304/200, Date: 12/27/24, Warranty
 Mtg: Plaza Home Mtg \$330,000
 Use: 3 Bdrm Cape Cod, Lot: 24829sf
 Prior Sale: \$169,000 (07/99)

182 KOZANI ST **\$278,000**
 B: Mingwei Ma
 S: Amenta Susan Est & Thomas Samenta
 Vol/Page: 2304/249, Date: 12/27/24, Executor
 Mtg: Emporium TPO LLC \$194,600
 Use: 2 Bdrm Ranch, Lot: 13504sf

69 LAWDALE AVE **\$250,000**
 B: Deysi M Mejia & Yudelis M Moronta
 S: Moronta Roa Invest Grp LL
 Vol/Page: 2303/1059, Date: 12/23/24, Warranty
 Mtg: Equity Prime Mtg \$543,171
 Use: 3-Family Mlti-Unt Blg, Lot: 5227sf
 Prior Sale: \$180,000 (05/23)

17 MOLZON PL **\$286,425**
 B: Christine M Ciaffaglione
 S: Perera Elizabeth J Est & David Sitka
 Vol/Page: 2303/1082, Date: 12/23/24, Executor
 Mtg: Cross Country Mtg Inc \$269,240
 Use: 3 Bdrm Conventional, Lot: 4792sf

130 SHERWOOD RD **\$347,000**
 B: Robin C Fornicola & Susan M Welu
 S: April E Stone
 Vol/Page: 2303/950, Date: 12/23/24, Warranty
 Mtg: Cross Country Mtg Inc \$232,000
 Use: 3 Bdrm Cape Cod, Lot: 32234sf
 Prior Sale: \$143,000 (10/99)

398 STAFFORD AVE **\$318,000**
 B: Amaris Estrada & Sergey Koshelev
 S: Dean Maroun
 Vol/Page: 2303/968, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$312,240
 Use: 2 Bdrm Cape Cod, Lot: 15246sf
 Prior Sale: \$210,000 (05/24)

259 SUMMER ST **\$350,000**
 B: Manuel Heredia Jr
 S: Eric Lavertue
 Vol/Page: 2303/1108, Date: 12/24/24, Warranty
 Mtg: Veterans United Hm Ln \$350,000
 Use: 2-Family Duplex, Lot: 7841sf
 Prior Sale: \$212,500 (12/05)

32 SUSAN LN **\$345,000**
 B: Christina Romano
 S: Alfred L Haase
 Vol/Page: 2304/114, Date: 12/26/24, Warranty
 Mtg: VIP Mortgage \$276,000
 Use: 3 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$237,500 (05/06)

36 TUTTLE ST **\$285,000**
 B: Johnathan Escoffrey
 S: Walter H Osenkowski, Tr for Walter Osenkowski Lt
 Vol/Page: 2303/1172, Date: 12/24/24, Trustee
 Mtg: Cross Country Mtg Inc \$279,837
 Use: 2-Family Family Flat, Lot: 10890sf

► **FORECLOSURE DEEDS**

424 LAKE AVE U:6 **\$167,226**
 B: Deedra Willingham
 S: S Mtn Townhouses Foundati
 Vol/Page: 2304/238, Date: 12/27/24, Committee
 Mtg: Homeowners Finance Co \$147,525
 Use: 2 Bdrm Condo

► **MORTGAGES**

78 ANDREWS ST **\$58,000**
 Bryan D Wojnarowski+ from M&T Bank NA

35 BECKWITH DR **\$26,000**
 Brenda Mooney+ from Webster Bank

35 BECKWITH DR **\$26,000**
 Brenda Mooney+ from Webster Bank

51 BUCKLEY AVE **\$25,000**
 Lewis Burns+ from Thomaston Savings Bank

BURLINGTON AVE L:31 **\$25,000**
 Christine M Ciaffaglione+ from Connecticut Housing

400 BURLINGTON AVE **\$50,000**
 Jillian L Boisvert+ from Nutmeg State Financial Cr

691 CAMP ST **\$20,000**
 Joshua R Orsi+ from Citizens Bank

CENTRAL AVE L:32 **\$25,000**
 Christine M Ciaffaglione+ from Connecticut Housing

86 COUNTRY LN **\$160,500**
 Tracy A Croze+ from M&T Bank NA

39 DOUGLAS RD **\$13,476**
 Candace Lendor-Mckenzie+ from USA Housing and Urba

37 FANWAY AVE **\$150,001**
 Jeremy S Carothers+ from Discover Bank

126 GREYSTONE AVE **\$40,000**
 Jacob C Cutter+ from Amerisave Mortgage Corporatio

89 GROVE ST **\$114,200**
 Sheldon Scott+ from M&T Bank NA

205 JEROME AVE **\$12,228**
 Tammy L Egidi+ from USA Housing and Urban Developm

386 JEROME AVE **\$77,282**
 Kathleen A Saverino+ from USA Housing and Urban De

10 MAIN ST U:96 **\$1,800,000**
 Damato Const Co Inc+ from Thomaston Savings Bank

MARION ST L:39 **\$11,400**
 Conner B Flynt+ from Connecticut Housing Finance A

54 MARION ST **\$279,812**
 Conner B Flynt+ from Citizens Bank

23 MCKINLEY AVE **\$170,000**
 Debbi Germano+ from Thomaston Savings Bank

443 N MAIN ST **\$120,000**
 435-443 N Main St LLC+ from David Copeman

42 OAKLAND ST **\$123,925**
 Brenda Falcone+ from OCMBC Inc

89 PHEASANT RUN RD **\$282,645**
 Brandon M Pare+ from Freedom Mortgage Corp

55 PROSPECT ST **\$50,000**
 Juan Caudrado Jr+ from Webster Bank

39 PURITAN RD **\$6,213**
 Elizabeth N Castro+ from USA Housing and Urban Dev

211 TYLER WAY **\$52,000**
 Alex J Kleinschmidt+ from Navy Federal Credit Unio

28 VIEW ST **\$6,045**
 Ryan M Lowe+ from USA Housing and Urban Developmen

37 WINTERGREEN RD **\$250,000**
 Nichole M Beaulieu+ from Reliance First Capital LL

BURLINGTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	74
Median Price	\$437,500	\$477,500

► **REAL ESTATE SALES**

95 MILLER RD **\$502,500**
 B: Laurel Parkin & Connor Oakes
 S: Beryl A Piper
 Vol/Page: 397/367, Date: 12/26/24, Warranty
 Mtg: Total Mtg Svcs \$477,375
 Use: 3 Bdrm Cape Cod, Lot: 59677sf
 Prior Sale: \$180,500 (11/98)

CANTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	68
Median Price	\$419,000	\$487,500

► REAL ESTATE SALES

- 586 ALBANY TPKE** **\$575,000**
 B: Ryan Wahab & Samantha N Alberino
 S: Wilfredo Osario
 Vol/Page: 485/813, Date: 12/23/24, Warranty
 Mtg: CMG Mortgage Inc \$557,750
 Use: 3 Bdrm Contemporary, Lot: 57499sf
 Prior Sale: \$310,000 (06/20)
- 129 BUNKER HILL RD** **\$640**
 B: Michael R Baisselait
 S: Judith V Straayer, Tr for Kathleen A Cavanaugh RET
 Vol/Page: 485/902, Date: 12/24/24, Warranty
 Use: Residential Open Land, Lot: 11326sf
- GLENWOOD L:2F** **\$225,000**
 B: Sherif Mahdy
 S: Elizabeth Ward
 Vol/Page: 485/910, Date: 12/26/24, Warranty
- 40 N MOUNTAIN RD** **\$510,000**
 B: Duwin B Quashie & Charlene Johnson
 S: Apex Construct LLC
 Vol/Page: 485/775, Date: 12/19/24, Warranty
 Mtg: Carrington Mtg Svcs \$500,762
 Use: 3 Bdrm Raised Ranch, Lot: 91040sf
 Prior Sale: \$280,000 (12/23)
- 9 TIMBERCREST DR** **\$8,642**
 B: Michael R Baisselait
 S: Judith V Straayer, Tr for Kathleen A Cavanaugh RET
 Vol/Page: 485/904, Date: 12/24/24, Warranty
 Use: Residential Open Land, Lot: 126760sf
- 22 WICKHAMS FANCY U:22** **\$285,000**
 B: Amber A Mansfield
 S: Rivers Edge Condo LLC
 Vol/Page: 485/836, Date: 12/23/24, Warranty
 Mtg: Rocket Mortgage LLC \$284,000
 Use: 2 Bdrm Condo
 Prior Sale: \$171,000 (01/17)

► MORTGAGES

- 8 ANDREW DR** **\$1,147,500**
 Jean Conner+ from Advisors Mortgage Group LLC
- 8 ANDREW DR** **\$1,147,500**
 Jean Conner+ from USA Housing and Urban Developmen
- 118 CASE ST** **\$100,000**
 Mark T Taylor+ from NBT Bank NA
- 80 LOVELY ST** **\$50,000**
 Jonathan W Moreland+ from Webster Bank
- 54 POWDER MILL RD U:54** **\$32,524**
 Staci Daniel+ from USA Housing and Urban Developme
- 8 VILLAGE LN U:8** **\$250,000**
 Shameema B Rowther+ from American Eagle Financial

EAST GRANBY

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	45	61
Median Price	\$345,000	\$420,000

► MORTGAGES

- 6 LORDSHIP RD** **\$1,000,000**
 Lrd Associates LLC+ from Lance Montano
- 21 LORDSHIP RD** **\$1,000,000**
 Lrd Associates LLC+ from Lance Montano

EAST HARTFORD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	342	375
Median Price	\$250,000	\$280,000

► REAL ESTATE SALES

- 58 BANTLE RD** **\$425,000**
 B: John Lockaby Jr & Marissa Baum
 S: An D Cao
 Vol/Page: 4258/502, Date: 12/23/24, Warranty
 Mtg: Liberty Bk \$412,250
 Use: 3 Bdrm Raised Ranch, Lot: 63162sf
 Prior Sale: \$275,000 (08/10)
- 57 BROOK ST** **\$615,000**
 B: Rashada Akter
 S: Matthew Dacosta
 Vol/Page: 4258/656, Date: 12/26/24, Warranty
 Mtg: Angel Oak Mortgage \$423,750
 Use: 3 Bdrm Raised Ranch, Lot: 15246sf
 Prior Sale: \$135,000 (01/21)
- 31 GORDON LN** **\$370,000**
 B: Angel L Gonzalez
 S: Paride G Crudi & Carole B Crudi
 Vol/Page: 4258/528, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$314,500
 Use: 3 Bdrm Raised Ranch, Lot: 9583sf
- 31 HIGH ST U:11203** **\$176,000**
 B: Terrell Forbes
 S: Carol E Burke
 Vol/Page: 4258/426, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$151,000
 Use: 2 Bdrm Condo
 Prior Sale: \$102,000 (10/17)
- 31 HIGH ST U:7206** **\$210,000**
 B: Angeliqye Pearson
 S: Steven Johansen & David Johansen
 Vol/Page: 4258/592, Date: 12/24/24, Warranty
 Mtg: Omni-fund Inc \$189,000
 Use: 2 Bdrm Condo
 Prior Sale: \$115,500 (01/21)
- 67 MARGERY DR** **\$300,000**
 B: Romeo Thompson
 S: Lea M Dantz & Kelly J Hewey
 Vol/Page: 4258/479, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$285,000
 Use: 3 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$138,500 (09/14)
- 72 STEVENS ST** **\$135,000**
 B: Sean P Tomany
 S: Karen Searle
 Vol/Page: 4258/423, Date: 12/23/24, Quit Claim
 Use: 3 Bdrm Ranch, Lot: 11326sf

► MORTGAGES

- 96 BURNBROOK RD** **\$50,000**
 Secundina Perez+ from Hartford Federal Credit Unio
- 77 CAVAN RD** **\$13,706**
 Marisol Jimenez+ from USA Housing and Urban Develo
- 29-31 CLOVERDALE DR** **\$13,484**
 Carlos M Byrd+ from USA Housing and Urban Developm

- COLUMBUS CIR** **\$16,650,000**
 Veterans Ter Communities+ from Connecticut Housing
- 70 COLUMBUS CIR** **\$3,000,000**
 Veterans Ter Communities+ from East Hartford Affor
- 70 COLUMBUS CIR** **\$400,000**
 Veterans Ter Communities+ from Hsng Auth Of The To
- 70 COLUMBUS CIR** **\$255,095**
 Veterans Ter Communities+ from Investors Network L
- 70 COLUMBUS CIR** **\$4,500,000**
 Veterans Ter Communities+ from Connecticut State O
- 89 CRESCENT DR** **\$86,000**
 Thomas Miller+ from TD Bank NA
- 235 E RIVER DR U:1201** **\$20,000**
 Maureen B Buyak+ from Chelsea Groton Bank
- 210 HANDEL RD** **\$213,000**
 210 Handel LLC+ from Kiavi Funding Incorporated
- 31 HIGH ST U:11203** **\$25,000**
 Terrell Forbes+ from Connecticut Housing Finance A
- 1520 MAIN ST** **\$247,500**
 1520 Main St LLC+ from Connecticut Community Bank
- 67 MARGERY DR** **\$25,000**
 Romeo Thompson+ from Connecticut Housing Finance A
- 446 OAK ST** **\$75,000**
 William G Zimmer Jr+ from Citizens Bank
- 350 ROBERTS ST** **\$4,000,000**
 East Hartford Hldg Co LLC+ from Eastern Bank
- 98 SHADYCREST DR** **\$214,692**
 Carlos A Gomes+ from Allied Mortgage Group
- 114 SMART ST** **\$20,000**
 Oscar Brush+ from Triple A Invs Llc

EAST WINDSOR

TOWN CLERK:AMY R. LAM
 11 Rye St, East Windsor, CT, 06016
 Phone:860-292-8255

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	82	54
Median Price	\$325,000	\$345,000

► REAL ESTATE SALES

- 76 ROCKVILLE RD** **\$180,000**
 B: Northeast Ct Renovations
 S: Marjorie G French
 Vol/Page: 463/290, Date: 12/23/24, Warranty
 Mtg: Anchor Loans LP \$208,200
 Use: 3-Family Mlti-Unt Blg, Lot: 37897sf
 Prior Sale: \$162,000 (08/88)
- 102 S WATER ST** **\$98,000**
 B: Jeffrey J Filiault
 S: Legere Mary Est & Lisa Mckillop
 Vol/Page: 463/382, Date: 12/27/24, Conservator
 Use: 3 Bdrm Conventional, Lot: 10019sf
 Prior Sale: \$114,900 (11/89)
- 141 WELLS RD** **\$305,000**
 B: Judith Gauthier & Robert Gauthier
 S: Lisa A Johnston & Danny L Johnston
 Vol/Page: 463/325, Date: 12/23/24, Warranty
 Mtg: Fairway Ind Mtg \$180,606
 Use: 3 Bdrm Ranch, Lot: 44867sf
 Prior Sale: \$127,000 (08/97)

► MORTGAGES

- 14 N MAIN ST** **\$64,000**
 Jacques Y Richard+ from Global Funding Group
- 16 PLEASANT ST** **\$140,000**
 Thomas P Korzer+ from Nationstar Mortgage

ENFIELD

TOWN CLERK: SHEILA M BAILEY
820 Enfield St, Enfield, CT, 06082
Phone: 860-253-6440

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	385	429
Median Price	\$273,500	\$300,000

► REAL ESTATE SALES

74 ARBOR RD \$271,000

B: Jared M Champagne
S: Matthew A Bourassa
Vol/Page: 2925/977, Date: 12/23/24, Warranty
Mtg: Guaranteed Rate Inc \$257,450
Use: 3 Bdrm Ranch, Lot: 12632sf
Prior Sale: \$145,000 (03/17)

152 COTTAGE RD \$175,000

B: Karthik K Padmanabhan & Vidhya Kalivaradharajan
S: Kristin A Mcpartland, Tr for Giampetro Ft
Vol/Page: 2925/1080, Date: 12/24/24, Trustee
Mtg: Newrez LLC \$140,000
Use: 2 Bdrm Ranch, Lot: 7841sf

19 HARVEST RD \$299,999

B: Douglas Murphy
S: Lisa Volpe
Vol/Page: 2925/1061, Date: 12/24/24, Warranty
Mtg: Paramount Res Mtg Gp \$224,999
Use: 4 Bdrm Ranch, Lot: 16988sf
Prior Sale: \$265,000 (06/22)

25 ROOSEVELT BLVD \$235,000

B: Daniel A Teague & Emily Matthews
S: Andrew L Fisher & Elizabeth R Martin
Vol/Page: 2925/913, Date: 12/23/24, Warranty
Mtg: CT Housing Fin Auth \$9,400
Use: 3 Bdrm Ranch, Lot: 10454sf
Prior Sale: \$78,500 (09/08)

150 SHAKER RD \$575,000

B: Usa Polman Storage LLC
S: Mark A Polek
Vol/Page: 2925/404, Date: 12/23/24, Warranty

49 W SHORE DR \$290,000

B: Lauren A Marszalek & Samantha H Marszalek
S: 49 West Shore LLC
Vol/Page: 2926/2, Date: 12/24/24, Warranty
Mtg: United Wholesale Mtg \$275,500
Use: 2 Bdrm Conventional, Lot: 24829sf
Prior Sale: \$135,113 (11/19)

29 WAGON RD \$340,000

B: Natacha Damas & Lakeitha Ingram
S: Z&m Investments LLC
Vol/Page: 2925/1040, Date: 12/24/24, Warranty
Mtg: United Wholesale Mtg \$333,841
Use: 4 Bdrm Cape Cod, Lot: 12632sf
Prior Sale: \$182,500 (08/24)

► MORTGAGES

74 ARBOR RD \$10,840

Jared M Champagne+ from Connecticut Housing Financ

6 BARRETT RD \$75,000

Sara Gallant+ from UMass/Five College Federal Cred

61 BREWSTER RD \$7,722

Nicole M Cargile+ from USA Housing and Urban Devel

14 DEEPWOOD RD \$75,000

James Ugolik+ from American Eagle Financial Credit

10 DOROTHY ST \$40,000

Wayne May+ from Freedom Credit Union

40 HIGH MEADOW LN \$53,000

Jaime L Cowles+ from Point Digital Finance Inc

18 INDIAN RUN \$270,000

Bernadine A Jones+ from Truist Bank

32 MATHEWSON AVE \$337,250

Nebile Cayan+ from First World Mortgage

56 N MAPLE ST \$245,000

56 N Maple Realty LLC+ from CCG Fund 1 LLC

35 RIDGE RD \$30,000

Michael S Stefanowicz+ from Connecticut State Empl

2 ROCKLAND DR \$299,000

Nancy T Dearborne+ from Rocket Mortgage

25 ROOSEVELT BLVD \$223,250

Emily Matthews+ from Total Mortgage Services

7 SPIER AVE \$172,975

Thomas L Lareau+ from Freedom Mortgage Corp

48 STANDISH ST \$248,500

Richard R Bailey 2nd+ from American Eagle Financia

21 STARR LN \$45,000

Martin Beaupre+ from American Eagle Financial Cred

FARMINGTON

TOWN CLERK: MAUREN FRINK

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	165	183
Median Price	\$465,000	\$574,900

► REAL ESTATE SALES

11 BYRNE CT U:A4 \$230,000

B: Adrian Kukula
S: Sanja Novak
Vol/Page: 1282/107, Date: 12/23/24, Warranty
Mtg: Liberty Bk \$199,000
Use: 1 Bdrm Condo
Prior Sale: \$126,000 (12/18)

7 CONIFER LN \$480,000

B: Nancy L Tracy, Tr for Douglas L Tracy
S: Stephen R Clark & Tiffany A Clark
Vol/Page: 1282/141, Date: 12/24/24, Warranty

97 MALLARD DR U:97 \$280,000

B: Mark Schmitz
S: Roseann T Porter
Vol/Page: 1282/78, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$116,000 (11/93)

8 WATERFORD PL U:8 \$317,500

B: Michael J Galligher
S: Sandi Hart
Vol/Page: 1282/195, Date: 12/26/24, Warranty
Mtg: Evolve B&T \$285,750
Use: Condo

21 WOODSIDE DR \$520,000

B: Erika M Rivera
S: Robert M Carli & Susan Carli
Vol/Page: 1282/61, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$494,000
Use: 3 Bdrm Split Level, Lot: 19166sf
Prior Sale: \$181,035 (10/87)

► MORTGAGES

409 COLT HWY \$287,000

James M Manning Sr+ from Imperium Lending Lic

7 CONIFER LN \$125,000

Douglass L Tracy+ from United Wholesale Mortgage

22 FARM DR U:22 \$25,000

Keith G Kruse+ from Torrington Savings Bank

774 FARMINGTON AVE \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

776 FARMINGTON AVE \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

1088 FARMINGTON AVE \$4,000,000

Sski Management LLC+ from Westfield Bank

6 FARNHAM WAY \$400,000

Paul F Trinks+ from Angel Oak Mortgage Solutions

2 FOREST PARK DR \$4,000,000

Sski Management LLC+ from Westfield Bank

NORTON LN L:10 \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

NORTON LN L:3 \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

NORTON LN L:5 \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

NORTON LN L:6 \$196,000

Norton Lane Prop Inc+ from Ronald A Bethel

2 VINE HILL RD \$250,000

Nichelle Mullins+ from American Eagle Financial Cr

4 WHITETAIL RUN \$35,000

Lakshmisujatha Chilamkurt+ from Discover Bank

GLASTONBURY

TOWN CLERK: MICHELLE KRAMPITZ

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	275	299
Median Price	\$510,000	\$555,000

► REAL ESTATE SALES

54 HITCHING POST LN U:54 \$284,900

B: Jenny L Lucey
S: Cornelius Mcbreen
Vol/Page: 3822/560, Date: 12/26/24, Warranty
Use: 3 Bdrm Condo
Prior Sale: \$112,757 (03/17)

25 LEIGH GATE RD \$1,101,500

B: James Parke & Heather Parke
S: Jennifer L Kearns
Vol/Page: 3822/411, Date: 12/23/24, Warranty
Mtg: JPMorgan Chase Bank \$400,000
Use: 5 Bdrm Colonial, Lot: 24829sf
Prior Sale: \$115,000 (12/98)

178 LONG HILL DR \$450,000

B: Joseph Rodov
S: Santhosh B Nedumparambil & Mariyakutty Santosh
Vol/Page: 3822/515, Date: 12/26/24, Warranty
Mtg: Total Mtg Svcs \$360,000
Use: 3 Bdrm Colonial, Lot: 16553sf
Prior Sale: \$245,000 (12/02)

47 MONTAUK WAY U:47 \$913,000

B: Zarouhi D Khachoyan
S: Denyse R Redington, Tr for Denyse R Redington RET
Vol/Page: 3822/383, Date: 12/23/24, Trustee
Use: 3 Bdrm Condo
Prior Sale: \$574,216 (01/08)

47 MOUNTAIN VIEW RD \$520,000

B: Joyce June
S: Susan C Stavola
Vol/Page: 3822/577, Date: 12/27/24, Warranty
Mtg: William Raveis Mtg Co \$416,000
Use: 3 Bdrm Contemporary, Lot: 43560sf

448 WEIR ST \$575,000

B: Steven Clark & Jennifer Clark
S: Dennis M Fitzgibbons & Eileen Q Fitzgibbons
Vol/Page: 3822/434, Date: 12/23/24, Warranty
Mtg: LoanDepot.Com \$498,571
Use: 4 Bdrm Colonial, Lot: 42253sf

61 WILLIAMS ST W..... \$351,000
 B: Yuri Gloumakov
 S: Maureen E Dwyer
 Vol/Page: 3822/458, Date: 12/23/24, Warranty
 Mtg: Premia Mortgage LLC \$340,470
 Use: 3 Bdrm Cape Cod, Lot: 10454sf
 Prior Sale: \$160,000 (06/02)

► **MORTGAGES**

305 COUNTRY CLUB RD \$2,000,000
 Concettina Capasso+ from Ion Bank

127 HAWTHORNE MEAD DR \$100,000
 Paul S Pirrotta+ from Connex Credit Union

890 HOPEWELL RD \$100,000
 Caroline F Rua+ from Bank of America NA

178 LONG HILL DR \$18,750
 Joseph Rodov+ from Connecticut Housing Finance Aut

575 NEIPSG RD \$153,000
 Stanislaw J Oleksenko+ from Bank of America NA

47 NORTHVIEW DR \$303,000
 William L Mandell+ from NBT Bank NA

684 TRYON ST \$265,000
 Exclusive Dev LLC+ from Global Funding Group

700 TRYON ST \$265,000
 Exclusive Dev LLC+ from Global Funding Group

GRANBY

TOWN CLERK:SCOTT A NOLAN
 15 N Granby Rd, Granby, CT, 06090
 Phone:860-844-5310

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	107	112
Median Price	\$400,000	\$435,000

► **REAL ESTATE SALES**

203 CASE ST..... \$190,000
 B: Diane M Glaeser
 S: Stanley J Kardys
 Vol/Page: 468/301, Date: 12/23/24, Warranty
 Use: 4 Bdrm Ranch, Lot: 248728sf
 Prior Sale: \$115,610 (10/14)

5 HARNESS WAY..... \$704,455
 B: Kristin M Harnedy & Jonathan P Francia
 S: Harness Way Dev LLC
 Vol/Page: 468/323, Date: 12/23/24, Warranty
 Mtg: Guaranteed Rate Inc \$334,455
 Use: Residential Open Land, Lot: 30492sf

33 HARNESS WAY..... \$697,275
 B: Stephanie J Louis & Ernest A Hevor
 S: Harness Way Dev LLC
 Vol/Page: 468/285, Date: 12/23/24, Warranty
 Mtg: Northpoint Mortgage \$627,548
 Use: Residential Open Land, Lot: 44867sf

61 HUNT GLEN DR U:61 \$523,605
 B: Debra Esteves
 S: Jennifer Bilodeau, Tr for Marion Perry Lt
 Vol/Page: 468/281, Date: 12/23/24, Trustee
 Use: 2 Bdrm Condo
 Prior Sale: \$315,000 (10/17)

68 SILVER ST..... \$10,000
 B: Granby Land Tlnc
 S: Dismal Brook LLC
 Vol/Page: 468/346, Date: 12/23/24, Quit Claim
 Use: Open Space, Lot: 14375sf

► **MORTGAGES**

2 ACORN DR \$45,000
 Ormsby Ammah+ from Massmutual Federal Credit Union

59 COPPER HILL RD..... \$185,000
 Stephen A Polis+ from Bank of America NA

70 KELLY LN..... \$147,500
 Matthew P Dulude+ from Windsor Federal Bank

59 LOOMIS ST \$643,000
 Dean D Silva+ from Farm Credit East ACA

HARTFORD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	242	210
Median Price	\$220,000	\$265,000

► **REAL ESTATE SALES**

27 BRISTOL ST \$259,900
 B: Keyanna Stewart
 S: Dana Anderson
 Vol/Page: 8338/150, Date: 12/24/24, Warranty
 Mtg: Security National Mtg \$244,900
 Use: 3 Bdrm Cape Cod, Lot: 5902sf
 Prior Sale: \$119,900 (05/16)

32 BUCKINGHAM ST U:2..... \$187,000
 B: Cheryl Livsey & Maris Dillman
 S: 44-52 Buckingham St LLC
 Vol/Page: 8339/140, Date: 12/27/24, Warranty
 Mtg: VIP Mortgage \$127,000
 Use: 2 Bdrm Condo

151 BURNHAM ST..... \$275,000
 B: Eslyn Thompson & Delroy Thompson
 S: Rose M Sweeney & Debesha Gray
 Vol/Page: 8337/301, Date: 12/23/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 5702sf
 Prior Sale: \$145,000 (04/08)

30 CHAPMAN ST \$267,900
 B: Carlos G Monterrosa & Julia E Monterrosa
 S: Lsf9 Master Part T & Us Bank TNa Tr
 Vol/Page: 8337/262, Date: 12/23/24, Warranty
 Mtg: Premier Mtg Resources \$259,863
 Use: 3 Bdrm Colonial, Lot: 6900sf
 Prior Sale: \$153,736 (02/17)

18-20 CHESTER ST \$460,000
 B: Wilberto L Ortiz
 S: Hickory Properties LLC
 Vol/Page: 8338/213, Date: 12/26/24, Warranty
 Mtg: United Wholesale Mtg \$437,000
 Use: 2-Family Two Family, Lot: 7501sf
 Prior Sale: \$285,000 (08/24)

8 COLUMBIA ST..... \$385,000
 B: Brandon Webster
 S: Justin A Zartman
 Vol/Page: 8338/113, Date: 12/24/24, Warranty
 Mtg: Guaranteed Rate Inc \$378,026
 Use: 4 Bdrm Row House, Lot: 3158sf
 Prior Sale: \$280,000 (11/07)

351-357 FRANKLIN AVE..... \$700,000
 B: Jessica Properties LLC
 S: 351-357 Franklin Ave LLC
 Vol/Page: 8338/110, Date: 12/24/24, Warranty

32 GILMAN ST \$275,000
 B: Rodney A Farrior
 S: Mark Anderson
 Vol/Page: 8339/77, Date: 12/27/24, Warranty
 Mtg: LoanDepot.Com \$266,788
 Use: 3 Bdrm Old Style, Lot: 6251sf
 Prior Sale: \$100,000 (03/23)

56 GLENDALE AVE \$325,000
 B: Barbara Jeffries
 S: Angel Felciano
 Vol/Page: 8337/203, Date: 12/23/24, Warranty
 Mtg: Cross Country Mtg Inc \$319,113
 Use: 2-Family Two Family, Lot: 6708sf
 Prior Sale: \$163,000 (11/04)

314 LYME ST \$264,000
 B: Janice Thompson & Delroy Thompson
 S: Manuel R Loja
 Vol/Page: 8337/286, Date: 12/23/24, Warranty
 Mtg: American Eagle FCU \$259,218
 Use: 3 Bdrm Colonial, Lot: 8372sf
 Prior Sale: \$165,000 (03/24)

17-19 MAPLETON ST \$370,000
 B: Edith Q Zevallos & Ricardo T Huiman
 S: Highpoint Asset Mgmt LLC
 Vol/Page: 8337/347, Date: 12/23/24, Warranty
 Mtg: Global Funding Grp \$387,000
 Use: 3-Family Mlti-Unt Blg, Lot: 6199sf
 Prior Sale: \$300,000 (10/24)

18 PLAINFIELD ST..... \$94,950
 B: Primrose A Witter
 S: Gaddy Susie M Est & Rosalind Gaddy
 Vol/Page: 8339/121, Date: 12/27/24, Executor
 Use: 5 Bdrm Colonial, Lot: 8621sf
 Prior Sale: \$94,950 (12/24)

18 PLAINFIELD ST..... \$94,950
 B: Primrose A Witter
 S: Rosalind Gaddy & Pamela C Gaddy
 Vol/Page: 8339/118, Date: 12/27/24, Warranty
 Mtg: Nationwide Mtg Banker \$170,910
 Use: 5 Bdrm Colonial, Lot: 8621sf

76-78 S WHITNEY ST \$361,000
 B: Geovanni Roberts
 S: Antanisha Williams
 Vol/Page: 8339/174, Date: 12/27/24, Warranty
 Mtg: Liberty Bk \$324,539
 Use: 2-Family Two Family, Lot: 5001sf
 Prior Sale: \$166,325 (08/18)

58-60 SHULTAS PL \$380,000
 B: Luisa D Robles & Luis J Urena
 S: K Brown LLC
 Vol/Page: 8337/304, Date: 12/23/24, Warranty
 Mtg: Magnolia Bank Inc \$373,117
 Use: 2-Family Two Family, Lot: 7475sf
 Prior Sale: \$235,000 (01/24)

379 WOODLAND ST U:1D \$125,000
 B: Malik J Pascal
 S: Teixeira S Neves
 Vol/Page: 8337/323, Date: 12/23/24, Warranty
 Mtg: American Ngbd Mtg Acc \$100,000
 Use: 2 Bdrm Condo

► **MORTGAGES**

114-116 ADAMS ST..... \$530,000
 JR Morrison Electric LLC+ from Mortgage Line Conne

1059-1061 ALBANY AVE..... \$156,803
 Fountain Of Salvation Mis+ from Key Bank N.A.

27 BRISTOL ST \$25,000
 Keyanna Stewart+ from Connecticut Housing Finance

15-17 BROWNELL AVE \$2,400,000
 Washington Brick LLC+ from Broadview Capital LLC

58 CATHERINE ST U:58..... \$30,000
 Catherine St T+ from Zion Capital Llc

58 CATHERINE ST U:58..... \$30,000
 Catherine St T+ from Trident Odyssey Llc

58 CLARK ST \$177,000
 Morrison Hld LLC+ from Msc Real Estate Trust

408-410 FRANKLIN AVE..... \$230,463
 Hugo Guevara+ from Reliance First Capital LLC

32 GILMAN ST	\$25,000
Rodney A Farrior+ from Connecticut Housing Finance	
273 LINNMOORE ST	\$15,000
57 Wilson Street LLC+ from Buy And Hold Em Llc	
225-257 MARTIN ST	\$530,000
JR Morrison Electric LLC+ from Mortgage Line Conne	
50 MORGAN ST	\$27,250,000
Shelbourne Axela LLC+ from Bi Blue I Llc	
211 MURPHY RD	\$4,000,000
Mr 211 Murphy Road LLC+ from New Valley Bank & Tru	
75 NILAN ST	\$390,000
Nixa Torres+ from Finance America LLC	
75 NILAN ST	\$390,000
Nixa Torres+ from USA Housing and Urban Developmen	
229-231 SIGOURNEY ST	\$81,000
Andre Linton Jr+ from Point Digital Finance Inc	
113-115 THOMASTON ST	\$14,283
Trenton J Moore+ from USA Housing and Urban Develo	
18 VINE ST	\$530,000
JR Morrison Electric LLC+ from Mortgage Line Conne	
421 WASHINGTON ST	\$2,400,000
Washington Brick LLC+ from Broadview Capital LLC	
493 WETHERSFIELD AVE	\$50,000
Margaret Walcott+ from Manufacturers and Traders T	

HARTLAND

TOWN CLERK: THERESE GUNDERSEN
22 South Rd, Hartland, CT, 06027
Phone: 860-653-0285

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	22
Median Price	\$385,000	\$352,500

► REAL ESTATE SALES

25 JENNIFER LN	\$380,000
B: David M Verde & Kasey N Mahon	
S: Marlene M Mahon	
Vol/Page: 105/194, Date: 12/23/24, Warranty	
Mtg: Movement Mtg LLC \$361,000	
Use: 3 Bdrm Contemporary, Lot: 146362sf	
Prior Sale: \$183,000 (11/21)	

► MORTGAGES

25 JENNIFER LN	\$18,750
David M Verde+ from Connecticut Housing Finance Au	

MANCHESTER

TOWN CLERK: DR. MARIA W. CRUZ
41 Center St, Manchester, CT, 06042
Phone: 860-647-3037

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	345	347
Median Price	\$282,000	\$310,000

► REAL ESTATE SALES

3 CHATSWORTH CT U:3	\$416,800
B: Michael A Cervizzi	
S: Ripley Development LLC	
Vol/Page: 4753/1028, Date: 12/23/24, Warranty	
Mtg: Liberty Bk \$333,440	
Use: Possible New Construction	
102 DEEPWOOD DR	\$285,000
B: Matthew Ruffinno	
S: Paul J Selikowitz	
Vol/Page: 4753/1109, Date: 12/26/24, Warranty	
Mtg: First World Mortgage \$228,000	
Use: 3 Bdrm Ranch, Lot: 15246sf	
Prior Sale: \$195,000 (11/20)	

175 GLENWOOD ST	\$260,000
B: Ryan Rosenbaum	
S: Highpoint Asset Mgmt LLC	
Vol/Page: 4753/1053, Date: 12/23/24, Warranty	
Mtg: Citizens Bank \$252,200	
Use: 3 Bdrm Cape Cod, Lot: 7841sf	
Prior Sale: \$153,000 (12/18)	
64 HOMESTEAD ST	\$270,000
B: Nicole Micklus	
S: Carol M Deschamps	
Vol/Page: 4753/1179, Date: 12/26/24, Warranty	
Mtg: American Ngbd Mtg Acc \$247,252	
Use: 2 Bdrm Ranch, Lot: 7405sf	
Prior Sale: \$150,000 (09/07)	
73 MAPLE ST	\$330,000
B: Ishaque Ahmed	
S: British Clb Of Manchester	
Vol/Page: 4753/901, Date: 12/23/24, Warranty	
Use: Commercial Building, Lot: 30056sf	
75 S ALTON ST	\$170,000
B: Corey Boucher & Amanda Gervasi	
S: Robert J Kreutei	
Vol/Page: 4753/861, Date: 12/23/24, Warranty	
Mtg: First World Mortgage \$148,555	
Use: 3 Bdrm Cape Cod, Lot: 9583sf	
10 THISTLE RD	\$316,000
B: Kathleen A Sanchez	
S: Fly Boys Ink LLC	
Vol/Page: 4753/1160, Date: 12/26/24, Warranty	
Mtg: Mortgage Research Ctr \$316,000	
Use: 3 Bdrm Cape Cod, Lot: 10019sf	
Prior Sale: \$100,000 (05/24)	
28 WEDGEWOOD DR	\$300,000
B: Kyle Greene	
S: Winsome Noyan	
Vol/Page: 4754/84, Date: 12/27/24, Warranty	
Mtg: Everett Financial \$285,000	
Use: 3 Bdrm Cape Cod, Lot: 8276sf	
Prior Sale: \$157,000 (07/17)	
139 WOODLAND ST	\$260,000
B: Sai Realty LLC	
S: Sheldon Krieger	
Vol/Page: 4754/1, Date: 12/26/24, Warranty	
Mtg: RCN Capital LLC \$208,000	
Use: 3 Bdrm Ranch, Lot: 7841sf	
Prior Sale: \$191,000 (01/09)	

► MORTGAGES

52 BUNCE DR	\$78,013
Cecelia T Smith+ from USA Housing and Urban Develo	
161 CAMPFIELD RD	\$50,000
Ernest A Oprecht+ from 360 Federal Credit Union	
41 COLUMBIA DR	\$27,000
Suzanne C Michaud+ from American Eagle Financial C	
28 CRESTWOOD DR	\$123,500
Alexis B Campbell+ from Hartford Federal Credit Un	
50 FOREST ST	\$2,000,000
Anthony Viscogliosi+ from Fieldpoint Private Bank	
34 GLENWOOD ST	\$165,000
Sanjeev Goyal+ from Total Mortgage Services	
34 GLENWOOD ST	\$25,000
Sanjeev Goyal+ from Connecticut Housing Finance Au	
301 HENRY ST	\$256,410
Brian J Ruganis+ from Security National Mortgage C	
64 HOMESTEAD ST	\$25,000
Nicole Micklus+ from Connecticut Community Bank	
328 MIDDLE TPKE W	\$49,061,003
Pizza Town Holdco LLC+ from Lnnnaci S2-a Llc	
208 N ELM ST	\$150,000
Orford Vlg Hsng Dev Corp+ from Misac Corp	
118 PEILA DR	\$75,000
Jigishkumar J Shah+ from American Eagle Financial	

68 PRINCETON ST	\$268,416
Jack Devanney+ from United Wholesale Mortgage	
33 REDWOOD RD	\$85,000
Jason Reider+ from Liberty Bank	
75 S ALTON ST	\$25,000
Corey Boucher+ from Connecticut Housing Finance Au	
15 TRUMBULL ST	\$15,524
Jerome Harris Jr+ from USA Housing and Urban Devel	
13 WADDELL RD U:15	\$273,750
3inity Rentals LLC+ from Kiavi Funding Incorporate	
11-V WHITE ST	\$150,000
Orford Vlg Hsng Dev Corp+ from Misac Corp	

MARLBOROUGH

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	56
Median Price	\$401,000	\$447,500

► REAL ESTATE SALES

102 SANER RD	\$235,000
B: Josee Hains	
S: Eastern Properties LLC	
Vol/Page: 277/551, Date: 12/27/24, Warranty	
Mtg: Guaranteed Rate Inc \$224,867	
Use: 2 Bdrm Cape Cod, Lot: 27443sf	
Prior Sale: \$135,000 (04/21)	

► MORTGAGES

110 JERRY DANIELS RD	\$170,000
Raymond C Kaiser+ from Ct Firefighters Fcu	
97 JONES HOLLOW RD	\$351,037
Jose A Lisboa+ from Novus Home Mortgage	
46 LAKE RIDGE DR	\$105,000
Christopher Jagel+ from Bank of America NA	
49 ROBERTS RD	\$100,000
Ryan A Farrelly+ from Liberty Bank	
102 SANER RD	\$25,000
Josee H Hall+ from Connecticut Housing Finance Aut	
33 WASHINGTON RD	\$389,338
Colleen M Callaway+ from Rocket Mortgage	

NEW BRITAIN

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	301	328
Median Price	\$244,000	\$271,000

► REAL ESTATE SALES

210 BRITTANY FARMS RD U:F	\$220,000
B: Olaleye A Ajayi & Olufunke O Davies	
S: David M Stedman	
Vol/Page: 2202/1165, Date: 12/20/24, Warranty	
Mtg: United Wholesale Mtg \$176,000	
Use: 2 Bdrm Condo	
Prior Sale: \$145,000 (11/20)	
2445 CORBIN AVE	\$270,000
B: Derwin Cooley	
S: Geneva M Buslewicz	
Vol/Page: 2202/1199, Date: 12/20/24, Warranty	
Mtg: Rocket Mortgage LLC \$269,000	
Use: 2 Bdrm Cape Cod, Lot: 10890sf	

177 HART ST **\$262,000**
 B: J&r Invs & Solutions LLC
 S: Ib Investments LLC
 Vol/Page: 2202/1110, Date: 12/20/24, Warranty
 Mtg: RCN Capital LLC \$327,350
 Use: 3-Family Family Flat, Lot: 7405sf
 Prior Sale: \$265,000 (09/24)

47 LYLE RD **\$315,000**
 B: Deanna Heine
 S: Cook Kathleen A Est & Joann Gebhardt
 Vol/Page: 2202/1130, Date: 12/20/24, Executor
 Mtg: Vip Mortgage Inc \$252,000
 Use: 3 Bdrm Dutch Colonial, Lot: 10454sf
 Prior Sale: \$252,000 (09/09)

265 NEWINGTON AVE **\$1,050,000**
 B: Integra-Cast LLC
 S: Arcesi Family Inv Lp
 Vol/Page: 2202/1147, Date: 12/20/24, Warranty
 Use: Industrial Building, Lot: 136778sf
 Prior Sale: \$500,000 (12/17)

► **MORTGAGES**

300 ALEXANDER RD **\$242,165**
 Sandra Monagas+ from Freedom Mortgage Corp

14 COOLIDGE ST **\$50,000**
 Ashley Mitchell+ from Nutmeg State Financial Credi

2083 CORBIN AVE **\$9,626**
 John J Marino+ from USA Housing and Urban Developm

94 DEVENS ST **\$85,000**
 Robert J Kelly+ from Navy Federal Credit Union

23 FOXON PL **\$238,000**
 Giovanna Francisco+ from Security National Mortgage

28 MOHAWK ST **\$80,000**
 Tomasz Dabrowski+ from Liberty Bank

36 NELSON ST **\$17,000**
 Peter Hill Jr+ from Nutmeg State Financial Credit

16 OVERLOOK AVE **\$94,128**
 Pedro Echevarria+ from Quorum Federal Credit Union

70 OVERLOOK AVE **\$100,000**
 Naomi Arciniega+ from Nutmeg State Financial Cred

400 S MAIN ST **\$265,000**
 410-412 South Main LLC+ from Global Funding Group

410 S MAIN ST **\$265,000**
 410-412 South Main LLC+ from Global Funding Group

412 S MAIN ST **\$265,000**
 410-412 South Main LLC+ from Global Funding Group

155 STANWOOD DR **\$100,000**
 Joseph S Miano+ from NBT Bank NA

34 UNDERHILL LN **\$7,715**
 Hector Hernandez+ from USA Housing and Urban Devel

NEWINGTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	265	260
Median Price	\$325,000	\$350,000

► **REAL ESTATE SALES**

52 7TH ST **\$175,000**
 B: Peter Kosior
 S: Janice R Ohara
 Vol/Page: 2416/285, Date: 12/23/24, Warranty
 Use: 2 Bdrm Duplex, Lot: 3485sf

155 BRENTWOOD RD **\$465,000**
 B: Robert Cane
 S: Larry M Shulman & Joanne R Shulman
 Vol/Page: 2416/633, Date: 12/27/24, Warranty
 Mtg: American Ngbd Mtg Acc \$365,250
 Use: 3 Bdrm Split Level, Lot: 13504sf

86 CHERRY HILL DR **\$331,000**
 B: Klaudia Zawadzka & Marcin Miklosz
 S: Carole M Cox
 Vol/Page: 2416/316, Date: 12/23/24, Warranty
 Mtg: Liberty Bk \$308,000
 Use: 3 Bdrm Ranch, Lot: 11326sf

65 CROWN RDG U:65 **\$410,000**
 B: Bledar Prumbullaku & Margaret Seclen
 S: Janet L Lujli
 Vol/Page: 2416/365, Date: 12/23/24, Warranty
 Mtg: Members Mtg Co Inc \$328,000
 Use: 2 Bdrm Condo
 Prior Sale: \$260,000 (08/21)

244 FIELD ST **\$330,000**
 B: Sean R Santerre
 S: Christine Motta, Tr for Gauthier Children T
 Vol/Page: 2416/575, Date: 12/26/24, Trustee
 Mtg: Plaza Home Mtg \$264,000
 Use: 3 Bdrm Ranch, Lot: 12197sf

► **MORTGAGES**

51 FRANCIS DR **\$336,000**
 B: William Dicioccio Jr & Gina M Dicioccio
 S: Jody Paszczuk
 Vol/Page: 2416/442, Date: 12/23/24, Warranty
 Mtg: Mtg Equity Partners \$329,914
 Use: 3 Bdrm Ranch, Lot: 10454sf
 Prior Sale: \$205,000 (08/22)

37 HAMPTON CT U:37 **\$230,000**
 B: Arianna I Rivera
 S: Spencer C Mahar & Douglas Mahar
 Vol/Page: 2416/515, Date: 12/26/24, Warranty
 Mtg: Norwich Commercial Grp \$225,834
 Use: 2 Bdrm Condo

69 SCHOOL HOUSE RD **\$345,000**
 B: Devin M Zalewski
 S: Jennifer K Failla
 Vol/Page: 2416/420, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$276,000
 Use: 3 Bdrm Ranch, Lot: 12197sf
 Prior Sale: \$85,333 (11/93)

► **MORTGAGES**

155 BRENTWOOD RD **\$25,000**
 Robert Cane+ from Connecticut Housing Finance Auth

516 CHURCH ST **\$125,000**
 Madelaine Cubias+ from Nutmeg State Financial Cred

218 E ROBBINS AVE **\$233,900**
 Pablo Ortiz Jr+ from Wells Fargo Bank NA

187 FOXBORO DR U:187 **\$139,600**
 Donna R Mainville+ from Rocket Mortgage

51 FRANCIS DR **\$11,760**
 William Dicioccio Jr+ from Mortgage Equity Partner

37 HAMPTON CT U:37 **\$9,200**
 Arianna I Rivera+ from Connecticut Housing Finance

43 HAMPTON CT U:43 **\$9,943**
 Adrien Hill-Cameron+ from USA Housing and Urban De

27 HORIZON HILL RD U:27 **\$30,000**
 Kimberly Lemay+ from TD Bank NA

145 INDIAN HILL RD **\$507,000**
 Lawrence V Carlson+ from Longbridge Financial LLC

145 INDIAN HILL RD **\$507,000**
 Lawrence V Carlson+ from Longbridge Financial LLC

20 OXFORD DR **\$133,300**
 Mary B Cronin+ from Liberty Bank

69 SCHOOL HOUSE RD **\$25,000**
 Devin M Zalewski+ from Connecticut Housing Finance

38 TURKEY HILL RD **\$250,000**
 Dario Indomenico+ from Windsor Federal Bank

20 WEBSTER CT U:20 **\$40,000**
 Lisa Crawford+ from American Eagle Financial Credi

249 WILLIAMSTOWN CT U:249 **\$145,600**
 Danusa R Garcia+ from First National Bank

PLAINVILLE

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	124	138
Median Price	\$280,000	\$313,950

► **REAL ESTATE SALES**

10 ADAMS WAY **\$535,000**
 B: Natalia Krupski & Michael Moscicki
 S: Greg Cwalina & Katarzyna Cwalina
 Vol/Page: 678/466, Date: 12/16/24, Warranty
 Mtg: Liberty Bk \$428,000
 Use: 3 Bdrm Colonial, Lot: 10890sf
 Prior Sale: \$375,000 (08/06)

6 BICYCLE ST **\$300,000**
 B: Kenneth J Peters
 S: Rajendra Sookram & Jamie L Sookram
 Vol/Page: 678/515, Date: 12/17/24, Warranty
 Mtg: First World Mortgage \$289,682
 Use: 2-Family Two Family, Lot: 8712sf
 Prior Sale: \$135,000 (08/03)

30 DIAMOND AVE U:11 **\$155,000**
 B: Michael Mirmina
 S: Gateway Palms LLC
 Vol/Page: 678/647, Date: 12/19/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$88,000 (09/24)

39 FARMINGTON AVE U:D4 **\$247,000**
 B: Patrick R Lifetime T
 S: Demar D Fountain
 Vol/Page: 678/744, Date: 12/23/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$115,000 (05/15)

31 HARDWOOD RD **\$263,000**
 B: Jimmy Lacasse & Annie Crete
 S: Linda Herrera
 Vol/Page: 678/586, Date: 12/19/24, Warranty
 Mtg: Pennymac Loan Service \$197,250
 Use: 3 Bdrm Ranch, Lot: 7841sf

39 HOMESTEAD AVE **\$250,000**
 B: Andrew M Nightingale
 S: Christopher J Bartlick & Beth A Bartlick
 Vol/Page: 678/539, Date: 12/17/24, Warranty
 Mtg: Prosperity Home Mtg \$242,500
 Use: 2 Bdrm Old Style, Lot: 9583sf
 Prior Sale: \$144,900 (04/05)

LOOMIS AVE **\$280,000**
 B: Benita Pearse & Philip M Pearse
 S: Mark D Empson
 Vol/Page: 678/786, Date: 12/26/24, Warranty

MILFORD ST **\$450,000**
 B: 50 Milford St Plainville
 S: Zakowski Edward J Est & Brent E Zakowski
 Vol/Page: 678/212, Date: 12/11/24, Executor

5 NOD RD **\$600,000**
 B: Cheryl A Cooper
 S: Tc Homes LLC
 Vol/Page: 678/359, Date: 12/16/24, Warranty
 Mtg: Champions Funding Llc \$480,000
 Use: 3 Bdrm Raised Ranch, Lot: 37462sf
 Prior Sale: \$250,000 (07/24)

TOMLINSON AVE.....	\$285,000
B: Adrian N Jacewicz S: Anita Unger Vol/Page: 678/447, Date: 12/16/24, Warranty	
114 WHITE OAK AVE.....	\$270,000
B: 114 White Oak LLC S: Jamie L Obrien Vol/Page: 678/173, Date: 12/10/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 10019sf Prior Sale: \$120,000 (09/13)	
148 WHITING ST.....	\$167,500
B: Jessica P Zuna S: Maryann Davis Vol/Page: 678/409, Date: 12/16/24, Warranty Use: 2-Family Two Family, Lot: 9148sf Prior Sale: \$167,500 (12/24)	
148 WHITING ST.....	\$167,500
B: Jessica P Zuna S: Sonia J Boutote, Tr for Riback Children T Vol/Page: 678/406, Date: 12/16/24, Trustee Mtg: T2 Financial LLC \$314,500 Use: 2-Family Two Family, Lot: 9148sf	
WILSON ST.....	\$285,000
B: Youssef Benali & Sara Benali S: Flipside3 Investments LLC Vol/Page: 678/382, Date: 12/16/24, Warranty	
25 WOODSIDE LN.....	\$355,000
B: Albania Polanco S: Eleanor J Murr Vol/Page: 678/178, Date: 12/10/24, Warranty Mtg: Equity Prime Mtg \$348,570 Use: 3 Bdrm Raised Ranch, Lot: 11326sf	
NO STREET GIVEN.....	\$139,900
B: Tyler Blake & Martha Kim S: Dolores J Iannini Vol/Page: 678/577, Date: 12/18/24, Warranty	
► FORECLOSURE DEEDS	
245 W MAIN ST.....	\$173,889
B: Leanna Zwiebel S: Robert A Scalise Jr & Idaho Hsng And Fin Assn Vol/Page: 678/161, Date: 12/10/24, Committee Use: 3 Bdrm Cape Cod, Lot: 5227sf Prior Sale: \$93,000 (05/02)	
► MORTGAGES	
10 ADAMS WAY.....	\$428,000
Natalia Krupski+ from Liberty Bank	
6 BICYCLE ST.....	\$289,682
Kenneth J Peters+ from First World Mortgage	
22 BURNSIDE AVE.....	\$160,000
Annette Wilson+ from TD Bank NA	
6 FLEETWOOD DR.....	\$359,484
Kevin R Ribert+ from Rocket Mortgage	
31 HARDWOOD RD.....	\$197,250
Annie Crete+ from Pennymac Loan Services LLC	
32 HARDWOOD RD.....	\$180,000
M 3 Properties LLC+ from Ablrpc Res Credit Acq	
39 HOMESTEAD AVE.....	\$242,500
Andrew M Nightingale+ from Prosperity Home Mortgag	
52 MAXINE RD.....	\$100,000
Bogdan Krupski+ from M&T Bank NA	
5 NOD RD.....	\$480,000
28 SUMMER ST.....	\$155,000
Thomas F Grant Jr+ from Freedom Mortgage Corp	
16 USHER AVE.....	\$50,000
Francine T Walko+ from M&T Bank NA	
148 WHITING ST.....	\$314,500
Jessica P Zuna+ from T2 Financial LLC	
25 WOODSIDE LN.....	\$348,570
Albania Polanco+ from Equity Prime Mtg	

ROCKY HILL

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	84	95
Median Price	\$397,500	\$425,000

► REAL ESTATE SALES

208 COUNTRY CLUB CT U:208..... **\$255,000**

B: Sandeep Kohli
S: Rangaraj Venugopal & Sridevi R Jaldy
Vol/Page: 766/203, Date: 12/23/24, Warranty
Mtg: US Bank NA \$153,000

Use: 2 Bdrm Condo
Prior Sale: \$186,000 (03/08)

301 GRAY FOX LN U:301..... **\$425,000**

B: Patricia K Rajotte
S: Gulden Karasay
Vol/Page: 766/138, Date: 12/23/24, Warranty
Mtg: William Raveis Mtg Co \$225,000
Use: 2 Bdrm Condo
Prior Sale: \$215,000 (06/12)

305 GRAY FOX LN U:305..... **\$415,000**

B: Mohammed T Syedmustafa & Sharmila B Ali
S: Amoret V Bajek
Vol/Page: 766/103, Date: 12/23/24, Warranty
Mtg: US Bank NA \$332,000
Use: 2 Bdrm Condo
Prior Sale: \$145,900 (09/97)

3 MAXWELL DR U:3..... **\$449,000**

B: Susan A Wagner
S: Roxanne J Smietana
Vol/Page: 766/134, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$315,000 (06/17)

101 THE MEWS U:101..... **\$440,000**

B: Artem A Kovalchuk & Kelly Huynh
S: Gregory Listwan & Teresa Listwan
Vol/Page: 766/240, Date: 12/24/24, Warranty
Mtg: United Wholesale Mtg \$330,000
Use: 2 Bdrm Condo
Prior Sale: \$250,000 (04/21)

► MORTGAGES

49 ELM RIDGE DR..... **\$100,000**

Frank S Turner+ from Bank of America NA

24 GRIMES RD..... **\$200,000**

Saadia Faisal+ from American Eagle Financial Credi

557 ORCHARD ST..... **\$175,000**

Thomas P Caruso+ from Citizens Bank

111 SAWMILL RD..... **\$54,000**

Mariam El-Gallab+ from American Eagle Financial Cr

SIMSBURY

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	231	211
Median Price	\$460,000	\$480,000

► REAL ESTATE SALES

14 BILLINGSGATE DR U:14..... **\$700,000**

B: Robert Phelan
S: Patricia R Oconnell & David L Oconnell
Vol/Page: 1030/952, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$524,000 (07/07)

484 BUSHY HILL RD..... **\$425,000**

B: Ty A Macburne & Olivia L Polanco
S: Anthony M Mcphee
Vol/Page: 1030/885, Date: 12/23/24, Warranty
Mtg: Northpoint Mortgage \$403,750
Use: 4 Bdrm Cape Cod, Lot: 50530sf
Prior Sale: \$261,000 (07/20)

234 FIRETOWN RD..... **\$403,500**

B: Ryan M Visicaro & Jenna C Jeute
S: Tracey P Toner
Vol/Page: 1030/822, Date: 12/23/24, Warranty
Mtg: John Visicaro \$362,650
Use: 3 Bdrm Cape Cod, Lot: 50094sf
Prior Sale: \$210,000 (03/04)

76 HILLTOP DR U:76..... **\$290,000**

B: Alexis Schwapp
S: Fnu K Prasad & Fnu Seema
Vol/Page: 1030/979, Date: 12/26/24, Warranty
Mtg: Prosperity Home Mtg \$241,000
Use: 2 Bdrm Condo
Prior Sale: \$160,000 (01/20)

11 HOMESTEAD RD..... **\$725,000**

B: Thomas Carroll & Meghan Carroll
S: Vaughn W Robbins & Jeanmarie M Robbins
Vol/Page: 1030/863, Date: 12/23/24, Warranty
Mtg: First Federal Bank \$375,000
Use: 5 Bdrm Colonial, Lot: 43996sf
Prior Sale: \$305,000 (07/94)

17 OLD BARGE RD..... **\$510,000**

B: Daniel Smith & Jennifer Smith
S: Ellen B Lescher, Tr for Ellen Beth Lescher RET
Vol/Page: 1030/846, Date: 12/23/24, Trustee
Mtg: William Raveis Mtg Co \$310,000
Use: 4 Bdrm Colonial, Lot: 25265sf

3 SAW MILL RD..... **\$675,000**

B: Christopher Dlugolecki & Kelly Smyth
S: Timothy G Maher & Mary F Maher
Vol/Page: 1030/964, Date: 12/26/24, Warranty
Mtg: American Eagle FCU \$540,000
Use: 4 Bdrm Colonial, Lot: 52708sf
Prior Sale: \$295,000 (07/99)

8 WINTONBURY RD..... **\$275,000**

B: Joshua Pokorny
S: Sally Robinson
Vol/Page: 1030/902, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$220,000
Use: 3 Bdrm Cape Cod, Lot: 44431sf

► MORTGAGES

11 ELAINE DR..... **\$423,500**

Nicole Cocchiola+ from Lakeview Loan Servicing LLC

9 LORDSHIP RD..... **\$100,000**

Lrd Assoc LLC+ from Lance Montano

21 LORDSHIP RD..... **\$100,000**

Lrd Assoc LLC+ from Lance Montano

28 SIMSBURY MANOR DR..... **\$245,000**

Emily O Lukasiewicz+ from Bank of America NA

27 WOODLAND ST..... **\$34,450**

Sinisa Vukelic+ from Liberty Bank

27 WOODLAND ST..... **\$34,450**

Sinisa Vukelic+ from Liberty Bank

NO STREET GIVEN L:76..... **\$25,000**

Alexis Schwapp+ from Connecticut Housing Finance A

SOUTH WINDSOR

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	181	181
Median Price	\$405,000	\$449,900

► REAL ESTATE SALES

32 EVANS XING **\$610,000**

B: Cherish Smith
S: Cornelius J Twomey & Teresa C Twomey
Vol/Page: 3082/240, Date: 12/24/24, Warranty
Mtg: Total Mtg Svcs \$579,500
Use: 4 Bdrm Contemporary, Lot: 22651sf
Prior Sale: \$295,000 (12/00)

85 FELT RD U:603 **\$230,000**

B: Cmw Associates LLC
S: B&p Real Estate LLC
Vol/Page: 3082/257, Date: 12/24/24, Warranty
Use: Office Condo Unit

533 JOHN FITCH BLVD **\$17,500**

B: Number Three LLC
S: Michele Grigorian
Vol/Page: 3082/276, Date: 12/26/24, Warranty
Use: Commercial Vacant Land, Lot: 365904sf

1350 MAIN ST **\$480,000**

B: Arthur Silvestri & Cindy Silvestri
S: Annette E Andrulat
Vol/Page: 3082/262, Date: 12/24/24, Warranty
Use: 3 Bdrm Ranch, Lot: 100188sf
Prior Sale: \$360,000 (12/06)

86 RIVERVIEW DR U:86 **\$590,000**

B: Alberto Perez Sr & Sonia I Perez
S: Joyce C Lamontagne
Vol/Page: 3082/215, Date: 12/24/24, Warranty
Mtg: Superior Funding Corp \$442,500
Use: 2 Bdrm Condo
Prior Sale: \$330,000 (08/16)

561 STRONG RD **\$105,000**

B: Jacques Construction LLC
S: Mario Diloreto & Rosa Diloreto
Vol/Page: 3082/174, Date: 12/23/24, Warranty
Use: Residential Open Land, Lot: 132422sf
Prior Sale: \$85,000 (05/19)

NO STREET GIVEN **\$25,000**

B: Paul Uhlir
S: Kenneth Barton
Vol/Page: 3082/314, Date: 12/26/24, Warranty

► MORTGAGES

11 ALPINE DR **\$19,000**

Jean M Hernandez+ from USA Housing and Urban Devel

105 ANDREIS TRL **\$343,200**

Anurag Joshi+ from American Eagle Financial Credit

4 ARTHUR DR **\$60,000**

Susan Olenick+ from Berkshire Bank

178 CHAPEL RD **\$283,042**

Joseph Kerr+ from Pennymac Loan Services LLC

376 DEMING ST **\$50,000**

Anthony R Ouellette+ from Manufacturers and Trader

328 FELT RD **\$31,155**

Eduardo Sosa+ from USA Housing and Urban Developme

690 GRIFFIN RD **\$20,623**

Feggeann Jackson+ from USA Housing and Urban Devel

611 KING ST **\$230,000**

Michael B Lanza+ from Windsor Federal Bank

20 PHEASANT WAY **\$464,100**

John H Dusik+ from Imperium Lending Lic

13 SAINT MARC CIR U:0 **\$1**

Roger Jacques+ from Jeanne Huppe

130 SCOTT DR **\$30,000**

Melissa M Frank+ from Hartford Federal Credit Unio

19 WENTWORTH DR **\$152,200**

Daniel T Rog+ from Newrez LLC

SOUTHINGTON

TOWN CLERK: KATHY LARKIN

75 Main St, Southington, CT, 06489
Phone: 860-276-6211

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	291	285
Median Price	\$375,000	\$385,000

► REAL ESTATE SALES

149 BEECHER ST **\$200,000**

B: Thomas A Ragozzino
S: Louis Ragozzino
Vol/Page: 1621/468, Date: 12/27/24, Warranty
Use: 2-Family Family Flat, Lot: 17424sf

149 BEECHER ST **\$100,000**

B: Thomas A Ragozzino
S: Katelyn Ragozzino
Vol/Page: 1621/470, Date: 12/27/24, Warranty
Mtg: Homestead Fund Corp \$245,000
Use: 2-Family Family Flat, Lot: 17424sf
Prior Sale: \$200,000 (12/24)

97 BUCKLAND ST **\$275,000**

B: Robert W Rudd & Bette Rudd
S: Cynthia L Rook
Vol/Page: 1621/314, Date: 12/24/24, Warranty
Mtg: William Raveis Mtg Co \$247,500
Use: 4 Bdrm Colonial, Lot: 18731sf

100 CANAL ST **\$105,000**

B: Brunswick Hld Corp
S: Jeffrey J Rau
Vol/Page: 1621/225, Date: 12/23/24, Warranty
Use: Commercial Devipble Land, Lot: 14375sf
Prior Sale: \$49,942 (09/17)

126 HOWARD AVE **\$381,000**

B: George Bonadies
S: Dellavecchia Pascal S Est & Carrie Korenkiewicz
Vol/Page: 1621/185, Date: 12/23/24, Executor
Mtg: Movement Mtg LLC \$331,000
Use: 4 Bdrm Cape Cod, Lot: 13068sf

334 OLD TURNPIKE RD **\$295,000**

B: Melinda J Mullock
S: Michael Webster, Tr for Elaine Webster T
Vol/Page: 1621/130, Date: 12/23/24, Trustee
Mtg: First World Mortgage \$253,000
Use: 3 Bdrm Ranch, Lot: 28314sf

840 S MAIN ST **\$250,000**

B: Lorenc Pergjoni
S: Pergjoni Family Jewelers
Vol/Page: 1621/223, Date: 12/23/24, Warranty
Use: Commercial Devipble Land, Lot: 22216sf
Prior Sale: \$235,000 (07/06)

► FORECLOSURE DEEDS

341 MILL ST **\$121,500**

B: Rene J St Germain Jr
S: Matthew J Mancini & Citimortgage Inc
Vol/Page: 1621/441, Date: 12/27/24, Committee
Mtg: Loan Funder LLC \$140,850
Use: 2 Bdrm Duplex, Lot: 9583sf
Prior Sale: \$65,500 (12/00)

► MORTGAGES

48 BRENTWOOD DR **\$183,000**

Miroslawa Josczyk+ from Webster Bank

99 CICOCELLA CT **\$165,000**

Charles Pomeroy+ from American Eagle Financial Cre

156 DEBBIE DR **\$10,245**

Laura Babiec+ from USA Housing and Urban Developme

83 DOGWOOD DR **\$66,860**

Erin Flavin+ from Spring EQ LLC

435 EAST ST **\$200,000**

Erica Tramontana+ from NBT Bank NA

168 MAIN ST **\$253,500**

One Sixty Eight Main LLC+ from Hometown Equity Mtg

112 MEANDER LN **\$332,213**

Meghan Kytile+ from Paramount Residential Mortgage

1119 MERIDEN AVE **\$270,000**

Ryan M Earnheart+ from State Department Federal Cr

27 NOSAHOGAN DR **\$75,000**

Tai Harden+ from Waterbury Ct Teachers

OLD TURNPIKE RD **\$25,000**

Melinda J Mullock+ from Connecticut Housing Financ

181 OLSON DR **\$50,000**

Brendan K Feeney+ from Webster Bank

57 PINE DR **\$230,000**

Jennifer M Gorr+ from American Eagle Financial Cre

112 ROARING BROOK DR **\$1,072,500**

Charles V Cocuzza+ from Mutual of Omaha Mortgage

112 ROARING BROOK DR **\$1,072,500**

Charles V Cocuzza+ from USA Housing and Urban Deve

96 ROBINDALE DR **\$60,000**

James Stevens+ from Ashley Stevens

356 W CENTER ST **\$229,355**

Anthony Califano+ from Freedom Mortgage Corp

17 WHITNEY AVE **\$85,000**

Nicholas Richetelle+ from American Eagle Financial

SUFFIELD

TOWN CLERK: KATHLEEN C DUNAI

83 Mountain Rd, Suffield, CT, 06078
Phone: 860-668-3880

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	123	108
Median Price	\$445,000	\$485,000

► REAL ESTATE SALES

18 CLAY CREEK DR **\$1,100,000**

B: Chai Creek LLC
S: Stefano Martini & Christina Martini
Vol/Page: 593/91, Date: 12/23/24, Warranty
Mtg: FM Home Loans LLC \$880,000
Use: 5 Bdrm Colonial, Lot: 72745sf
Prior Sale: \$833,000 (08/13)

775 OVERHILL DR **\$420,000**

B: Cynthia A Leech & Emily A Leech
S: Thomas Healy
Vol/Page: 593/159, Date: 12/26/24, Warranty
Mtg: United Wholesale Mtg \$210,000
Use: 3 Bdrm Raised Ranch, Lot: 27007sf
Prior Sale: \$259,900 (01/18)

51 WISTERIA LN **\$150,000**

B: Paul T Smith & Jaime L Smith
S: Suffield Chase LLC
Vol/Page: 593/129, Date: 12/23/24, Warranty
Mtg: Windsor Federal Bank \$708,506
Use: Residential Developable Land, Lot: 26136sf

► MORTGAGES

27 BABBS RD **\$135,000**

EBBS Corner LLC+ from Windsor Federal Bank

140 BARNDORR HILLS RD..... \$400,000
Richard M Merrill Ft+ from Liberty Bank

285 BIRCH RD \$37,000
Debra E Mlinek+ from 360 Federal Credit Union

10 HERITAGE TRL..... \$325,000
Jayme Kelley+ from Stifel Bank & Trust

2 LISE CIR..... \$406,000
Robert Artioli+ from Liberty Bank

28 STONY BROOK DR \$125,000
Anna C Davenport+ from Webster Bank

1124 SUFFIELD ST \$15,000
Juan Howe+ from River Bank

WEST HARTFORD

TOWN CLERK:LEON DAVIDOFF
50 S Main St, Rm 313, West Hartford, CT, 06117
Phone:860-561-7430

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	594	592
Median Price	\$436,000	\$500,000

► REAL ESTATE SALES

1954 ALBANY AVE..... \$577,500
B: Amped Ventures LLC
S: Hsbc Bank Usa Na
Vol/Page: 5333/226, Date: 12/26/24, Warranty
Use: 4 Bdrm Colonial, Lot: 27878sf
Prior Sale: \$215,000 (03/98)

1954 ALBANY AVE..... \$590,000
B: 1954 Albany Ave W LLC
S: Amped Ventures LLC
Vol/Page: 5333/229, Date: 12/26/24, Warranty
Mtg: Loan Funder LLC \$563,800
Use: 4 Bdrm Colonial, Lot: 27878sf
Prior Sale: \$577,500 (12/24)

11 ALDERWOOD DR..... \$415,000
B: Narkiah Beckwith & Eric Corthell
S: Glenn E Lazinsk
Vol/Page: 5332/1082, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$365,282
Use: 3 Bdrm Ranch, Lot: 11326sf
Prior Sale: \$200,000 (10/14)

1689 BOULEVARD..... \$630,000
B: Gina Austin & Samuel Austin
S: Jeffrey W Henderson & Elizabeth L Rose
Vol/Page: 5332/1217, Date: 12/23/24, Warranty
Mtg: Citizens Bank \$589,000
Use: 3 Bdrm Colonial, Lot: 10454sf
Prior Sale: \$618,000 (09/24)

46 CASSANDRA BLVD U:46..... \$800,000
B: H D Gaultney & Margaret G Gaultney
S: Paul A Campinelli, Tr for Campanelli T
Vol/Page: 5333/66, Date: 12/24/24, Trustee
Use: 2 Bdrm Condo
Prior Sale: \$460,654 (07/05)

9 DOUGLAS CIR..... \$425,000
B: Sudepta Mondal
S: Anuwat Butsapak
Vol/Page: 5332/1101, Date: 12/23/24, Warranty
Mtg: Chelsea Groton Bank \$315,000
Use: 4 Bdrm Cape Cod, Lot: 9583sf
Prior Sale: \$228,500 (05/17)

60 ENGLEWOOD AVE..... \$385,000
B: Aieyat Zalzala
S: Christopher Mcglynn & Shannon Mcglynn
Vol/Page: 5332/1139, Date: 12/23/24, Warranty
Mtg: United Wholesale Mtg \$288,750
Use: 3 Bdrm Colonial, Lot: 7405sf
Prior Sale: \$265,000 (10/20)

12 FAIRFIELD RD..... \$478,000
B: Laura Platt
S: Kellie Garner
Vol/Page: 5332/1247, Date: 12/23/24, Warranty
Mtg: US Bank NA \$378,000
Use: 4 Bdrm Cape Cod, Lot: 11326sf
Prior Sale: \$335,000 (04/21)

12 FAIRWAY ST..... \$495,000
B: Evan A Small & Rachel Small
S: Richard M Small & Beverley Small
Vol/Page: 5333/477, Date: 12/27/24, Warranty
Mtg: Total Mtg Svcs \$371,000
Use: 4 Bdrm Split Level, Lot: 15246sf
Prior Sale: \$240,000 (08/00)

850 FARMINGTON AVE..... \$550,000
B: Newport Building LLC
S: 850 Farmington Ave LLC
Vol/Page: 5332/1052, Date: 12/23/24, Warranty
Mtg: Liberty Bk \$440,000
Use: Commercial Building, Lot: 9374sf

852 FARMINGTON AVE..... \$550,000
B: Newport Building LLC
S: 850 Farmington Ave LLC
Vol/Page: 5332/1052, Date: 12/23/24, Warranty

28 FOX CHASE LN..... \$950,000
B: Agigail Bass & Patrick Carey
S: Alec Carper & Diane Carper
Vol/Page: 5333/426, Date: 12/27/24, Warranty
Mtg: Newrez LLC \$460,000
Use: 4 Bdrm Colonial, Lot: 17860sf
Prior Sale: \$755,000 (09/21)

11 HAMLIN DR..... \$480,000
B: Kai Li & Ping Fang
S: Rachida Bull
Vol/Page: 5332/1000, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$360,000
Use: 3 Bdrm Ranch, Lot: 12197sf
Prior Sale: \$284,000 (12/16)

26 HUGH ST..... \$278,300
B: Daniel T Carbone
S: Laura P Carbone & Robert E Parker Jr
Vol/Page: 5333/513, Date: 12/27/24, Warranty
Mtg: Movement Mtg LLC \$257,000
Use: 3 Bdrm Cape Cod, Lot: 5227sf

28 LEXINGTON RD..... \$550,000
B: Nancy M Bencosme & Elijah Z Gutman
S: Helen Psarakis
Vol/Page: 5333/24, Date: 12/24/24, Warranty
Mtg: Mtg Equity Partners \$440,000
Use: 4 Bdrm Colonial, Lot: 9583sf
Prior Sale: \$325,500 (01/10)

205 MILTON ST..... \$350,000
B: Jonathan Dickens
S: Benjamin Abrams & Rachel Abrams
Vol/Page: 5332/1116, Date: 12/23/24, Warranty
Mtg: Prosperity Home Mtg \$335,000
Use: 2 Bdrm Colonial, Lot: 10454sf
Prior Sale: \$220,000 (05/17)

695 MOUNTAIN RD..... \$640,000
B: Alison Buzzard & Daniel Marcus
S: Sankar N Niranjana & Varalakshami Niranjana
Vol/Page: 5333/494, Date: 12/27/24, Warranty
Mtg: Total Mtg Svcs \$512,000
Use: 4 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$333,000 (09/04)

89 N MAIN ST..... \$250,000
B: Mcgreal Builders LLC
S: Mack V Development LLC
Vol/Page: 5333/178, Date: 12/24/24, Warranty
Mtg: Mack V Dev Llc \$225,000
Use: Accessory Land Improved, Lot: 13068sf
Prior Sale: \$478,000 (03/21)

395 PROSPECT ST U:B4..... \$280,000
B: Forest W Stickney & Karen Stickney
S: Christopher P Peshka
Vol/Page: 5332/1030, Date: 12/23/24, Warranty
Use: Condo

74 QUAKER LN N..... \$391,500
B: Reginald Nelson & Ashli Nelson
S: Kevin Chase
Vol/Page: 5333/137, Date: 12/24/24, Warranty
Mtg: Pennymac Loan Service \$313,200
Use: 4 Bdrm Cape Cod, Lot: 6534sf
Prior Sale: \$259,900 (01/20)

164 QUAKER LN S..... \$231,200
B: Martin Gillette
S: Donald R Gillette
Vol/Page: 5333/451, Date: 12/27/24, Warranty
Mtg: Rocket Mortgage LLC \$219,640
Use: 3 Bdrm Cape Cod, Lot: 7405sf

118 RANDAL AVE..... \$335,000
B: Hanyeol Kim & Akiko Yamami
S: Snow Kenneth F Est & Darlene L Snow
Vol/Page: 5333/288, Date: 12/26/24, Executor
Mtg: LoanDepot.Com \$251,250
Use: 4 Bdrm Cape Cod, Lot: 9148sf

42 RICHARD ST..... \$306,000
B: Yoko Fujikuro & James Burke
S: Karen A Braccidiferno, Tr for Karen A Braccidiferno T
Vol/Page: 5333/71, Date: 12/24/24, Trustee
Mtg: Citizens Bank \$229,500
Use: 3 Bdrm Colonial, Lot: 5663sf
Prior Sale: \$124,000 (01/00)

106 S MAIN ST..... \$460,000
B: Caitlin Briody & Garrett Yantosh
S: Michael Kellner & Elizabeth Kellner
Vol/Page: 5333/161, Date: 12/24/24, Warranty
Mtg: Prosperity Home Mtg \$391,000
Use: 3 Bdrm Colonial, Lot: 10890sf
Prior Sale: \$299,900 (06/15)

115 SOMERSET ST..... \$380,000
B: Bikram Tamang & Niru L Tamang
S: Adriano Pires
Vol/Page: 5333/99, Date: 12/24/24, Warranty
Mtg: CMG Mortgage Inc \$220,137
Use: 4 Bdrm Colonial, Lot: 9148sf

98 WATERSIDE LN..... \$1,200,000
B: David Messinger & Amy Messinger
S: Gerard J Palisi
Vol/Page: 5333/473, Date: 12/27/24, Warranty
Use: 5 Bdrm Colonial, Lot: 26136sf
Prior Sale: \$720,000 (06/10)

66 WHETTEN RD..... \$1,150,000
B: Dante Costa
S: Steven M Wexler & Elysa B Gordon
Vol/Page: 5332/1164, Date: 12/23/24, Warranty
Use: 5 Bdrm Colonial, Lot: 20038sf
Prior Sale: \$520,000 (08/01)

► MORTGAGES

20 ASHFORD ST..... \$400,000
Wei Lin+ from Emporium TPO LLC

101 BALLARD DR..... \$100,000
Jill A Gengras+ from Thomas C Michalski

103 BRACE RD..... \$75,000
Marc R Miller+ from Webster Bank

215 BRACE RD..... \$150,000
Carolyn P Goerner+ from American Eagle Financial C

18 CONCORD ST..... \$100,000
Ian Jones+ from American Eagle Financial Credit Un

2 CURRAN CIR..... \$250,000
William A Coscarelli Jr+ from United Wholesale Mor

82 DAVENPORT RD..... \$50,000
Aldona Dudzik+ from Kevin M Budney Living

35 ELMHURST CIR	\$150,000
Elenita R Castillo+ from Bank of America NA	
61 FERNCLIFF DR	\$250,000
Derek Mcdermott+ from Ct Firefighters Fcu	
26 HUGH ST	\$25,000
Daniel T Carbone+ from Connecticut Housing Finance	
38 LEWIS LN	\$100,000
Praveen Tirumala+ from American Eagle Financial Cr	
205 MILTON ST	\$25,000
Jonathan Dickens+ from Connecticut Housing Finance	
59 NORWOOD RD	\$386,000
Arlen Lichter+ from Liberty Bank	
662 OAKWOOD AVE	\$462,000
Jakes Investments LLC+ from Velocity Commercial Ca	
26 OLD BROOK RD	\$300,000
Tanya Meck+ from M&T Bank NA	
795 PROSPECT AVE U:B4	\$135,000
Forest W Stickney+ from Leader Bank NA	
76 RANDAL AVE	\$197,000
Abigail S Pollicita+ from Webster Bank	
52 RICHMOND LN	\$200,000
Terence Deveney+ from Webster Bank	
91 SELDEN HILL DR	\$40,000
Christine M Lopol+ from American Eagle Financial C	
44 SLATER RD	\$50,000
Aldona Dudzik+ from Kevin M Budney Living	
115 SOMERSET ST	\$25,000
Bikram Tamang+ from Connecticut Housing Finance Au	
115 SOMERSET ST	\$25,000
Bikram Tamang+ from Housing Development Fund Inc	
115 SOMERSET ST	\$20,000
Bikram Tamang+ from Housing Development Fund Inc	
115 SOMERSET ST	\$95,000
Bikram Tamang+ from Housing Development Fund Inc	
7 STAMFORD DR	\$14,825
Tuyen D Nguyen+ from West Hartford, Town of	
7 STAMFORD DR	\$12,601
Tuyen D Nguyen+ from West Hartford, Town of	
7 STAMFORD DR	\$3,000
Tuyen D Nguyen+ from West Hartford, Town of	
7 STAMFORD DR	\$2,224
Tuyen D Nguyen+ from West Hartford, Town of	
6 STONER DR	\$375,000
Daniel W Scaringe+ from Mortgage Line Connecticut	
131 VANDERBILT AVE	\$462,000
Jakes Investments LLC+ from Velocity Commercial Ca	
66 WHETTON RD	\$750,000
Adam Wise+ from Total Mortgage Services	
4 WOODMONT RD	\$62,000
Gladys Jones+ from Dutch Point Credit Union	

WETHERSFIELD

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	229	203
Median Price	\$351,000	\$368,000

► REAL ESTATE SALES

336 CHURCH ST	\$401,000
B: Meghan L Farrell & Terrence J Nykorchuck	
S: Sean Hartnett	
Vol/Page: 2176/993, Date: 12/24/24, Warranty	
Mtg: First Federal Bank \$320,800	
Use: 3 Bdrm Tudor, Lot: 12632sf	
Prior Sale: \$265,000 (11/22)	

15 GARDEN HILL RD	\$150,000
B: Samantha J Hellyar	
S: Tina M Pantano	
Vol/Page: 2176/971, Date: 12/23/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 13504sf	
Prior Sale: \$176,000 (06/96)	
31 OLD PEWTER LN	\$415,000
B: Richard A Hansen 3rd	
S: Kenneth J Vinci	
Vol/Page: 2176/1045, Date: 12/26/24, Warranty	
Mtg: Christine Rose Pane \$240,000	
Use: 3 Bdrm Cape Cod, Lot: 13068sf	

► MORTGAGES

25 DALE RD	\$350,000
Sadete Elmasslari+ from Nutmeg State Financial Cre	
55 GOODWIN AVE	\$200,000
Arsen Grycyna+ from Nutmeg State Financial Credit	
31 OLD PEWTER LN	\$100,000
Richard A Hansen 3rd+ from Kenneth J Vinci	
12 PARKVIEW DR	\$7,992
Rosa M Melluzzo+ from USA Housing and Urban Develo	
88 ROBBINS DR	\$75,000
Judith G Olson+ from Manufacturers and Traders Tru	

WINDSOR

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	235	241
Median Price	\$310,000	\$350,000

► REAL ESTATE SALES

44 ALLEN ST	\$260,000
B: Nacedalia T Diaz	
S: Melissa A Williams, Tr for Maw Solo Plan 401k	
Vol/Page: 1974/745, Date: 12/27/24, Warranty	
Mtg: Carrington Mtg Svcs \$208,000	
Use: 3 Bdrm Bngl/Cottage, Lot: 10019sf	
Prior Sale: \$102,557 (07/20)	
110 CHANDLER	\$338,000
B: Kim Gabler	
S: Linda Desautels	
Vol/Page: 1974/522, Date: 12/23/24, Warranty	
Mtg: Evolve B&T \$299,700	
Use: 2 Bdrm, Lot: 13504sf	
Prior Sale: \$209,500 (09/20)	
19 REGENCY DR	\$315,000
B: Dominick J Peruccio	
S: Linda M Collins & Eric Kuintzle	
Vol/Page: 1974/610, Date: 12/23/24, Warranty	
Mtg: Fairway Ind Mtg \$282,500	
Use: 3 Bdrm Contemporary, Lot: 27878sf	
15 STRATFORD CT	\$361,000
B: Sanmeet Kaur & Tajinder Osha	
S: Campbell Sonia D Est & Jerome Campbell	
Vol/Page: 1974/576, Date: 12/23/24,	
Mtg: Finex CU \$335,730	
Use: 4 Bdrm Colonial, Lot: 21780sf	
38 WOODDUCK FARMS RD	\$500,000
B: Victor H Sandoval & Rosario Leiva-Sandoval	
S: Alfonso M Armstead & Lynne Armstead	
Vol/Page: 1974/800, Date: 12/27/24, Warranty	
Mtg: First Colony Mtg Corp \$400,000	
Use: 4 Bdrm Contemporary, Lot: 131116sf	
Prior Sale: \$430,000 (05/22)	

► MORTGAGES

155 ALLCOTT DR	\$16,707
Al G Harris Jr+ from USA Housing and Urban Develop	
72 BIRCHWOOD RD	\$26,909
Kenneth Clarke+ from 360 Federal Credit Union	
72 BIRCHWOOD RD	\$26,909
Aisha Petteway+ from 360 Federal Credit Union	
481 BROAD ST	\$75,000
Tracy Green+ from Citizens Bank	
995 DAY HILL RD	\$240,000
995 Day Hill Rd LLC+ from Windsor Federal Bank	
368 DEERFIELD RD	\$236,060
Alaa M Othman+ from Freedom Mortgage Corp	
77 FANEUIL ST	\$50,000
Minnie R Arango+ from Bank of America NA	
31 JUNIPER RD	\$305,000
Charles Silvan+ from LoanDepot.Com LLC	
18 KELLOGG ST	\$50,000
Christopher Mcauliffe+ from 360 Federal Credit Uni	
19 PEPPERBUSH WAY	\$306,728
Chiedza Rodriguez+ from Pennymac Loan Services LLC	
81 PINE LN EXT	\$10,000
Nancy E Herrmann+ from Webster Bank	
19 REGENCY DR	\$25,000
Dominick J Peruccio+ from Connecticut Housing Fina	
6 SYLVIA LN	\$17,448
Sabrina K Chery+ from USA Housing and Urban Develo	
52 TOBEY AVE	\$158,000
Marina Cusano+ from Rocket Mortgage	
41 WILTON RD	\$20,000
Mark A Fangiullo+ from American Eagle Financial Cr	
158 WINTERWOOD	\$30,000
Randy Mansur+ from 360 Federal Credit Union	

WINDSOR LOCKS

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

MARKET STATISTICS THROUGH NOVEMBER

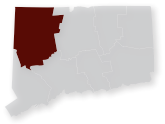
	YTD 2023	YTD 2024
Number of 1-Fam Sales	133	96
Median Price	\$282,000	\$309,000

► REAL ESTATE SALES

8 FERN ST	\$291,500
B: Meghan Roberts	
S: David M Weber	
Vol/Page: 542/62, Date: 12/23/24, Warranty	
Mtg: Guaranteed Rate Inc \$253,200	
Use: 2 Bdrm Cape Cod, Lot: 12197sf	
Prior Sale: \$262,900 (04/22)	
16 MERRIGAN LN U:16	\$357,250
B: Carl E & P P Klocker T	
S: Dibattisto Eugene M Est & Lorri Dibattisto	
Vol/Page: 542/134, Date: 12/23/24, Executor	
Use: 2 Bdrm Condo, Lot: 1sf	
Prior Sale: \$240,000 (10/18)	

► MORTGAGES

14 CHAMBERLAIN XING U:14	\$325,001
Sandra Dinnal-Nevin+ from Pennymac Loan Services	
8 FERN ST	\$25,000
Meghan Roberts+ from Connecticut Housing Finance A	
109 FOX HOLLOW DR U:109	\$200,000
Michael Welti+ from Webster Bank	
90 KING SPRING RD	\$257,500
Carr Realty LLC+ from Rodney Rookey	
27 STEVENS ST	\$65,000
Deane T Otkowski+ from Polish National Credit Unio	
528 WOODLAND ST	\$120,000
Sunita Thapa+ 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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	25	30
Median Price	\$363,000	\$395,250

► REAL ESTATE SALES

9 HEARTHSTONE DR \$630,000

B: Thomas E Rogan & Patricia A Rogan
S: Slater Development LLC
Vol/Page: 185/490, Date: 12/23/24, Warranty
Use: Residential Open Land, Lot: 63598sf
Prior Sale: \$60,000 (12/22)

123 NEW HARTFORD RD \$260,000

B: Jessica D Despres
S: Bryan A Nordone & Brianna R Nordone
Vol/Page: 185/512, Date: 12/26/24, Warranty
Mtg: Guaranteed Rate Inc \$245,000
Use: 2 Bdrm Cape Cod, Lot: 40075sf
Prior Sale: \$125,000 (05/14)

102 RIVERTON RD \$530,000

B: William Sedgwick & Jennifer Sedgwick
S: Lea St Hilaire & Carole St Hilaire
Vol/Page: 185/494, Date: 12/23/24, Warranty
Mtg: EMM Loans LLC \$245,000
Use: Residential Open Land, Lot: 127631sf
Prior Sale: \$85,000 (08/02)

106 RIVERTON RD \$530,000

B: William Sedgwick & Jennifer Sedgwick
S: Lea St Hilaire & Carole St Hilaire
Vol/Page: 185/494, Date: 12/23/24, Warranty
Mtg: EMM Loans LLC \$245,000
Use: 6 Bdrm Colonial, Lot: 138521sf

► MORTGAGES

7 CASE RD \$73,500

Jared Shows+ from Nationstar Mortgage

123 NEW HARTFORD RD \$25,000

Jessica D Despres+ from Connecticut Housing Financ

21 ROBIN DR \$35,000

Jeffrey P Pollack+ from Upstart Mortgage LLC

BRIDGEWATER

TOWN CLERK:CHERYL L PINKOS

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	15	12
Median Price	\$629,500	\$692,588

► REAL ESTATE SALES

63 KEELER RD \$325,000

B: Jennifer Daigle & Daniel Matt
S: Tacyanna Woods, Tr for Staron Ft
Vol/Page: 96/775, Date: 12/27/24, Trustee
Mtg: Thomaston Svgs Bk \$243,750
Use: Mixed Use-Res Dwell & OpenSp, Lot: 571943sf

COLEBROOK

TOWN CLERK:DEBRA L. MCKEON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	6	9
Median Price	\$234,500	\$350,000

► REAL ESTATE SALES

460 COLEBROOK RD \$272,000

B: Martin Daily & Michele Daily
S: Joshua A Spitz
Vol/Page: 95/633, Date: 12/26/24, Warranty
Mtg: Fairway Ind Mtg \$217,600
Use: 3 Bdrm Cape Cod, Lot: 15246sf
Prior Sale: \$215,000 (11/23)

16 ENO HILL RD \$520,000

B: Joseph W Green & Heidi Reineke
S: Jeffrey T Fox
Vol/Page: 95/613, Date: 12/23/24, Warranty
Mtg: First World Mortgage \$345,000
Use: 3 Bdrm Contemporary, Lot: 128502sf
Prior Sale: \$280,000 (08/13)

14 PINE RD \$190,000

B: Daniel Janco & Melissa Janco
S: Bibi R Maharaj
Vol/Page: 95/630, Date: 12/23/24, Warranty
Use: 4 Bdrm Colonial, Lot: 104108sf

CORNWALL

TOWN CLERK:VERA L. DINNEEN

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	13	13
Median Price	\$455,000	\$790,000

► MORTGAGES

45 LAKE RD \$200,000

William L Berry+ from NBT Bank NA

HARWINTON

TOWN CLERK:NANCY E. ELDRIDGE

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	38	42
Median Price	\$330,500	\$382,500

► REAL ESTATE SALES

386 HARMONY HILL RD \$400,140

B: Lori Kleindienst
S: C S Kausel, Tr for Virginia Kausel RET
Vol/Page: 279/45, Date: 12/26/24, Trustee
Use: 3 Bdrm Contemporary, Lot: 130680sf

► MORTGAGES

11 BREAK MAIDEN LN \$102,000

Dayna R Failla+ from Torrington Savings Bank

165 LAKE HARWINTON RD \$50,000

Dustin Bingham+ from Nutmeg State Financial Credit

34 RESERVOIR RD \$200,000

Jennifer M Hock+ from Torrington Savings Bank

292 SCOVILLE HILL RD \$149,800

Kara E Reynolds+ from Liberty Bank

KENT

TOWN CLERK:DARLENE F. BRADY

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	20	25
Median Price	\$582,500	\$425,000

► REAL ESTATE SALES

5 BRIDGE ST \$560,000

B: Bcnu LLC
S: 105 Stonehouse Consultant
Vol/Page: 202/249, Date: 12/23/24, Warranty
Mtg: NBT Bank NA \$448,000
Use: Commercial Building, Lot: 14375sf
Prior Sale: \$560,000 (12/05)

368 KENT CORNWALL RD \$420,000

B: Scott J Barrie & Katharine S Barrie
S: Grusauski Mary C Est & David Grusauski
Vol/Page: 202/279, Date: 12/24/24, Executor
Mtg: Cross Country Mtg Inc \$336,000
Use: 3 Bdrm Cape Cod, Lot: 106722sf

► MORTGAGES

44 KENT HOLLOW RD \$500,000

Monika Steinberger+ from Litchfield Bancorp

LITCHFIELD

TOWN CLERK:LISA LOSEE

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	64
Median Price	\$400,000	\$537,500

► REAL ESTATE SALES

262 BRUSH HILL RD..... \$330,000

B: Brian J Hanecak & Katherine G Brennan
S: Joseph S Hanecak, Tr for Jbt T
Vol/Page: 415/142, Date: 12/23/24, Trustee
Mtg: Joseph S Hanecak Tr \$220,000
Use: 4 Bdrm Split Level, Lot: 374616sf

11 STAGE COACH LN..... \$285,000

B: Joseph Cantoni & Paula Cantoni
S: Ca Litchfield Land LLC
Vol/Page: 415/160, Date: 12/23/24, Warranty
Use: 4 Bdrm Colonial, Lot: 908662sf
Prior Sale: \$350,000 (01/22)

► MORTGAGES

154 CAMPVILLE RD..... \$50,000

Jamie L Marcoux+ from Union Savings Bank

21 RICHARDS RD..... \$200,000

Humphry D Rolleston+ from Leader Bank NA

NEW HARTFORD

TOWN CLERK:LYNN A FLORIO

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	52
Median Price	\$347,000	\$407,500

► REAL ESTATE SALES

413 COTTON HILL RD..... \$275,000

B: Josef Elmani & Christina Elmani
S: Daniel Butler
Vol/Page: 324/794, Date: 12/26/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 43560sf
Prior Sale: \$70,000 (11/93)

HARMONY HILL RD..... \$4,860

B: Lori Kleindienst
S: Scott C Kausel, Tr for Virginia Kausel T
Vol/Page: 324/801, Date: 12/26/24, Trustee

725 TOWN HILL RD..... \$640,000

B: Jason Bisailon & Jenna Bisailon
S: Bruce Worley & Kim Gould
Vol/Page: 324/775, Date: 12/23/24, Warranty
Mtg: TD Bank NA \$640,000
Use: 3 Bdrm Contemporary, Lot: 124146sf
Prior Sale: \$499,900 (10/22)

► MORTGAGES

108 BRUNING RD..... \$50,000

Nancy P Anderson+ from Torrington Savings Bank

NEW MILFORD

TOWN CLERK:NOREEN PRICHARD

10 Main St, New Milford, CT, 06776
Phone:860-355-6020

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	221	204
Median Price	\$445,000	\$475,150

► REAL ESTATE SALES

1 ANTHONYS LN..... \$656,000

B: Elizabeth J Gillotti & Joseph J Gillotti
S: Jon B Rosner & Kristen Martin
Vol/Page: 1282/541, Date: 12/26/24, Warranty
Mtg: A & D Mortgage LLC \$524,800
Use: 4 Bdrm Cape Cod, Lot: 81893sf
Prior Sale: \$525,000 (06/21)

80 ASPETUCK VLG U:80..... \$160,500

B: Esteban Antman, Tr for Esteban Antman T
S: Ashley N Sawicki
Vol/Page: 1282/743, Date: 12/27/24, Warranty
Use: Condo

21 BELAIR DR U:21..... \$185,000

B: Aviv Goldman
S: Kwok L Lee, Tr for Lee T
Vol/Page: 1282/525, Date: 12/24/24, Trustee
Use: 2 Bdrm Condo

31 EDSANDS FARM LN..... \$350,000

B: Thomas L Seger & Leigh A Seger
S: Margaret J Seger
Vol/Page: 1282/737, Date: 12/27/24, Warranty
Use: Residential-Multiple Bldgs, Lot: 448668sf

30-A OLD PARK LANE RD..... \$300,000

B: David Robles & Jillian Robles
S: John P Baylock & Alice D Baylock
Vol/Page: 1282/528, Date: 12/24/24, Warranty
Mtg: John P Baylock \$260,000
Use: 1 Bdrm Ranch, Lot: 22938sf

117 PARK LN U:21..... \$185,000

B: Aviv Goldman
S: Kwok L Lee, Tr for Lee T
Vol/Page: 1282/525, Date: 12/24/24, Trustee
Use: Condo

140 STILSON HILL RD..... \$850,000

B: Violette Serrat
S: Aziz Debbagh & Bachir Debbagh
Vol/Page: 1282/470, Date: 12/23/24, Warranty
Mtg: Cross Country Mtg Inc \$680,000
Use: 3 Bdrm Antique, Lot: 257875sf
Prior Sale: \$775,000 (05/11)

► MORTGAGES

26 CAMBRIDGE CIR..... \$77,000

Richard C Durand+ from Amerisave Mortgage Corporat

4 DEAN RD..... \$14,187

Adonis Sanchez+ from USA Housing and Urban Develop

17 FORDYCE CT..... \$50,000

Steven M Nieman+ from Discover Bank

95 HAWTHORNE LN..... \$60,000

Harry Veach+ from Spring EQ LLC

17 LILLIS RD..... \$920,000

Laura J Szilagyi+ from Union Savings Bank

8 MILLSTONE RIDGE RD..... \$417,000

Anthony R Evans+ from Suma Yonkers FCU

18 PALOMINO DR..... \$27,000

Nakassa Leriche+ from Navy Federal Credit Union

1 S CANDLEWOOD LAKE RD U:20..... \$67,600

Mary Scelsi+ from Bethpage Federal Credit Union

187 STILSON HILL RD..... \$950,000

Charles Lesnick+ from Palm Beach County

187 STILSON HILL RD..... \$950,000

Charles Lesnick+ from Palm Beach County

NORTH CANAAN

TOWN CLERK:JEAN A. JACQUIER

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	18	17
Median Price	\$257,500	\$245,500

► MORTGAGES

27 HOUSATONIC AVE..... \$15,851

Jesse P Twing+ from USA Housing and Urban Developm

ROXBURY

TOWN CLERK:PETER A HURLBUT

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	14	18
Median Price	\$966,250	\$787,500

► REAL ESTATE SALES

15 E WOODS RD..... \$1,625,000

B: Newend Woods LLC
S: Samuel C Butler T & Samuel C Butler Jr
Vol/Page: 137/1121, Date: 12/24/24, Trustee
Use: Residential-Multiple Bldgs, Lot: 992732sf

13 SOUTHURY RD..... \$200,000

B: Rego Properties LLC
S: 13 Southbury Road LLC
Vol/Page: 137/1127, Date: 12/26/24, Warranty
Mtg: 13 Southbury Road Lic \$140,000
Use: Commercial Use, Lot: 108464sf
Prior Sale: \$479,000 (05/13)

SALISBURY

TOWN CLERK:PATRICIA H. WILLIAMS

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	50	36
Median Price	\$742,500	\$810,000

► **REAL ESTATE SALES**

27 FOWLER ST **\$300,000**
 B: Kuglstatler Hayes
 S: Peter R Kuglstatler
 Vol/Page: 274/626, Date: 12/23/24, Warranty
 Mtg: Prosperity Home Mtg \$240,000
 Use: 2 Bdrm Old Style, Lot: 1307sf
 Prior Sale: \$110,000 (06/16)

369 LIME ROCK RD **\$360,000**
 B: Bridgeview Mgmt LLC
 S: Lime Rock Vent Inc
 Vol/Page: 274/595, Date: 12/23/24, Warranty
 Mtg: Northwest CommunityBk \$270,000
 Use: 2-Family, Lot: 7405sf

► **MORTGAGES**

42 UNDER MOUNTAIN RD **\$80,000**
 Edith S Hamzy+ from NBT Bank NA

471 UNDER MOUNTAIN RD **\$450,000**
 Kerry A Madsen+ from Sacm Investments Llc

SHARON

TOWN CLERK:LINDA R. AMERIGHI
 63 Main St, Sharon, CT, 06796
 Phone:860-364-5224

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	31
Median Price	\$582,500	\$450,000

► **REAL ESTATE SALES**

441 ROUTE 7 **\$369,000**
 B: Windsway Homes LLC
 S: 2card Inc
 Vol/Page: 221/819, Date: 12/23/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 130244sf
 Prior Sale: \$330,000 (08/24)

► **MORTGAGES**

198 SHARON VALLEY RD **\$50,000**
 Nancy H Martin Lt+ from NBT Bank NA

THOMASTON

TOWN CLERK:CATHERINE P DUPONT
 158 Main St, Thomaston, CT, 06787
 Phone:860-283-4141

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	48
Median Price	\$312,500	\$309,500

► **REAL ESTATE SALES**

322 HICKORY HILL RD **\$424,900**
 B: Ryan Geddes
 S: Salvatore Bascetta
 Vol/Page: 355/112, Date: 12/24/24, Warranty
 Mtg: Advancal FCU \$339,920
 Use: 3 Bdrm Ranch, Lot: 155509sf
 Prior Sale: \$270,000 (12/23)

143 PINE HILL RD U:8C **\$195,000**
 B: Ian Bethin
 S: Debra L Nagy
 Vol/Page: 355/141, Date: 12/24/24, Warranty
 Mtg: Liberty Bk \$185,250
 Use: 2 Bdrm Condo
 Prior Sale: \$102,000 (09/20)

TORRINGTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	318	323
Median Price	\$250,000	\$280,000

► **REAL ESTATE SALES**

85 ALICE ST **\$60,000**
 B: Lacasse Futures LLC
 S: O & G Industries Inc
 Vol/Page: 1427/622, Date: 12/23/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 10019sf
 Prior Sale: \$170,000 (10/19)

7 BROOKSIDE AVE **\$200,000**
 B: Ellen Kotlik & Oleg Kotlik
 S: James S Landau
 Vol/Page: 1427/876, Date: 12/26/24, Warranty
 Mtg: Rocket Mortgage LLC \$150,000
 Use: 4 Bdrm, Lot: 5227sf
 Prior Sale: \$107,000 (08/24)

226 CHESTNUT AVE **\$280,000**
 B: Tarananita Traversa, Tr for Bruce D Traversa
 S: William H Stepney
 Vol/Page: 1427/947, Date: 12/26/24, Warranty
 Mtg: American Heritage \$215,775
 Use: 2-Family Two Family, Lot: 8712sf
 Prior Sale: \$141,000 (03/20)

15 FARMSTEAD LN **\$174,328**
 B: Steven R Bartholomew & Maureen Dwyer
 S: Emily Mastropietro
 Vol/Page: 1427/967, Date: 12/26/24, Warranty
 Use: 2 Bdrm Ranch, Lot: 19166sf

15 FARMSTEAD LN **\$64,064**
 B: Steven R Bartholomew & Maureen Dwyer
 S: Radcliffe Patricia L Est & Emily Mastropietro
 Vol/Page: 1427/969, Date: 12/26/24,
 Use: 2 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$174,328 (12/24)

15 FARMSTEAD LN **\$36,608**
 B: Steven R Bartholomew & Maureen Dwyer
 S: Bohrer Marcel E Est & Stephanie D Cisowski
 Vol/Page: 1427/972, Date: 12/26/24, Fiduciary
 Use: 2 Bdrm Ranch, Lot: 19166sf
 Prior Sale: \$64,064 (12/24)

248 HIGHLAND LAKE RD **\$265,000**
 B: Karyn A Agustynowicz
 S: Shannyn Zeiner & Colton Zeiner
 Vol/Page: 1427/905, Date: 12/26/24, Warranty
 Mtg: First World Mortgage \$251,750
 Use: 4 Bdrm Cape Cod, Lot: 26136sf
 Prior Sale: \$90,000 (07/21)

118 LOUIS CIR **\$339,900**
 B: Richard Smart
 S: David Smart
 Vol/Page: 1427/580, Date: 12/23/24, Warranty
 Mtg: Fairway Ind Mtg \$333,743
 Use: 3 Bdrm Ranch, Lot: 11761sf
 Prior Sale: \$171,000 (12/23)

651 MIGEON AVE **\$240,000**
 B: Segundo E Idrovo-Espinoza
 S: Lancaster Karen Est & Ian Giaver
 Vol/Page: 1427/930, Date: 12/26/24, Executor
 Mtg: Meadowbrook Fncl Mtg \$192,000
 Use: 3 Bdrm, Lot: 11326sf

69 MOUNT PLEASANT TER **\$140,000**
 B: Alex E Curia
 S: Walton Linda A Est & Christal Hutchins
 Vol/Page: 1427/618, Date: 12/23/24,
 Use: 3 Bdrm Cape Cod, Lot: 10454sf
 Prior Sale: \$81,000 (12/97)

83 PINE ST **\$265,000**
 B: Adrian Montesdeoca
 S: William A Rivera
 Vol/Page: 1427/651, Date: 12/23/24, Warranty
 Use: 2-Family Two Family, Lot: 7405sf
 Prior Sale: \$140,000 (08/02)

980 SAW MILL HILL RD **\$377,500**
 B: Elizabeth Frey-Thomas
 S: Susan M Rossignol, Tr for Susan M Rossignol Firt
 Vol/Page: 1427/614, Date: 12/23/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 50965sf

18 SIMMONS ST **\$260,000**
 B: Jonathan T Moreno
 S: Titan Holdings LLC
 Vol/Page: 1427/625, Date: 12/23/24, Warranty
 Mtg: United Wholesale Mtg \$255,290
 Use: 3 Bdrm Ranch, Lot: 6098sf
 Prior Sale: \$182,000 (08/24)

839 SKINNER RD **\$210,000**
 B: Arb LLC
 S: Pollutro Michael Est & Robert Pollutro
 Vol/Page: 1427/709, Date: 12/23/24,

20 SURREY LN U:20 **\$167,500**
 B: Karen Stockno
 S: Jon E Olmstead
 Vol/Page: 1427/729, Date: 12/24/24, Warranty
 Mtg: Thomaston Svgs Bk \$150,750
 Use: 2 Bdrm Condo

VIEW ST **\$3,500**
 B: Teresa G Sanchez
 S: Matazalan Enterprises LLC
 Vol/Page: 1427/873, Date: 12/26/24, Warranty

► **MORTGAGES**

147 AETNA AVE **\$85,000**
 Richard A Tenore+ from Torrington Savings Bank

244 CARDINAL CIR **\$19,772**
 Helen S Martovich+ from USA Housing and Urban Deve

248 HIGHLAND LAKE RD **\$10,600**
 Karyn A Agustynowicz+ from Connecticut Housing Fin

36 HITCHINGPOST DR **\$27,000**
 Renee Roy+ from Webster Bank

60 JOHNSON ST **\$367,500**
 Holly M Sniecinski+ from Goodlife Home Loans

60 JOHNSON ST **\$367,500**
 Holly M Snecinski+ from USA Housing and Urban Deve

118 LOUIS CIR **\$18,750**
 Richard Reyes+ from Connecticut Housing Finance Au

62 MARCIA DR **\$263,736**
 Christopher Dupont+ from Kind Lending

269 N ELM ST **\$80,000**
 Bruce J Poirier+ from Litchfield Bancorp

37 OREGON ST **\$5,285**
 David Argraves+ from USA Housing and Urban Develop

661 STILLWATER POND RD **\$50,000**
 Richard Scott+ from LoanDepot.Com LLC

20 SURREY LN U:20 **\$150,750**
 Karen Stockno+ from Thomaston Savings Bank

23 WALNUT ST **\$5,310**
 Peter N Sagendorf+ from USA Housing and Urban Deve

29 WEIGOLD RD **\$13,291**
 Marilyn E Weigold+ from Torrington, City of

67 WOODSIDE CIR U:67 **\$168,700**
 Zachary L Foster+ from HomeXpress Mortgage Corpora

WASHINGTON

TOWN CLERK:SHEILA M ANSON
 2 Bryan Plz, PO Box 383, Washington, CT, 06794
 Phone:860-868-2786

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	48
Median Price	\$1,051,000	\$1,010,000

► MORTGAGES

212-214 CALHOUN ST **\$2,000,000**
 Vishal N Sheth+ from Bank of America NA

WATERTOWN

TOWN CLERK:LISA DALTON
 61 Echo Lake Rd, Watertown, CT, 06795
 Phone:860-945-5230

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	194	169
Median Price	\$317,000	\$350,000

► REAL ESTATE SALES

229 DINUNZLO RD **\$180,250**
 B: Ashliany L Burgo
 S: Lori Baribault & Tracy Aubin
 Vol/Page: 2342/220, Date: 12/23/24, Warranty

ECHO LK **\$320,000**
 B: Wendy Forrest
 S: Premiere Properties LLC
 Vol/Page: 2342/193, Date: 12/23/24, Warranty

246 FALLS AVE **\$222,000**
 B: Angel Pina
 S: Erika L Frelhelt
 Vol/Page: 2342/191, Date: 12/23/24, Warranty
 Use: 3 Bdrm Cape Cod, Lot: 6534sf
 Prior Sale: \$148,000 (08/20)

15 NICHOLLIS ST **\$242,250**
 B: Joshua Smith
 S: Sean C Scianna
 Vol/Page: 2342/294, Date: 12/27/24, Warranty

50 SEEMAR RD **\$2,500,000**
 B: Bolcam LLC
 S: Solla Eyelet Products Inc
 Vol/Page: 2342/254, Date: 12/23/24, Warranty
 Mtg: Thomaston Svgs Bk \$2,000,000

► MORTGAGES

229 DI NUNZIO RD **\$174,842**
 Ashliany L Burgo+ from Rocket Mortgage

243 ECHO LAKE RD U:C9 **\$304,000**
 Wendy L Forrest+ from CMG Mortgage Inc

15 NICOLLA ST **\$230,113**
 Joshua Smith+ from American Neighborhood Mtg Accep

104 PULLEN AVE **\$55,000**
 Laura A Marcella+ from Discover Bank

NO STREET GIVEN **\$12,800**
 Wendy L Forrest+ from Connecticut Housing Finance

WINCHESTER

TOWN CLERK:GLENN ALBANESIU
 338 Main St, Winchester, CT, 06098
 Phone:860-738-6963

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	103	96
Median Price	\$230,000	\$279,500

► REAL ESTATE SALES

9 BERG ST **\$200,000**
 B: Robyn Lumbwa & Tonny Lumbwa
 S: Robert J Naeher & Mary R Naeher
 Vol/Page: 487/971, Date: 12/26/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 10019sf

155 GILBERT AVE **\$812,500**
 B: Yulia Coggin
 S: Eminence Hospitality LLC
 Vol/Page: 487/782, Date: 12/23/24, Warranty

157 GILBERT AVE **\$812,500**
 B: Yulia Coggin
 S: Eminence Hospitality LLC
 Vol/Page: 487/782, Date: 12/23/24, Warranty

15 JOHN ST **\$86,000**
 B: Gold Star Prop Invs LLC
 S: George Christensen & Fay Christensen
 Vol/Page: 487/876, Date: 12/23/24, Warranty
 Use: 3 Bdrm Old Style, Lot: 8276sf
 Prior Sale: \$29,000 (12/13)

161 MARSHALL ST **\$341,750**
 B: Ryan Lojewski
 S: Karen A Janelle
 Vol/Page: 487/1007, Date: 12/26/24, Warranty
 Use: 3 Bdrm Ranch, Lot: 30056sf
 Prior Sale: \$202,400 (06/03)

247 N MAIN ST **\$470,000**
 B: Mcm1 LLC
 S: Neopolitan Prop LLC
 Vol/Page: 487/894, Date: 12/23/24, Warranty
 Use: Apartment Bldg - 4-8 Units, Lot: 36590sf
 Prior Sale: \$120,000 (02/10)

129 SKINNER RD **\$370,000**
 B: Fernando Garcia & Ashley R Garcia
 S: Carol E Zwart
 Vol/Page: 487/942, Date: 12/23/24, Warranty
 Use: 4 Bdrm Cape Cod, Lot: 78408sf
 Prior Sale: \$180,000 (12/01)

189 SPENCER HILL RD **\$50,000**
 B: Elias G Bouzakis & Elaine Bouzakis
 S: James Toth & Lynne Toth
 Vol/Page: 487/873, Date: 12/23/24, Warranty
 Use: Residential Developable Land, Lot: 226512sf
 Prior Sale: \$60,000 (11/07)

74 STRONG TER **\$260,000**
 B: Charles R Santanelli Jr
 S: Caroline J Percopo
 Vol/Page: 487/810, Date: 12/23/24, Warranty
 Use: Residential Undvlpble Land, Lot: 16988sf
 Prior Sale: \$215,000 (01/22)

TORRINGTON ST **\$452,000**
 B: Matthew Dellagnese
 S: Kenneth O Connell Sr & Tracy L Oconnell
 Vol/Page: 487/981, Date: 12/26/24, Warranty

522 W WAKEFIELD BLVD **\$515,000**
 B: Peter Gulbrandsen & Jaclyn Gulbrandsen
 S: Catherine A Badolata, Tr for A & Catherine Badolato Ft
 Vol/Page: 487/1034, Date: 12/26/24, Trustee
 Use: 2 Bdrm Cottage, Lot: 43560sf

WOODBURY

TOWN CLERK:MARIA M. MANCINI
 281 Main St South, Woodbury, CT, 06798
 Phone:203-263-2144

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	67	73
Median Price	\$490,000	\$550,000

► REAL ESTATE SALES

340 MINORTOWN RD **\$538,400**
 B: Candy Murias & Joseph Veselak
 S: Mary E Hamor
 Vol/Page: 469/133, Date: 12/26/24, Warranty
 Mtg: Forte Financial Llc \$418,400
 Use: 3 Bdrm Cape Cod, Lot: 73181sf
 Prior Sale: \$265,000 (04/87)

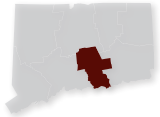
126 SHERMAN HILL RD U:A14 **\$180,000**
 B: Sharon A Forbes
 S: Mary O Snyder
 Vol/Page: 469/121, Date: 12/24/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$90,000 (05/01)

► MORTGAGES

75 BACON POND RD U:2 **\$300,000**
 Ridgeview Management LLC+ from Newtown Savings Ban

29 SAXONY LN **\$250,000**
 Eric Therrien+ from Waterbury Teachers Federal Cre

25 WOODBURY HL U:25 **\$125,000**
 Julie Haggard+ from Waterbury Teachers Federal Cre



MIDDLESEX COUNTY

CHESTER

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	30	33
Median Price	\$394,450	\$405,000

► REAL ESTATE SALES

33 LIBERTY ST **\$1,175,000**
B: 1100 Se Division LLC
S: Kelli Bailey LLC
Vol/Page: 186/60, Date: 12/23/24, Warranty
Use: Mixed Use-Prim Indust & Othr, Lot: 127631sf
Prior Sale: \$875,000 (11/24)

CLINTON

TOWN CLERK:SHARON URICCHIO
54 E Main St, Clinton, CT, 06413
Phone:860-669-9101

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	137
Median Price	\$435,000	\$449,000

► REAL ESTATE SALES

7 HICKORY AVE **\$525,000**
B: Richard Callahan
S: Adam S Brewster & Nicole K Brewster
Vol/Page: 560/60, Date: 12/27/24, Warranty
Use: 3 Bdrm Contemporary, Lot: 28750sf
Prior Sale: \$633,000 (12/20)

10 PARTRIDGE LN **\$540,000**
B: Gulien Karasay
S: Dowie Thomas J Est & Michael Dowie
Vol/Page: 559/1245, Date: 12/23/24, Fiduciary
Use: 3 Bdrm Ranch, Lot: 34848sf

25 RIVERSIDE DR U:D4 **\$240,000**
B: Mary K Merkle & Ian A Merkle
S: Bruce Scotland & Sheila M Burke
Vol/Page: 559/1319, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$154,000 (08/15)

18 STONY POINT RD **\$1,500,000**
B: 18 Stony Point Road LLC
S: Marine Ventures Iii LLC
Vol/Page: 559/1264, Date: 12/23/24, Warranty
Mtg: Marine Vent Iii Llc \$1,000,000
Use: Mixed Use-Prim Comm & Other, Lot: 161172sf
Prior Sale: \$540,000 (05/03)

20 STONY POINT RD **\$1,500,000**
B: 18 Stony Point Road LLC
S: Marine Ventures Iii LLC
Vol/Page: 559/1264, Date: 12/23/24, Warranty
Mtg: Marine Vent Iii Llc \$1,000,000
Use: Residential Open Land, Lot: 12632sf

WALNUT ST **\$5,000**
B: Paul D Pessoni
S: Joseph F Kowalczyk
Vol/Page: 559/1315, Date: 12/23/24, Warranty

11 WILLOW LN **\$325,000**
B: Teresa B Bermeo
S: Voelker Dolores C Est & Leigh Mclean
Vol/Page: 560/44, Date: 12/27/24, Executor
Mtg: OCMBBC Inc \$260,000
Use: 3 Bdrm Colonial, Lot: 23958sf

► MORTGAGES

86 FOUNDERS VLG U:86 **\$85,000**
Bonnie J Han+ from Citizens Bank

186 GLENWOOD RD **\$9,045**
Shannon Conley+ from USA Housing and Urban Develop

9 HEMLOCK HILL RD **\$400,000**
Robert Recor+ from Rod Recor

9 JAMES VINCENT DR **\$169,500**
Hansha Manisene+ from Rocket Mortgage

23 RIVERSIDE DR U:D4 **\$192,000**
Mary K Merkle-Scotland+ from Members Mortgage Co I

CROMWELL

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	74	99
Median Price	\$358,950	\$405,000

► REAL ESTATE SALES

8 GEORGE ST **\$206,000**
B: Tcs Home Group LLC
S: Theresa A Twiss
Vol/Page: 1839/297, Date: 12/24/24, Warranty
Use: 2 Bdrm Cape Cod, Lot: 6970sf

21 HICKSVILLE RD **\$545,000**
B: Christy M Lottinger & James B Balloch
S: John H Feery & Sandra J Feery
Vol/Page: 1840/29, Date: 12/27/24, Warranty
Mtg: PeoplesBank (Holyoke) \$517,750
Use: 3 Bdrm Split Level, Lot: 25435sf

NO STREET GIVEN **\$246,840**
B: The Usa
S: The Gilisle Duck Clb Inc
Vol/Page: 1839/280, Date: 12/23/24, Warranty

► MORTGAGES

35 CHESTNUT CT U:35 **\$159,250**
James P Otoole+ from Loan Store Inc

67 CLUBHOUSE DR U:67 **\$135,000**
Kristi Salfi+ from Liberty Bank

97 FIELD RD **\$300,000**
Nancy Rugar+ from American Eagle Financial Credit

19 NORTH RD **\$364,000**
Coleen H Duffy+ from TD Bank NA

10 SPRINGDALE RD U:10 **\$4,434**
Kimberly A Benson+ from USA Housing and Urban Deve

71 TIMBER HILL RD **\$20,000**
Troy A Neely+ from American Eagle Financial Credit

14 WINTHROP BLVD **\$100,000**
Gloria A Prendergast+ from Liberty Bank

DEEP RIVER

TOWN CLERK:AMY M WINCHELL
174 Main St, Deep River, CT, 06417
Phone:860-526-6024

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	30
Median Price	\$369,000	\$453,500

► REAL ESTATE SALES

11 HOOPOLE HILL RD **\$200,000**
B: Brian J Fischer & Margaret Milton

S: Angelo J Laviero & Hillary A Kuzaro
Vol/Page: 261/900, Date: 12/26/24, Warranty
Use: Residential Developable Land, Lot: 214315sf

32 WINTER AVE **\$333,050**
B: Matthew M Rinker & Angela S Colby-Rinker
S: Kevin W Whaley
Vol/Page: 261/847, Date: 12/23/24, Warranty
Mtg: Novus Home Mtg \$316,398
Use: 4 Bdrm Conventional, Lot: 12632sf
Prior Sale: \$230,000 (09/03)

► MORTGAGES

11 WINTER AVE **\$262,500**
Stearns Prop LLC+ from Cv3 Fincl Svcs

DURHAM

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	55	60
Median Price	\$425,000	\$438,250

► REAL ESTATE SALES

1276 ARBUTUS ST \$451,000

B: Jeffrey Kenyon & Felicia Kenyon
S: Austen R Vickers & Danielle A Paquette
Vol/Page: 307/399, Date: 12/23/24, Warranty
Mtg: Rocket Mortgage LLC \$428,450
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$304,000 (10/21)

142-R MAIDEN LN \$850,000

B: Austen Vickers & Danielle Paquette
S: Scott James C Est & Mia L Scott
Vol/Page: 307/347, Date: 12/23/24, Executor
Mtg: Farm Credit East ACA \$680,000
Use: 4 Bdrm Colonial, Lot: 1883099sf

31 MILL POND LN U:F \$150,000

B: Louise Becker
S: Evelyn Sheehan
Vol/Page: 307/424, Date: 12/23/24, Warranty
Mtg: Prosperity Home Mtg \$140,512
Use: 1 Bdrm Condo
Prior Sale: \$77,000 (02/18)

► MORTGAGES

HADDAM QUARTER RD \$2,500,000

Kearsarge Haddam Quarter+ from Cambridge Savings B

JOHNSON LN \$2,500,000

Kearsarge Haddam Quarter+ from Cambridge Savings B

28 PATTERSON LN \$300,000

Margaret Curry+ from Liberty Bank

EAST HADDAM

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	77	88
Median Price	\$340,000	\$354,950

► REAL ESTATE SALES

12 ALGONQUIN TRL \$380,000

B: Morgan R Farias & George B Farias
S: Melissa Collins
Vol/Page: 1197/89, Date: 12/24/24, Warranty
Mtg: United Wholesale Mtg \$361,000
Use: 3 Bdrm Cape Cod, Lot: 63162sf
Prior Sale: \$218,900 (04/13)

609 FOX HOPYARD RD \$130,000

B: Timothy Elliott & Pearl Elliott
S: Fox Hopyard Realty LLC
Vol/Page: 1197/130, Date: 12/26/24, Warranty
Use: Residential Open Land, Lot: 30928sf

22 RAY HILL RD \$325,000

B: Paul Selikowitz
S: Roni R Weiner, Tr for Roni R Weiner T
Vol/Page: 1197/111, Date: 12/24/24, Trustee
Mtg: American Ngbd Mtg Acc \$305,000
Use: 2 Bdrm Contemporary, Lot: 115870sf

► MORTGAGES

50 A P GATES RD \$275,215

Sarah Riedel+ from Union Home Mortgage

EAST HAMPTON

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

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	118
Median Price	\$349,000	\$364,500

► REAL ESTATE SALES

25 DANIEL ST \$499,000

B: Rebecca Durant
S: Antonio Ettore & Sarah L Ettore
Vol/Page: 652/371, Date: 12/23/24, Warranty
Mtg: Pennymac Loan Service \$399,200
Use: 3 Bdrm Raised Ranch, Lot: 91476sf
Prior Sale: \$489,900 (10/23)

86 N MAIN ST U:135 \$209,200

B: Robert Duchemin & Michelle R Duchemin
S: Teresa A Cooley & David E Cooley
Vol/Page: 652/438, Date: 12/27/24, Warranty
Use: Condo

► MORTGAGES

110 HOG HILL RD \$427,500

Ryan J Haagensen+ from USAA Federal Savings Bank

12 LAKEVIEW ST \$8,233

Kelly Turning+ from USA Housing and Urban Developm

7 MIDDLETOWN AVE \$53,000

Steven Biondi+ from Dime Bank

3 PINE TRL \$55,000

Michelle K Robles+ from NBT Bank NA

23 WOPOWOG RD \$35,500

Alexandria J Simonelli+ from Seasons Federal Credi

ESSEX

TOWN CLERK: JOEL MARZI
29 West Ave, Essex, CT, 06442
Phone: 860-767-4340

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	61	60
Median Price	\$470,000	\$610,000

► MORTGAGES

54 COMSTOCK AVE \$35,000

Holly E Jacobson+ from Connex Credit Union

HADDAM

TOWN CLERK: BOB SIEGRIST
30 Field Park Dr, Haddam, CT, 06441
Phone: 860-345-8531

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	78	80
Median Price	\$390,000	\$430,000

► REAL ESTATE SALES

26 DEPOT RD \$80,000

B: Amity Const & Design Of H
S: Mary Funk
Vol/Page: 429/792, Date: 12/23/24, Warranty
Mtg: Mary Funk \$50,000

FOOT HILLS RD \$111,000

B: Juliet Malin & Christian Holzer
S: Kyle Nosal
Vol/Page: 429/762, Date: 12/23/24, Warranty

155 KILLINGWORTH RD \$400,000

B: Arram Abbott
S: Kimberly A Andeen
Vol/Page: 429/765, Date: 12/23/24, Warranty
Mtg: Movement Mtg LLC \$413,200
Use: 3 Bdrm Colonial, Lot: 121968sf
Prior Sale: \$170,000 (01/02)

5 PARK RD EXT \$560,000

B: Dominic Nesci
S: Diane Nesci & Salvatore Nesci
Vol/Page: 429/745, Date: 12/23/24, Warranty
Mtg: First World Mortgage \$135,000
Use: 4 Bdrm Colonial, Lot: 87120sf

► MORTGAGES

84 WIESE ALBERT RD \$308,000

Sokol Martinaj+ from Swift Home Loans Inc

MIDDLEFIELD

TOWN CLERK: TONYA HOGAN
393 Jackson Hill Rd, Middlefield, CT, 06481
Phone: 860-349-7116

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	28	36
Median Price	\$302,500	\$365,000

► MORTGAGES

30 SYLVAN RDG U:30 \$375,000

Hugo Vivero+ from Wilson Arms Hldg Llc

MIDDLETOWN

TOWN CLERK: ASHLEY FLYNN-NATALE
245 DeKoven Dr, Rm 110, Middletown, CT, 06457
Phone: 860-638-4910

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	251	251
Median Price	\$320,000	\$346,000

► REAL ESTATE SALES

- 49 BROOKVIEW LN..... \$540,000**
 B: Mona Abdo & Ahmad Hassan
 S: Gardy Theodore
 Vol/Page: 2112/72, Date: 12/24/24, Warranty
 Mtg: American Ngbd Mtg Acc \$440,317
 Use: 3 Bdrm Contemporary, Lot: 15246sf
 Prior Sale: \$305,000 (02/15)
- 111 DEKOVEN DR..... \$124,000**
 B: William Cruz & Nga V Cruz
 S: Louise A Poche
 Vol/Page: 2112/142, Date: 12/26/24, Warranty
- 2 EASTLAKE PL..... \$195,000**
 B: Saumya Mittal
 S: Rowe Diane P Est & Ashley Rowe
 Vol/Page: 2112/27, Date: 12/23/24, Executor
- 70 GEORGE ST..... \$430,000**
 B: Evan Pennington
 S: David Ivan & Cheryl Ivan
 Vol/Page: 2112/4, Date: 12/23/24, Warranty
 Mtg: Union Savings Bank \$344,000
 Use: 4 Bdrm Ranch, Lot: 35284sf
 Prior Sale: \$159,900 (05/16)
- 87 WOODWARD AVE..... \$280,000**
 B: Jose Marcotoma
 S: Ann M Wallace & Jeffrey S Wallace
 Vol/Page: 2112/121, Date: 12/24/24, Warranty
 Mtg: Cross Country Mtg Inc \$224,000
 Use: 2-Family Two Family, Lot: 3920sf
 Prior Sale: \$12,000 (06/88)
- MORTGAGES**
- 416 ATKINS ST..... \$225,000**
 Thomas M Jepson+ from Skyline Financial FCU
- 315 BUTTERNUT ST..... \$115,000**
 Frank V Palmieri+ from Seasons Federal Credit Unio
- 58 DAVID DR..... \$65,200**
 Richard P Miano+ from Dutch Point Credit Union
- 2 FOREST GLEN CIR U:16..... \$40,000**
 Gintare Oshea+ from Webster Bank
- 404 HIGBY RD..... \$132,275**
 Teri Nemit+ from LoanDepot.Com LLC
- 43 HIGH ST..... \$209,000**
 Karen H Swartz+ from Seasons Federal Credit Union
- 102 PLEASANT VIEW DR..... \$362,800**
 Michael Aronne Jr+ from Liberty Bank
- 26 SUMMIT PL..... \$9,285**
 Kaylie A Adams+ from USA Housing and Urban Develop
- 93 TALL TIMBERS RD..... \$101,200**
 Lindsay Kotowski+ from Rocket Mortgage
- 187 TROLLEY CROSSING LN U:187..... \$84,000**
 Quayisha Clarke+ from Rocket Mortgage
- 3 YELLOW ORANGE CIR..... \$136,000**
 Nina R Jablonska+ from Nutmeg State Financial Cred

OLD SAYBROOK

TOWN CLERK: SARAH BECKER
 302 Main St, Old Saybrook, CT, 06475
 Phone: 860-395-3135

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	109	128
Median Price	\$558,000	\$685,000

► REAL ESTATE SALES

- 1210 BOSTON POST RD..... \$680,000**
 B: Matthew E Pansegrau & Natalia Fanani
 S: Buy Or Sell Rlty LLC
 Vol/Page: 696/119, Date: 12/23/24, Warranty
 Mtg: Freedom Mortgage Corp \$639,503
 Use: Commercial Building, Lot: 41818sf
 Prior Sale: \$395,000 (04/24)
- 367 MAIN ST U:37..... \$337,500**
 B: Christine M Lichtenstein
 S: Thomas R Botti
 Vol/Page: 696/171, Date: 12/23/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$655,000 (11/09)

► MORTGAGES

- 4 AQUA TERRA LN..... \$120,000**
 Kandice Almeida+ from Seasons Federal Credit Union
- 96 BOKUM RD..... \$100,000**
 Douglas J Hall+ from Bank of America NA
- 41 CLEARWATER RD..... \$385,000**
 Jeffrey D Shimelman+ from Fairway Independent Mort
- 11 COULTER ST U:14..... \$310,000**
 Geraldine Lewis+ from Essex Savings Bank
- 2 FOSTER DR..... \$45,000**
 Mark Faulkingham+ from Seasons Federal Credit Unio
- 846 MIDDLESEX TPKE..... \$284,900**
 Antonio Oliveira+ from Freedom Mortgage Corp
- 9 S VIEW CIR..... \$500,000**
 Michael Mendoza+ from Liberty Bank
- 52 SPENCER PLAIN RD..... \$5,800,000**
 Spencer Plains Partners L+ from Union Savings Bank

PORTLAND

TOWN CLERK: MICHAEL V. TIERNEY
 33 East Main St, Portland, CT, 06480
 Phone: 860-342-6743

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	78
Median Price	\$297,500	\$362,500

► REAL ESTATE SALES

- 161 BARTLETT ST..... \$568,623**
 B: Paul Vella
 S: Dana Queno
 Vol/Page: 1119/88, Date: 12/19/24, Warranty
 Use: 4 Bdrm Colonial, Lot: 35284sf
 Prior Sale: \$352,500 (05/21)

- 39 MIDDLE HADDAM RD..... \$500,000**
 B: Tyler Vincent & Samantha Vincent
 S: Richard M Pasquarelli
 Vol/Page: 1119/103, Date: 12/23/24, Warranty
 Mtg: Cross Country Mtg Inc \$450,000
 Use: 3 Bdrm Cape Cod, Lot: 48352sf
 Prior Sale: \$80,000 (01/93)

► MORTGAGES

- 65 AMES HOLLOW RD..... \$154,000**
 Joseph Milardo+ from Liberty Bank
- 44 FAIRVIEW ST..... \$284,900**
 Paul H Binezewski+ from Rocket Mortgage
- 68 FREESTONE AVE..... \$107,000**
 Catherine Masselli+ from Seasons Federal Credit Un
- 183 GREAT HILL POND RD..... \$1,218,750**
 James Mccabe+ from Liberty Bank
- 147 HIGH ST..... \$400,000**
 David B Porteus LT+ from Liberty Bank
- 8 HIGHLAND AVE..... \$50,000**
 Meaghan Foley+ from Liberty Bank
- 27 KAREN DR..... \$104,000**
 David A Baer+ from PNC Bank
- 27 MESHOMASIC TRL..... \$140,000**
 Nicholas L Mangiafico+ from Citizens Bank
- 117 THOMPSON HILL RD..... \$47,600**
 Kelly N Bryant+ from Bank of America NA

WESTBROOK

TOWN CLERK: JOAN ANGELINI
 866 Boston Post Rd, Westbrook, CT, 06498
 Phone: 860-399-3044

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	68	55
Median Price	\$562,500	\$570,000

► REAL ESTATE SALES

- 1525 BOSTON POST RD U:613..... \$8,500**
 B: Ardian Koka & Elisabeta Koka
 S: Jeffrey A Israel & Patricia Israel
 Vol/Page: 385/187, Date: 12/26/24, Warranty
 Use: Condo
- 1525 BOSTON POST RD U:814..... \$2,500**
 B: Alana Clark & Geoff Clark
 S: Dgg Properties Co Inc
 Vol/Page: 385/180, Date: 12/26/24, Warranty
 Use: Condo
- MORTGAGES**
- 25 POINTINA RD..... \$650,000**
 Brian P Molinari+ from Rocket Mortgage
- NO STREET GIVEN..... \$1,976**
 Evelyn V Butland+ from Hartford Nb & T Co



NEW HAVEN COUNTY

ANSONIA

TOWN CLERK: ELIZABETH S LYNCH

253 Main St, Ansonia, CT, 06401
Phone: 203-736-5980

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	108	98
Median Price	\$300,000	\$355,000

► REAL ESTATE SALES

21 ARBOR TER \$420,000

B: Thania V Perez & Rafa J Herrera
S: Therese Y Harnois
Vol/Page: 627/868, Date: 12/24/24, Warranty
Use: 3 Bdrm Ranch, Lot: 16117sf

32 JACKSON ST \$300,000

B: Daniabelle Herrschaft & Erik Herrschaft
S: Danilo A Maria & Samuel Maria
Vol/Page: 627/1012, Date: 12/27/24, Warranty

34 JACKSON ST \$300,000

B: Daniabelle Herrschaft & Erik Herrschaft
S: Danilo A Maria & Samuel Maria
Vol/Page: 627/1012, Date: 12/27/24, Warranty

231 WESTFIELD AVE \$330,000

B: Dylan Dedura
S: Gina Lucchese
Vol/Page: 627/838, Date: 12/23/24, Warranty
Use: 3 Bdrm Conventional, Lot: 22651sf
Prior Sale: \$235,000 (06/18)

BEACON FALLS

TOWN CLERK: LEONARD GREENE, SR

10 Maple Ave, Beacon Falls, CT, 06403
Phone: 203-729-8254

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	42
Median Price	\$325,000	\$387,250

► REAL ESTATE SALES

4 2ND ST \$114,000

B: Anthony J Wuchek
S: John Delafield
Vol/Page: 257/214, Date: 12/26/24, Warranty

40 BUCKINGHAM DR \$135,000

B: William J Starziski & Amy L Shea
S: Rita Starziski
Vol/Page: 257/186, Date: 12/23/24, Warranty
Mtg: Homebridge Financial \$132,554
Use: 3 Bdrm Split Level, Lot: 17424sf

BETHANY

TOWN CLERK: WILLIAM L BRINTON

40 Peck Rd, Bethany, CT, 06524
Phone: 203-393-2100

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	51	31
Median Price	\$478,000	\$500,000

► REAL ESTATE SALES

483 DOWNS RD \$455,000

B: Daniel Everett & Adrian Everett
S: Catherine Cole
Vol/Page: 227/650, Date: 12/27/24, Warranty
Mtg: Navy FCU \$363,000
Use: 5 Bdrm Cape Cod, Lot: 129809sf

104 N HUMISTON DR \$420,000

B: James N Wagner Jr & Tracey L Wagner
S: Sandra S Hook
Vol/Page: 227/614, Date: 12/23/24, Warranty
Mtg: Members Mtg Co Inc \$336,000
Use: 2 Bdrm Cape Cod, Lot: 65340sf

BRANFORD

TOWN CLERK: LISA ARPIN

1019 Main St, Branford, CT, 06405
Phone: 203-315-0678

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	129	151
Median Price	\$520,000	\$539,000

► REAL ESTATE SALES

21 BERRY PATCH RD \$440,000

B: Megan Olbrys
S: Anastasio Eleanor R Est & Nilda A Gagliardi
Vol/Page: 1398/790, Date: 12/24/24, Executor
Mtg: Guilford Savings Bank \$352,000
Use: 4 Bdrm Cape Cod, Lot: 12197sf

211 E MAIN ST U:74G \$230,000

B: Ashlyn Chidsey
S: Tyler Gordon
Vol/Page: 1398/767, Date: 12/23/24, Warranty
Mtg: Total Mtg Svcs \$218,500
Use: 2 Bdrm Condo
Prior Sale: \$162,500 (09/22)

67 GROVE ST EXT \$410,000

B: Derek Smith
S: We Homes LLC
Vol/Page: 1398/563, Date: 12/23/24, Warranty
Mtg: Bank of America NA \$328,000
Use: 3 Bdrm Old Style, Lot: 3485sf
Prior Sale: \$319,900 (12/09)

36 HOPSON AVE \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty

38 HOPSON AVE \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty

97-101 LEETES ISLAND RD \$1,500,000

B: Wilson Arms Real Estae H
S: lbe LLC
Vol/Page: 1398/673, Date: 12/23/24, Warranty
Mtg: First Oklahoma Bk \$6,080,818
Use: Mixed Use-Prim Indust & Othr, Lot: 76230sf
Prior Sale: \$700,000 (02/07)

51 MILL PLAIN RD \$460,000

B: Christopher E Hill & Lidiane S Fernandes
S: Mohamed Malouki & Hillary Tolson
Vol/Page: 1398/811, Date: 12/24/24, Warranty
Mtg: Freedom Mortgage Corp \$451,668
Use: 4 Bdrm Colonial, Lot: 32670sf
Prior Sale: \$382,000 (10/22)

41 ROGERS ST \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty
Mtg: White Oak Assets Llc \$1,650,000
Use: Apartment Bldg - 4-8 Units, Lot: 6534sf
Prior Sale: \$375,000 (10/99)

45 ROGERS ST \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty
Mtg: White Oak Assets Llc \$1,650,000

47 ROGERS ST \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty

55 ROGERS ST \$2,200,000

B: Rogers & Hopson LLC
S: Lane House Prop LLC
Vol/Page: 1398/956, Date: 12/27/24, Warranty
Mtg: White Oak Assets Llc \$1,650,000
Use: 2-Family Two Family, Lot: 8276sf

► MORTGAGES

ALPS RD \$33,000,000

Abh Propco LLC+ from Abh Opco Llc

220 E MAIN ST \$160,000

Amrita S Karki+ from Equity Based Cap Llc

36-38 HOPSON AVE \$1,650,000

Rogers & Hopson LLC+ from White Oak Assets Llc

15 MARINA VLG \$320,000

Lars Lohmann+ from Key Bank N.A.

43 ROGERS ST \$1,650,000

Rogers & Hopson LLC+ from White Oak Assets Llc

SYCAMORE WAY \$1,200,000

Shahani Ssc LLC+ from M&T Bank NA

1018-1020 W MAIN ST \$49,061,003

Pizza Town Holdco LLC+ from Lnnnaci S2-a Llc

CHESHIRE

TOWN CLERK: PATRICIA KING
84 S Main St, Cheshire, CT, 06410
Phone: 203-271-6601

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	214	180
Median Price	\$450,000	\$480,275

► REAL ESTATE SALES

122 GUINEVERE RDG **\$525,000**
B: Nathan Carr & Timisha Carr
S: Christopher W Sheehan & Lori C Sheehan
Vol/Page: 3241/1040, Date: 12/26/24, Warranty
Mtg: Liberty Bk \$506,976
Use: 4 Bdrm Colonial, Lot: 24829sf
Prior Sale: \$310,000 (06/02)

1010 NOTCH RD **\$340,000**
B: Enea Biba
S: Adams Mildred S Est & Michael Adams
Vol/Page: 3241/995, Date: 12/26/24, Executor
Mtg: Liberty Bk \$323,000
Use: 3 Bdrm Ranch, Lot: 20038sf
Prior Sale: \$179,000 (10/89)

104 SHEA CIR **\$550,060**
B: Michael Yamin & Michelle Yamin
S: Eg Stonebridge LLC
Vol/Page: 3241/986, Date: 12/26/24, Warranty
Use: Accessory Land Improved

53 SODERMAN WAY **\$656,200**
B: Raghavendar Marati & Prathyusha Sayam
S: Eg Stonebridge LLC
Vol/Page: 3241/805, Date: 12/26/24, Warranty
Mtg: Members Mtg Co Inc \$590,400
Use: Accessory Land Improved

281 SPRING ST **\$470,000**
B: Harrison N Enabulele & Vivian I Enabulele
S: Vartika Kumar
Vol/Page: 3241/970, Date: 12/26/24, Warranty
Mtg: TD Bank NA \$454,313
Use: 3 Bdrm Ranch, Lot: 20909sf
Prior Sale: \$158,000 (07/99)

1135 WATERBURY RD U:1135 **\$251,000**
B: Michael Glianiak
S: Naunie Marge LLC
Vol/Page: 3241/1111, Date: 12/27/24, Warranty
Mtg: Newrez LLC \$243,470
Use: 2 Bdrm Condo
Prior Sale: \$50,000 (03/16)

39 WILLIAMS RD **\$800,000**
B: Jacquelyn Vanhaaften & Michael Vanhaaften
S: Amy R Hourigan
Vol/Page: 3241/1083, Date: 12/27/24, Warranty
Mtg: American Eagle FCU \$640,000
Use: 4 Bdrm Colonial, Lot: 52272sf
Prior Sale: \$430,000 (11/01)

► MORTGAGES

16 BALSAM PL **\$200,000**
Leah M Delorenzo+ from FD Community Federal Credit

728 COOK HILL RD **\$9,466**
Joseph Zimmitti+ from USA Housing and Urban Develo

121 COUNTRY CLUB RD **\$195,200**
Kathleen C Kores+ from M&T Bank NA

622 DOGWOOD DR **\$75,000**
Jillian Sutherland+ from Connex Credit Union

15 EMPIRE CT **\$150,000**
John Owsianik Jr+ from Discover Bank

47 JINNY HILL RD **\$1,481,295**

Adc Holdings Ne LLC+ from BayCoast Bank

240 NOB HILL RD **\$384,000**
Harry J Black Jr+ from Rocket Mortgage

1010 NOTCH RD **\$25,000**
Enea Biba+ from Connecticut Housing Finance Author

28 ROXBURY CT **\$150,000**
Tedd A Lima+ from 360 Federal Credit Union

830 S MAIN ST **\$1,481,295**
Adc Holdings Ne LLC+ from BayCoast Bank

1538 S MAIN ST **\$6,000,000**
Jacks Farm Housing LLC+ from Ct Dept Of Hsng State

1538 S MAIN ST **\$5,951,563**
Jacks Farm Housing LLC+ from Ct Dept Of Hsng State

1538 S MAIN ST **\$8,943,453**
Jacks Farm Housing LLC+ from Ct Dept Of Hsng State

334 WESTLAND AVE **\$130,000**
Steven Casner+ from Bank of America NA

DERBY

TOWN CLERK: MARC J. GAROFALO
1 Elizabeth St, Derby, CT, 06418
Phone: 203-736-1462

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	63
Median Price	\$325,000	\$354,789

► MORTGAGES

69-71 5TH ST **\$100,000**
Edwin Melecio+ from Bank of America NA

MAPLEWOOD CONDO **\$25,000**
Natalie S Paz+ from Connecticut Housing Finance Au

166 MINERVA ST **\$315,000**
Ronald R Smith+ from Cross Country Mortgage Inc

EAST HAVEN

TOWN CLERK: LISA BALTER
250 Main St, East Haven, CT, 06512
Phone: 203-468-3201

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	217	216
Median Price	\$315,000	\$347,000

► REAL ESTATE SALES

429 COSEY BEACH AVE EXT **\$705,000**
B: Laurel S Dillon & William G Dillon
S: Stellamarina LLC
Vol/Page: 2838/1180, Date: 12/24/24, Warranty
Mtg: Prime Lending Inc \$634,500
Use: 4 Bdrm Colonial, Lot: 8276sf
Prior Sale: \$515,000 (02/22)

13 PARDEE PL **\$320,000**
B: Kerry Lynch & Richard Dady
S: Richard E Kasprzycki
Vol/Page: 2839/44, Date: 12/26/24, Warranty
Mtg: Total Mtg Svcs \$310,400
Use: 4 Bdrm Cape Cod, Lot: 9583sf

6 RAYMOND CT **\$317,000**
B: Calixmarie G Cardec
S: Domenico Dambrosio
Vol/Page: 2839/61, Date: 12/26/24, Warranty
Mtg: Total Mtg Svcs \$311,258
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$129,000 (03/13)

173 RUSSO AVE U:412 **\$120,000**

B: Ridgewood Properties LLC
S: Amodoi Ralph J Est & Richard Maskowskyh
Vol/Page: 2839/77, Date: 12/26/24, Executor
Mtg: Pinnacle Fncl Svc LLC \$149,000
Use: 2 Bdrm Condo
Prior Sale: \$123,900 (10/88)

71 WOOD TER **\$513,000**
B: Sandra Jeffrey
S: Emilia Aviles
Vol/Page: 2839/109, Date: 12/26/24, Warranty
Mtg: Newrez LLC \$477,850
Use: 3 Bdrm Raised Ranch, Lot: 36155sf
Prior Sale: \$319,000 (09/13)

► MORTGAGES

163 BRADFORD AVE **\$100,000**
William Reynolds+ from Liberty Bank

14 CAROL DR **\$288,562**
William Thompson+ from Mortgage Research Center

14 CEDAR CT U:L **\$450,000**
Ocean Avenue Mgmt LLC+ from White Oak Assets Lic

150 CREST AVE **\$19,835**
Richard Raffone+ from USA Housing and Urban Develo

149 FLORENCE ST **\$240,000**
Leonard P Russo+ from Rocket Mortgage

7 GENESEE ST **\$45,000**
Jose M Hernandez+ from Rocket Mortgage

3 JULIUS DR **\$384,750**
Joseph M Sierjeko+ from Rocket Mortgage

281 LAUREL ST **\$265,500**
Jeffrey S Fletcher+ from United Wholesale Mortgage

5 MASSACHUSETTS AVE **\$284,000**
Garnett Alexis+ from Absolute Home Mortgage Corp

228 N HIGH ST **\$450,000**
Ocean Avenue Mgmt LLC+ from White Oak Assets Lic

9 PHILLIP ST **\$140,000**
Mark Deming+ from Independence Hm Loans

24 PROSPECT PL **\$18,446**
James Myers+ from USA Housing and Urban Developmen

23 SUMMIT AVE **\$9,781**
Kate Paul+ from USA Housing and Urban Development

39 SUMMIT AVE **\$10,801**
Jesse J Rodriguez+ from USA Housing and Urban Deve

2 VICTOR ST **\$50,000**
Erica Festa+ from Manufacturers and Traders Trust

GUILFORD

TOWN CLERK: ANNA J. DWYER
31 Park St, Guilford, CT, 06437
Phone: 203-453-8001

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	226	241
Median Price	\$560,000	\$580,000

► REAL ESTATE SALES

910 GOOSE LN **\$480,000**
B: Vincent Engingro

S: Tarren Bailey & Sally T Bailey
Vol/Page: 1026/243, Date: 12/24/24, Warranty
Mtg: Kind Lending \$456,000
Use: 4 Bdrm Colonial, Lot: 47045sf

► **MORTGAGES**

22 DOVER CT	\$85,000
Thomas G Klopotek+ from Connex Credit Union	
3 HART RD	\$459,910
Elyse T Karpa+ from Newrez LLC	
81 LEIGHTON TRL	\$40,000
Suriyun Sukduang+ from Nationstar Mortgage	
15 ORIOLE CIR	\$75,000
Alicia F Barreira+ from Rocket Mortgage	

MADISON

TOWN CLERK:NANCY MARTUCCI
 8 Campus Rd, Madison, CT, 06443
 Phone:203-245-5672

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	190	186
Median Price	\$650,000	\$674,950

► **REAL ESTATE SALES**

105 CIRCLE BEACH RD	\$700,000
B: Joseph P Zinter	
S: Barbara B Milner	
Vol/Page: 2297/275, Date: 12/23/24, Warranty	
Use: Residential Developable Land, Lot: 11326sf	
142 HORSE POND RD	\$784,500
B: Amanda Anderson & Christofer Anderson	
S: Bhounmesh Patel & Priyanka Patel	
Vol/Page: 2297/279, Date: 12/23/24, Warranty	
Mtg: TD Bank NA \$784,500	
Use: 4 Bdrm Colonial, Lot: 42253sf	
Prior Sale: \$670,000 (11/22)	
63 LEGEND HILL RD U:63	\$580,000
B: Robert Recor & Karen Recor	
S: Merdinolu Carol J Est & Arthur C Merdinian	
Vol/Page: 2297/307, Date: 12/23/24, Executor	
Use: 2 Bdrm Condo	
Prior Sale: \$360,000 (03/13)	
24 WINDWARD LN	\$1,620,000
B: Danielle Civitillo & Mark Jain	
S: Annette Mcintyre & Daniel J Mcintyre	
Vol/Page: 2297/386, Date: 12/26/24, Warranty	
Mtg: Citibank Na \$1,457,837	
Use: 3 Bdrm Cape Cod, Lot: 19166sf	
Prior Sale: \$895,000 (02/16)	

► **MORTGAGES**

39 BEECHWOOD DR	\$427,501
Leah S Amyot+ from Pennymac Loan Services LLC	
10 BEEKMAN PL	\$218,400
Harry Ardolino+ from Citizens Bank	
318 BOSTON POST RD	\$86,000
Mary K Gobleck+ from Ives Bank	
1455 DURHAM RD	\$387,000
Matthew Obrien+ from Primary Residential Mortgage	
72 LAUREL CREST RD	\$200,000
Robert Oconnor+ from Citizens Bank	
306 MUNGERTOWN RD	\$200,000
Janet P Patrick+ from Citizens Bank	
61 OAK AVE	\$597,500
Paul Ditommaso Jr+ from Newrez LLC	
10 PROSPECT ST	\$700,000
Scott D Weinstein+ from Citizens Bank	
90 ROBIN RIDGE DR	\$100,000
Kochnov Jean-Noel+ from Bank of America NA	

62 SHORELANDS DR	\$125,000
Jeffrey E Mcguinness+ from Nutmeg State Financial	
38 SKYTOP DR	\$220,000
Freedom Property LLC+ from Steven H Finkel	
40 SKYTOP DR	\$220,000
Freedom Property LLC+ from Steven H Finkel	

MERIDEN

TOWN CLERK:MICHAEL CARDONA
 142 E Main St, RM 124, Meriden, CT, 06450
 Phone:203-630-4030

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	391	377
Median Price	\$269,900	\$310,000

► **REAL ESTATE SALES**

18 ADAMS ST	\$318,000
B: Deasia M Ramos & Carlos O Martinez	
S: Santos Gonzalez-Nunez	
Vol/Page: 5544/475, Date: 12/24/24, Warranty	
Mtg: Cross Country Mtg Inc \$312,240	
Use: 3 Bdrm Colonial, Lot: 7405sf	
Prior Sale: \$200,000 (04/22)	
43 AKRON ST	\$450,000
B: New Horizon Rlty Phase 9	
S: James Parker	
Vol/Page: 5544/394, Date: 12/23/24, Warranty	
Mtg: Pinnacle Fncl Svc LLC \$467,000	
Use: Apartment Building, Lot: 7841sf	
Prior Sale: \$200,000 (12/04)	
47 CARPENTER AVE	\$340,000
B: Elizabeth Agyeman	
S: Karen Schafer	
Vol/Page: 5544/517, Date: 12/24/24, Warranty	
Mtg: Cross Country Mtg Inc \$333,841	
Use: 3 Bdrm Cape Cod, Lot: 7841sf	
Prior Sale: \$120,000 (08/99)	
119 CHESHIRE RD	\$300,000
B: Donna Marie	
S: Kevin R Beichner	
Vol/Page: 5544/458, Date: 12/24/24, Warranty	
Use: 3 Bdrm Ranch, Lot: 10019sf	
Prior Sale: \$170,000 (06/17)	
255 CURTIS ST	\$358,000
B: Cecilia Lewis & Diandra Baldwin	
S: Lyra Edwards	
Vol/Page: 5544/236, Date: 12/23/24, Warranty	
Mtg: Meadowbrook Fncl Mtg \$351,515	
Use: 4 Bdrm Colonial, Lot: 12632sf	
Prior Sale: \$153,000 (01/16)	
38 CUTLERY AVE	\$200,000
B: Paola M Picon Andrade	
S: Edwin Lafave & Nicole Lafave	
Vol/Page: 5544/282, Date: 12/23/24, Warranty	
Mtg: United Wholesale Mtg \$188,000	
Use: 4 Bdrm Colonial, Lot: 18295sf	
Prior Sale: \$135,000 (09/10)	
388 GLENN HILLS RD	\$267,000
B: Jocelyn Rolon-Gradden	
S: Hedgerow Prop LLC	
Vol/Page: 5544/497, Date: 12/24/24, Warranty	
386 GRACEY AVE	\$52,370
B: Gracey Ave Hldg LLC	
S: Filomena L Hecker	
Vol/Page: 5544/652, Date: 12/27/24, Warranty	
Use: Residential Open Land, Lot: 19166sf	

396 GRACEY AVE	\$87,630
B: Gracey Ave Hldg LLC	
S: Filomena L Hecker	
Vol/Page: 5544/649, Date: 12/27/24, Warranty	
Use: Residential Open Land, Lot: 33541sf	
331 HILLCREST TER	\$300,000
B: Md S Islam & Md A Mamun	
S: Constance Smith	
Vol/Page: 5544/213, Date: 12/23/24, Warranty	
Mtg: Ufic Corp \$270,000	
Use: 3 Bdrm Raised Ranch, Lot: 12632sf	
Prior Sale: \$125,000 (07/15)	
191 HOURIGAN DR	\$105,000
B: Barbara A French	
S: Christine F Flynn	
Vol/Page: 5544/193, Date: 12/23/24, Warranty	
Use: 2 Bdrm Ranch, Lot: 20909sf	
33 MAIN ST U:23	\$354,900
B: Erica N Sherman	
S: Rincon Hldg LLC	
Vol/Page: 5544/114, Date: 12/23/24, Warranty	
Mtg: Total Mtg Svcs \$283,920	
Use: Condo	
30 MAPLE AVE	\$324,900
B: Jordan Williams	
S: Deborah W Lyman	
Vol/Page: 5544/198, Date: 12/23/24, Warranty	
Mtg: Total Mtg Svcs \$319,014	
Use: 2 Bdrm Cape Cod, Lot: 13504sf	
109 MATTABASSET DR U:109	\$258,000
B: Nicholas Masotta & Amber Masotta	
S: Deborah B Fowler	
Vol/Page: 5544/92, Date: 12/23/24, Warranty	
Mtg: Veterans United Hm Ln \$258,000	
Use: 2 Bdrm Condo	
Prior Sale: \$185,000 (11/06)	
31 MEADOW BROOK DR	\$530,000
B: Maxine Barela & Cinthya G Mendez	
S: Amy Griffith & Mary Griffith	
Vol/Page: 5544/603, Date: 12/27/24, Warranty	
Mtg: CMG Home Loans \$400,000	
Use: 3 Bdrm Colonial, Lot: 16988sf	
Prior Sale: \$319,900 (10/18)	
87 N PEARL ST	\$295,000
B: Michael Muniz & Eleanor-Keyes Stopkoski	
S: Frank N Martineau Jr	
Vol/Page: 5544/133, Date: 12/23/24, Warranty	
Mtg: LoanDepot.Com \$289,656	
Use: 3 Bdrm Colonial, Lot: 8276sf	
Prior Sale: \$114,000 (08/16)	
74 OLD STAGECOACH RD	\$302,000
B: Samantha Marzucca	
S: Mcgrath Elizabeth E Est & Maureen Wallace	
Vol/Page: 5544/331, Date: 12/23/24, Executor	
Mtg: First World Mortgage \$284,000	
Use: 3 Bdrm Ranch, Lot: 9583sf	
83 ROSE CIR	\$225,000
B: 969 Elm LLC	
S: Adam Bryers	
Vol/Page: 5544/313, Date: 12/23/24, Warranty	
Mtg: Commercial Lender LLC \$235,125	
Use: 3 Bdrm Raised Ranch, Lot: 12632sf	
Prior Sale: \$124,000 (05/18)	

136 S COLONY ST	\$465,000
B: B2rd LLC	
S: Carlos Mocete 3rd	
Vol/Page: 5544/374, Date: 12/23/24, Warranty	
Mtg: NBT Bank NA \$330,000	
Use: Apartment Bldg - 4-8 Units, Lot: 3920sf	
Prior Sale: \$265,000 (10/21)	
166 SHERMAN AVE	\$475,000
B: Cesar Rios-Gonzales & Betty Gonzales	
S: FNMA	
Vol/Page: 5544/626, Date: 12/27/24, Warranty	
Mtg: United Wholesale Mtg \$393,750	
Use: 3-Family Mlti-Unt Bldg, Lot: 10890sf	
Prior Sale: \$167,400 (12/21)	
26 WAYNE LN	\$210,000
B: 969 Elm LLC	
S: Adam J Bryers	
Vol/Page: 5544/354, Date: 12/23/24, Warranty	
Mtg: Commercial Lender LLC \$218,250	
Use: 3 Bdrm Ranch, Lot: 22216sf	
Prior Sale: \$134,900 (04/13)	
75 WILCOX AVE	\$390,000
B: Joyce Onore	
S: Catherine Chabla	
Vol/Page: 5544/164, Date: 12/23/24, Warranty	
Mtg: United Wholesale Mtg \$360,000	
Use: 2-Family Two Family, Lot: 5227sf	
Prior Sale: \$390,000 (04/23)	
91 WOODLAND ST	\$230,000
B: Willie Gilchrist	
S: Secretary Of Hud	
Vol/Page: 5544/426, Date: 12/23/24, Warranty	
Mtg: CMG Home Loans \$255,704	
Use: 4 Bdrm Cape Cod, Lot: 40946sf	
Prior Sale: \$171,900 (11/23)	

► **MORTGAGES**

18 ADAMS ST	\$18,750
Deasia M Ramos+ from Connecticut Housing Finance A	
102 CATHIA DR	\$182,900
Kristilee M Lahaye+ from Rocket Mortgage	
525 CROWN ST U:140	\$467,000
Horizons Rlty Phase 9 LLC+ from Pinnacle Financial	
388 GLEN HILLS RD	\$253,650
Jocelyn Rolon+ from NFM Lending	
110 KENNEDY DR	\$80,000
Johnny Velez+ from Navy Federal Credit Union	
87 LYNN DR	\$10,819
Kimberly Guzman+ from USA Housing and Urban Develo	
225 METACOMET DR	\$232,804
Katrina M Perrelli+ from Equity Prime Mtg	
87 N PEARL ST	\$10,325
Michael Muniz+ from LoanDepot.Com LLC	
74 OLD STAGECOACH RD	\$25,000
Samantha Marzucca+ from Connecticut Housing Financ	
106 S VINE ST	\$6,069
Kevin R Marquis+ from USA Housing and Urban Develo	
105 SMITHFIELD AVE	\$60,000
Timothy Lefevre+ from TD Bank NA	
371 WALL ST	\$25,000
William J Olooney 3rd+ from Seasons Federal Credit	
91 WOODLAND ST	\$25,000
Willie Gilchrist+ from Connecticut Housing Finance	

MIDDLEBURY

TOWN CLERK:BRIGITTE M BESSETTE
1212 Whittemore Rd, Middlebury, CT, 06762
Phone:203-758-2557

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	58	63
Median Price	\$420,000	\$525,000

► **REAL ESTATE SALES**

7 OAKWOOD DR U:7	\$682,922
B: Michael C Tellier, Tr for Tellier T	
S: Mdg Middlebury LLC	
Vol/Page: 345/185, Date: 12/26/24, Warranty	
Use: Condo	
203 SUGAR MAPLE WAY U:203	\$545,000
B: Kevin Lawler & Deborah Lawler	
S: Janet R Wilson	
Vol/Page: 345/191, Date: 12/26/24, Warranty	
Mtg: Guaranteed Rate Affin \$381,500	
Use: 2 Bdrm Condo, Lot: 43560sf	
Prior Sale: \$475,000 (03/22)	
135 WASHINGTON DR	\$25,000
B: Krenar Etemi	
S: Lynn Z Sullivan	
Vol/Page: 345/155, Date: 12/23/24, Warranty	
Use: Residential Open Land, Lot: 40075sf	

► **MORTGAGES**

384 BREAKNECK HILL RD	\$350,000
Michael J Scannell+ from Webster Bank	
961 MIDDLEBURY RD	\$398,860
Jordan Santos+ from Prime Lending Inc	

MILFORD

TOWN CLERK:KAREN FORTUNATI
70 W River St, Milford, CT, 06460
Phone:203-783-3210

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	422	383
Median Price	\$460,000	\$490,000

► **REAL ESTATE SALES**

5 ARD CT	\$560,000
B: Juan P Picazo & Cindy C Beltran	
S: Homes With A View LLC	
Vol/Page: 4121/536, Date: 12/24/24, Warranty	
Mtg: Guaranteed Rate Affin \$530,000	
Use: 3 Bdrm Cape Cod, Lot: 5227sf	
Prior Sale: \$145,000 (03/13)	
98 BAXTER LN	\$377,000
B: Paul E Buda Jr	
S: Kelley Martha L Est & William Kelly	
Vol/Page: 4121/518, Date: 12/24/24, Executor	
Mtg: Total Mtg Svcs \$339,300	
Use: 3 Bdrm Ranch, Lot: 11326sf	
110 BRYAN HILL RD	\$483,000
B: Stephanie Thom	
S: Paulette A Harkins	
Vol/Page: 4121/425, Date: 12/23/24, Warranty	
Mtg: Total Mtg Svcs \$283,000	
Use: 2 Bdrm Ranch, Lot: 12197sf	
Prior Sale: \$255,000 (07/02)	

DART HILL RD	\$320,000
B: Magaly Jacome & Emmanuel Silva	
S: Benfield Ryan C Est & Mary A Benfield	
Vol/Page: 4121/562, Date: 12/24/24, Executor	
29 DART HILL RD	\$320,000
B: Magaly Jacome & Emmanuel Silva	
S: Mary A Benfield	
Vol/Page: 4121/564, Date: 12/24/24, Warranty	
Mtg: Newrez LLC \$512,000	
Use: 3 Bdrm Raised Ranch, Lot: 69696sf	
Prior Sale: \$203,425 (11/19)	
30 ELDER ST U:30	\$280,000
B: Patricia Orsini & Paul Orsini	
S: Stonebank Amanda Est & Geraldine Stonebank	
Vol/Page: 4121/589, Date: 12/24/24, Executor	
Mtg: Cross Country Mtg Inc \$266,000	
Use: 1 Bdrm Condo	
Prior Sale: \$83,000 (05/99)	
37 FAIRVIEW ST	\$400,000
B: Gladymar G Torres	
S: Lynn E Traski	
Vol/Page: 4121/465, Date: 12/23/24, Warranty	
Mtg: American Eagle FCU \$380,000	
Use: 3 Bdrm Conventional, Lot: 6970sf	
Prior Sale: \$226,500 (11/03)	
24 LORI DR	\$440,000
B: Alexandra Tobin & Casey Mccone	
S: Teller Richard F Est & Sharon R Teller	
Vol/Page: 4121/376, Date: 12/23/24, Executor	
Use: 3 Bdrm Raised Ranch, Lot: 17860sf	
95 MILFORD POINT RD	\$100,000
B: Christopher Saley	
S: Robert Saley	
Vol/Page: 4121/706, Date: 12/27/24, Quit Claim	
Use: 3 Bdrm Conventional, Lot: 13504sf	
499 NEW HAVEN AVE	\$388,000
B: Primo Capital LLC	
S: Picone LLC	
Vol/Page: 4121/667, Date: 12/26/24, Warranty	
Use: Commercial Building, Lot: 24394sf	
19 OAKDALE ST	\$415,000
B: Nicholas Disabella & Shirley Disabella	
S: Pai Investor LLC	
Vol/Page: 4121/355, Date: 12/23/24, Warranty	
Mtg: ARK LA Tex Svcs LLC \$394,250	
Use: 3 Bdrm Conventional, Lot: 6970sf	
Prior Sale: \$270,000 (11/22)	
42 SPARROWBUSH LN	\$600,000
B: H J Hack & Caroline I Jalain	
S: Evan W Molloy	
Vol/Page: 4121/487, Date: 12/24/24, Warranty	
Mtg: Milford Bank \$540,000	
Use: 4 Bdrm Cape Cod, Lot: 10454sf	
Prior Sale: \$315,000 (10/17)	
314 WELCHS POINT RD	\$703,500
B: William H Cramer 3rd & Donna M Sette	
S: Patricia Vanhom	
Vol/Page: 4121/632, Date: 12/26/24, Warranty	
Mtg: Primelending \$500,000	
Use: 4 Bdrm Cape Cod, Lot: 9148sf	
Prior Sale: \$475,000 (06/19)	
14 WOODHILL RD U:14	\$250,000
B: Kyle R Trapp	
S: Alexandra Tobin & Casey Mccone	
Vol/Page: 4121/441, Date: 12/23/24, Warranty	
Mtg: Milford Bank \$200,000	
Use: 1 Bdrm Condo	
Prior Sale: \$164,000 (08/20)	

► **MORTGAGES**

557 ACORN LN **\$156,000**
 Priyalal Nair+ from LoanDepot.Com LLC

26 BARTON RD **\$200,000**
 Lynn C Davignon+ from Citizens Bank

36 COOLRIDGE RD **\$50,000**
 Joy A Helwig+ from Spring EQ LLC

15 ELTON ST **\$141,000**
 Michael A Mcfadden+ from Rocket Mortgage

67 KNOBB HILL RD **\$160,000**
 Kevin P Delinski+ from Milford Bank

24 LORI DR **\$374,050**
 Alexandra Tobin+ from Total Mortgage Services

185 MELBA ST U:305 **\$50,000**
 Kathleen Rice+ from Connex Credit Union

32 MILESFIELD AVE **\$161,400**
 Brian Noe+ from American Eagle Financial Credit Un

196 RIVERCLIFF DR **\$50,000**
 David J Salerno+ from LoanDepot.Com LLC

NAUGATUCK

TOWN CLERK:MICHELLE DOWLING
 229 Church St, Naugatuck, CT, 06770
 Phone:203-720-7055

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	253	218
Median Price	\$300,000	\$333,950

► **REAL ESTATE SALES**

114 BARN FINCH CIR U:114 **\$240,000**
 B: Jamiy Burey
 S: Mark Zemeir, Tr for Roslyn Zemeir T
 Vol/Page: 1151/779, Date: 12/24/24, Trustee
 Mtg: Prime Lending Inc \$225,000
 Use: 2 Bdrm Condo
 Prior Sale: \$117,500 (06/02)

64 CHURCH ST **\$650,000**
 B: 6472 Church Street LLC
 S: Lemi LLC
 Vol/Page: 1151/667, Date: 12/23/24, Warranty
 Use: Retail-Service, Lot: 6970sf
 Prior Sale: \$175,000 (03/15)

72 CHURCH ST **\$650,000**
 B: 6472 Church Street LLC
 S: Lemi LLC
 Vol/Page: 1151/667, Date: 12/23/24, Warranty

31 COUNTRY HILL RD U:31 **\$220,000**
 B: Kendall Mccorkindale
 S: Shante Martinez & Tevin Pruden
 Vol/Page: 1151/750, Date: 12/24/24, Warranty
 Mtg: New American Funding \$204,000
 Use: 2 Bdrm Condo
 Prior Sale: \$165,000 (04/22)

26 IRVING ST **\$150,000**
 B: Jason Dasilva & Kelley Dasilva
 S: Leonard Dorothy Est & Kevin H Mcsherry
 Vol/Page: 1152/12, Date: 12/27/24, Executor
 Use: 2-Family Duplex, Lot: 12632sf

28 IRVING ST **\$150,000**
 B: Jason Dasilva & Kelley Dasilva
 S: Leonard Dorothy Est & Kevin H Mcsherry
 Vol/Page: 1152/12, Date: 12/27/24, Executor

23 JOHN ST **\$295,000**
 B: Taylor Bekech & Courtney Mountford
 S: Angelena Taccariello & Brendan M Fitzmaurice
 Vol/Page: 1151/725, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$289,656
 Use: 3 Bdrm Cape Cod, Lot: 11761sf
 Prior Sale: \$221,000 (04/22)

111 MALLN LN U:19B **\$250,000**
 B: Gyorgyi Spadaccino
 S: Jennifer L Fontaine
 Vol/Page: 1151/874, Date: 12/27/24, Warranty
 Use: Condo

825 MAPLE HILL RD **\$412,000**
 B: Mahshad Sayari & Cristine Sayari
 S: First Class Prop LLC
 Vol/Page: 1151/808, Date: 12/27/24, Warranty
 Mtg: United Wholesale Mtg \$389,500
 Use: 3 Bdrm Raised Ranch, Lot: 34848sf
 Prior Sale: \$251,000 (09/24)

171 MEADOW ST **\$400,000**
 B: Jr3 Holdings LLC
 S: Asjap LLC
 Vol/Page: 1151/747, Date: 12/24/24, Warranty
 Use: Office Bldg-General, Lot: 4356sf
 Prior Sale: \$130,000 (12/99)

OLIVE ST **\$320,000**
 B: Brandon Burke
 S: Jennifer L Daly
 Vol/Page: 1151/852, Date: 12/27/24, Warranty
 Mtg: CT Housing Fin Auth \$25,000

4 ROUGH WING RD **\$330,000**
 B: Natalee Smith
 S: Braz Nancy A Est & Christina R Braz
 Vol/Page: 1151/610, Date: 12/23/24, Fiduciary
 Mtg: Nationwide Mtg Banker \$324,022
 Use: 3 Bdrm Cape Cod, Lot: 8712sf
 Prior Sale: \$194,000 (10/03)

NO STREET GIVEN **\$368,000**
 B: Yuko Perrett
 S: Mark J Gillis & Anne R Gillis
 Vol/Page: 1151/658, Date: 12/23/24, Warranty

NO STREET GIVEN **\$100,000**
 B: Rayon Graham & Janett Williams
 S: Npa Associates LLC
 Vol/Page: 1151/717, Date: 12/23/24, Warranty

► **MORTGAGES**

56 BLUEBIRD DR **\$7,278**
 Michael Jennings+ from USA Housing and Urban Devel

12 DAMSON LN **\$16,085**
 Caprice Gurley+ from USA Housing and Urban Develop

FOX HILL CONDO **\$25,000**
 Kendall Mccorkindale+ from Connecticut Housing Fin

27 FULLER ST **\$232,050**
 Adella A Dos-Santos-Pinho+ from HomeXpress Mortgage

260 HIGH ST **\$8,634**
 Joseph Champagne+ from USA Housing and Urban Devel

23 JOHN ST **\$11,800**
 Taylor Bekech+ from Connecticut Housing Finance Au

136 LONGVIEW TER **\$2,075**
 Jose A Oliveras+ from USA Housing and Urban Develo

12 LORANN DR **\$12,547**
 Karen G Nunez+ from USA Housing and Urban Developm

111 MALLANE LN U:19B **\$162,000**
 Gyorgi Spadacino+ from Patriot Bank

143 MANNERS AVE **\$177,000**
 Nancy Bush+ from Rocket Mortgage

66 OLIVE ST **\$312,321**
 Brandon Burke+ from Total Mortgage Services

220 WEBB RD **\$160,000**
 Samuel Landsman+ from Ion Bank

NEW HAVEN

TOWN CLERK:MICHAEL B. SMART
 200 Orange St, RM 202, New Haven, CT, 06511
 Phone:203-946-8339

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	279	279
Median Price	\$301,000	\$300,000

► **REAL ESTATE SALES**

97 CARMEL ST **\$275,000**
 B: Jairo G Tapia
 S: Atlantic Bay 3 LLC
 Vol/Page: 10785/124, Date: 12/27/24, Warranty
 Mtg: AFC Mortgage Grp LLC \$261,250
 Use: 4 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$72,500 (06/15)

CLIFTON ST **\$430,000**
 B: Andrea G Velasco
 S: Elida Rivera & Yonattan B Zorrilla
 Vol/Page: 10784/191, Date: 12/26/24, Warranty

843 CONGRESS AVE **\$394,000**
 B: Poe Meh & Meemar Magdalene
 S: Hamilton Leroy Sr Est & Leroy Hamilton Jr
 Vol/Page: 10785/14, Date: 12/27/24,
 Mtg: Webster Bank \$300,800
 Use: 2-Family Two Family, Lot: 12527sf
 Prior Sale: \$18,000 (12/03)

73 ELIZABETH ST **\$405,000**
 B: Conncorp Housing LLC
 S: Thaddeus Reddish
 Vol/Page: 10783/340, Date: 12/24/24, Warranty
 Mtg: Capital For Changelnc \$469,982
 Use: 3-Family Family Flat, Lot: 4792sf

115 ELLSWORTH AVE **\$329,000**
 B: Taylor Munroe
 S: Nhcd De 2 LLC
 Vol/Page: 10785/141, Date: 12/27/24, Warranty
 Mtg: First County Bank \$243,460
 Use: 3 Bdrm Colonial, Lot: 6309sf
 Prior Sale: \$73,000 (07/18)

383 FORBES AVE **\$1,100,000**
 B: Yogi 383 Real Estate LLC
 S: Raymond M Fucci & Francine A Fucci
 Vol/Page: 10783/255, Date: 12/23/24, Warranty
 Mtg: Spring Bank \$825,000
 Use: Mixed Use-Prim Res & Comm, Lot: 7070sf
 Prior Sale: \$235,000 (04/02)

438 GEORGE ST **\$300,000**
 B: Stephanie Greenlea
 S: Mary A Moran, Tr for William J Stephen Reitt
 Vol/Page: 10785/82, Date: 12/27/24, Trustee
 Use: 2-Family Two Family, Lot: 6534sf

291 HUMPHREY ST U:6 \$740,000 B: Lyubina Yankova & Spencer Beck S: Menachem Elimelech Vol/Page: 10784/318, Date: 12/26/24, Warranty Mtg: US Bank NA \$684,000 Use: 3 Bdrm Condo Prior Sale: \$500,000 (07/15)	26 TYLER ST \$320,000 B: Adasia Beard S: Sandra Driver & Alta Nieves Vol/Page: 10785/214, Date: 12/27/24, Warranty Mtg: Liberty Bk \$237,900 Use: 2-Family Two Family, Lot: 5663sf Prior Sale: \$81,000 (06/96)	81 FOUNTAIN TER \$12,343 Michelle Sheppard+ from USA Housing and Urban Deve
8 HURLBURT ST \$400,000 B: Rakeam Durant S: Federal Natl Mtg Assn Vol/Page: 10783/340, Date: 12/24/24, Warranty	655 WINTHROP AVE \$355,000 B: Justin T Rosenzweig S: Erica N Sherman Vol/Page: 10784/286, Date: 12/26/24, Warranty Mtg: Liberty Bk \$195,000 Use: 5 Bdrm Colonial, Lot: 4356sf Prior Sale: \$139,500 (07/12)	435 GEORGE ST \$440,000 Stephanie Greenlea+ from Bank of America NA
121 JUDWIN AVE \$344,000 B: Carmen Dominguez & Luis Cabrera S: Eric Aviles Vol/Page: 10783/212, Date: 12/23/24, Warranty Use: 4 Bdrm Raised Ranch, Lot: 7328sf Prior Sale: \$219,000 (06/14)	► MORTGAGES	169 HALLOCK AVE \$11,500,000 New Haven Villages LLC+ from EMG Transfer Agent LL
373 LENOX ST \$430,000 B: Andrea G Velasco S: Elida Rivera & Yonattan B Zorrilla Vol/Page: 10784/191, Date: 12/26/24, Warranty Mtg: Champions Funding Llc \$344,000 Use: 2-Family Two Family, Lot: 6534sf Prior Sale: \$142,000 (01/17)	51 ARTHUR ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	173 HALLOCK AVE \$11,500,000 New Haven Villages LLC+ from EMG Transfer Agent LL
10 LYMAN ST \$595,000 B: Lyman Inc Est S: Lyman Assoc LLC Vol/Page: 10785/180, Date: 12/27/24, Warranty Use: Industrial Building, Lot: 20760sf Prior Sale: \$345,000 (05/98)	45 BASSET ST \$227,250 Ks Real Estates LLC+ from Champions Funding Llc	175 HALLOCK AVE \$11,500,000 New Haven Villages LLC+ from EMG Transfer Agent LL
12 LYMAN ST \$595,000 B: Lyman Inc Est S: Lyman Assoc LLC Vol/Page: 10785/180, Date: 12/27/24, Warranty	257 BLAKE ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	88 HAZEL ST \$440,000 Neighborhood Hsng Svcs Of+ from New Haven, City of
100 MORRIS AVE \$320,000 B: Astrid H Page S: Marc J Nadeau Vol/Page: 10783/237, Date: 12/23/24, Warranty Mtg: Prosperity Home Mtg \$272,000 Use: 2 Bdrm Bngl/Cottage, Lot: 7996sf Prior Sale: \$250,000 (04/07)	116 BLATCHLEY AVE \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	92 HAZEL ST \$440,000 Neighborhood Hsng Svcs Of+ from New Haven, City of
1425 QUINNIPIAC AVE U:114 \$155,000 B: Oscar Espinal S: Ocean 103 Del LLC Vol/Page: 10783/57, Date: 12/23/24, Warranty Mtg: Cross Country Mtg Inc \$150,350 Use: 2 Bdrm Condo Prior Sale: \$46,000 (10/15)	105 CEDAR ST \$825,000 Yogi 383 Real Estate LLC+ from Spring Bank	98 HAZEL ST \$440,000 Neighborhood Hsng Svcs Of+ from New Haven, City of
169 S END RD \$340,000 B: Kenneth R Palmieri 3rd S: 36 Woodbury Ave LLC Vol/Page: 10783/322, Date: 12/24/24, Warranty Mtg: William Raveis Mtg Co \$333,841 Use: 3 Bdrm Bngl/Cottage, Lot: 13939sf Prior Sale: \$200,000 (07/24)	1203 CHAPEL ST \$1,800,000 Schaffer Assoc LLC+ from Ion Bank	198 HENRY ST U:198 \$15,000 Robert Nunez+ from FD Community Federal Credit Uni
61 SENECA RD \$220,100 B: Denis A Duarte & Bianca Duarte S: Johnson K Asamoah Vol/Page: 10783/79, Date: 12/23/24, Warranty Use: 3 Bdrm Split Level, Lot: 12632sf	1217 CHAPEL ST \$1,800,000 Schaffer Assoc LLC+ from Ion Bank	538 HOWARD AVE \$331,500 Andrea Ross+ from Cliffco Mortgage Bankers
83 SPRING ST \$206,000 B: Chante-Colleen S Lewis S: Collin Lewis Vol/Page: 10783/102, Date: 12/23/24, Warranty Mtg: Guaranteed Rate Inc \$157,203 Use: 4 Bdrm Row House, Lot: 2178sf Prior Sale: \$25,500 (05/13)	1294 CHAPEL ST \$500,000 Greater Nh Bus & Profes A+ from Velocity Commercia	65 HOWE ST \$1,800,000 Schaffer Assoc LLC+ from Ion Bank
	15 COLBY CT \$965,000 Art Builders LLC+ from Pinnacle Financial Services	380 HUNTINGTON ST \$30,000 Lee Anderson+ from Key Bank N.A.
	570 CONGRESS AVE U:2 \$1,000,350 Grand Concord LLC+ from Loan Funder LLC	8 HURLBURT ST \$393,000 Rakeam Durant+ from Members Mortgage Co Inc
	82 DAVIS ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	294 KIMBERLY AVE \$633,750 RWA Real Estate LLC+ from Velocity Commercial Capl
	101 DAY ST \$173,000 Ebenezer Chapel Inc+ from Sachem Capital Corp	108 LLOYD ST U:3 \$1,000,350 Grand Concord LLC+ from Loan Funder LLC
	DORMAN ST \$288,000 86 Dorman LLC+ from Lender Elite Mgmt Llc	5 MASSACHUSETTS AVE \$284,000 Garnett Alexis+ from Absolute Home Mortgage Corp
	56 DWIGHT ST \$173,000 Ebenezer Chapel Inc+ from Sachem Capital Corp	244 PEAT MEADOW RD \$300,000 244 Peat Meadow Rd LLC+ from Champions Funding
	5 EDGAR ST \$228,000 Evelyn Carrera+ from Acra Lending	149 SENECA RD \$50,000 Zakia D Parrish+ from Connex Credit Union
	7 EDGAR ST \$228,000 Evelyn Carrera+ from Acra Lending	45 SHEFFIELD AVE \$31,535 Matthew G Denney+ from New Haven, City of
	43 ELLIOTT ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	47 SHEFFIELD AVE \$31,535 Matthew G Denney+ from New Haven, City of
	115 ELLSWORTH AVE \$48,000 Taylor Munroe+ from Housing Development Fund Inc	46 TRUMBULL ST \$1,492,900 4648 Trumbull LLC+ from A & D Mortgage LLC
	115 ELLSWORTH AVE \$15,000 Taylor Munroe+ from Housing Development Fund Inc	26 TYLER ST \$46,000 Adasia Beard+ from Housing Development Fund Inc
	115 ELLSWORTH AVE \$15,000 Taylor Munroe+ from Housing Development Fund Inc	26 TYLER ST \$20,000 Adasia Beard+ from Housing Development Fund Inc
	115 ELLSWORTH AVE \$20,000 Taylor Munroe+ from Housing Development Fund Inc	26 TYLER ST \$10,500 Adasia Beard+ from Housing Development Fund Inc
	535 ELLSWORTH AVE \$140,000 Marvel K Davis+ from M&T Bank NA	11 VALLEY PL N \$234,000 Cy Realty LLC+ from Foundation Mortgage Corp
	621 ELM ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	123 WESTERLEIGH RD \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC
	120 EMERSON ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	84 WILLIS ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC
	1135 FOREST RD \$98,684 Matthew E Wilcox+ from Better Mortgage Corp	655 WINTHROP AVE \$50,000 Justin T Rosenzweig+ from New Haven, City of
	551 FOUNTAIN ST \$2,040,000 Atlantic Bay 2 LLC+ from BVT Iska LLC	89 WOOLSEY ST U:3 \$1,000,350 Grand Concord LLC+ from Loan Funder LLC
		93 WOOLSEY ST U:2 \$1,000,350 Grand Concord LLC+ from Loan Funder LLC

NORTH BRANFORD

TOWN CLERK:LISA A. VALENTI
909 Foxon Rd, North Branford, CT, 06472
Phone:203-484-6015

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	105
Median Price	\$377,500	\$432,000

► REAL ESTATE SALES

30 WALNUT LN..... \$419,000
B: Jorge Zuniga
S: Sally J Mirakian & John J Mirakian
Vol/Page: 553/686, Date: 12/23/24, Warranty
Mtg: CMG Mortgage Inc \$299,000
Use: 4 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$197,000 (04/10)

► MORTGAGES

2249 FOXON RD \$30,000
Holly Ferriola+ from M&T Bank NA

NORTH HAVEN

TOWN CLERK:J. STACEY YARBROUGH
18 Church Street, North Haven, CT, 06473
Phone:203-239-5321

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	196	201
Median Price	\$376,750	\$427,000

► REAL ESTATE SALES

15 SIDE HILL RD..... \$410,000
B: Roqshan Akther & Ishan Khan
S: David Ide
Vol/Page: 1090/844, Date: 12/26/24, Warranty
Mtg: Newrez LLC \$230,000
Use: 3 Bdrm Colonial, Lot: 12197sf
Prior Sale: \$220,000 (01/02)

WASHINGTON AVE..... \$2,227,440
B: Tft North Haven LLC
S: North Haven Four LLC
Vol/Page: 1090/870, Date: 12/26/24, Warranty

► MORTGAGES

36 SCRUB OAK RD \$50,000
Ellen Mcguire+ from Connex Credit Union

ORANGE

TOWN CLERK:MARY SHAW
617 Orange Center Rd, Orange, CT, 06477
Phone:203-891-4730

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	100	103
Median Price	\$537,500	\$555,000

► REAL ESTATE SALES

7 DIANA ST..... \$555,000
B: Bunseng Taing
S: Dolores D Oliver
Vol/Page: 735/12, Date: 12/27/24, Warranty
Use: 3 Bdrm Split Level, Lot: 26572sf

570 ORANGE CENTER RD \$465,000
B: Gabriela G Cabrera & Derek M Cabrera
S: Barton Jr John M Est & John M Barton 3rd
Vol/Page: 734/1035, Date: 12/23/24, Executor
Mtg: Cross Country Mtg Inc \$372,000
Use: 3 Bdrm Ranch, Lot: 37462sf

143 PARDEE MANOR RD \$700,000
B: Peakview Partners LLC
S: Montano Salvina G Est & Robert C Montano
Vol/Page: 734/1056, Date: 12/23/24, Executor
Use: 3 Bdrm Cape Cod, Lot: 33541sf

1021 WILLARD RD \$629,900
B: Maicon S Pereira & Vivian F Muniz
S: Elizabeth Meissner
Vol/Page: 734/1073, Date: 12/23/24, Warranty
Mtg: Prysm Lending Group \$503,900
Use: 2 Bdrm Contemporary, Lot: 38333sf
Prior Sale: \$365,000 (07/11)

► MORTGAGES

811 INDIAN HILL RD \$449,600
Maurine M Villani+ from M&T Bank NA

81 OLD TAVERN RD \$90,000
Anton Prendaj+ from LoanDepot.Com LLC

361 PINE TREE DR \$75,000
Alyssa J Appelbaum+ from Nutmeg State Financial Cr

OXFORD

TOWN CLERK:MARGARET A WEST
486 Oxford Rd, Oxford, CT, 06478
Phone:203-828-6602

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	89	80
Median Price	\$460,000	\$525,000

► REAL ESTATE SALES

405 MULLIGAN DR U:405 \$635,500
B: Byron Ft
S: Carolyn J Walker
Vol/Page: 476/201, Date: 12/23/24, Warranty
Use: 2 Bdrm Condo
Prior Sale: \$345,000 (03/13)

3 OTTERS ROCK \$5,000
B: Edwarda Lee
S: James E Ryan & Eileen M Ryan
Vol/Page: 476/206, Date: 12/23/24, Quit Claim

47 OXFORD RD \$650,000
B: Brb Properties LLC
S: Jjta LLC
Vol/Page: 476/96, Date: 12/19/24, Warranty
Mtg: Lender Bank Na \$1,000,000
Use: Commercial Building, Lot: 20909sf
Prior Sale: \$500,000 (04/08)

► MORTGAGES

4 CORTLAND PL \$82,000
Brandon L Mcstravick+ from NBT Bank NA

55 HOGS BACK RD \$30,000
Amanda M Andrews+ from FD Community Federal Credit

102 MEADOW BROOK RD U:102..... \$100,000
Lisa M Mastro+ from M&T Bank NA

105 MEADOW BROOK RD U:105 \$700,000
William D Griffin Sr+ from Fairfield County Bank C

47 OXFORD RD \$1,000,000

31 ROLLING HILLS DR \$35,000
Scott M Angelovic+ from Union Savings Bank

PROSPECT

TOWN CLERK:MICHELLE LISOWSKI
36 Center St, Prospect, CT, 06712
Phone:203-758-4461

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	68
Median Price	\$365,000	\$398,500

► REAL ESTATE SALES

75 BARBARA AVE \$70,000
B: Darlene B Shea
S: Decorso Florine R Est & Barbara D Rompre
Vol/Page: 931/545, Date: 12/26/24, Conveyance
Use: Mobile Home

86 BEACH DR \$440,000
B: Brittany Deponte & Steven Deponte
S: Colin M Bisson & Kara A Membrino
Vol/Page: 931/569, Date: 12/27/24, Warranty
Mtg: Movement Mtg LLC \$396,000
Use: 3 Bdrm Ranch, Lot: 56192sf
Prior Sale: \$179,500 (04/16)

8 BOULDERBROOK CT U:84..... \$375,000
B: Lynn M Lantieri
S: Eileen Kieffer
Vol/Page: 931/547, Date: 12/26/24, Warranty
Mtg: Mtg Markets CUSO LLC \$300,000
Use: 2 Bdrm Condo
Prior Sale: \$249,900 (12/05)

30 GREENWOOD DR..... \$320,000
B: Kimberly A Bria
S: Monica B Dasilva
Vol/Page: 931/567, Date: 12/26/24, Warranty
Use: 2 Bdrm Ranch, Lot: 21780sf
Prior Sale: \$110,000 (05/02)

71 PUTTING GREEN LN \$390,000
B: Sean Russo
S: Patricia A Iraci
Vol/Page: 931/520, Date: 12/23/24, Warranty
Mtg: Rocket Mortgage LLC \$351,000
Use: 3 Bdrm Raised Ranch, Lot: 40511sf
Prior Sale: \$295,000 (05/05)

► MORTGAGES

12 LILAC LN U:12 \$140,000
Susan F Laplante+ from Webster Bank

18 MORRIS RD \$50,000
Jake T Rosikiewicz+ from Nutmeg State Financial Cr

9 POPLAR DR U:9..... \$400,000
Whelan Ft+ from Ion Bank

22 ROBINMARK RD \$100,000
William A Perugini+ from Webster Bank

17 SOUTHRIDGE RD \$500,000
William J Sheetz LT+ from Ion Bank

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 NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	102	111
Median Price	\$364,000	\$380,000

► REAL ESTATE SALES

57 BROOKDALE RD..... \$295,000

B: Amber Gould
 S: Lsf9 Master Part T & Us Bank TNa Tr
 Vol/Page: 642/678, Date: 12/26/24, Warranty
 Mtg: Loan Store Inc \$280,250
 Use: 3 Bdrm Ranch, Lot: 13504sf
 Prior Sale: \$130,000 (10/90)

85 DAVIS RD..... \$210,000

B: Aimee Paniccia
 S: Audrey J Accuosti & Alexander J Belske
 Vol/Page: 642/728, Date: 12/26/24, Warranty
 Mtg: Plaza Home Mtg \$199,500
 Use: 3 Bdrm Cape Cod, Lot: 41818sf
 Prior Sale: \$150,000 (08/93)

8 RIMMON ST..... \$235,000

B: 139 Summit LLC
 S: Jeffrey Fernandes
 Vol/Page: 642/703, Date: 12/26/24, Warranty

10 RIMMON ST..... \$235,000

B: 139 Summit LLC
 S: Jeffrey Fernandes
 Vol/Page: 642/703, Date: 12/26/24, Warranty

► MORTGAGES

RIMMON ST..... \$180,000

139 Summit LLC+ from Connecticut Lending Partners

35 RIMMON ST..... \$65,000

Gregory Stewart+ from United Wholesale Mortgage

SOUTHBURY

TOWN CLERK:ALICE MAISANO
 501 Main St S, Southbury, CT, 06488
 Phone:203-262-0657

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	105	112
Median Price	\$525,000	\$555,000

► REAL ESTATE SALES

234 HERITAGE VLG U:C..... \$275,000

B: Max I Pfeffer, Tr for Pfeffer T
 S: Jeffrey H Pfeffer & Bonnie R Pfeffer
 Vol/Page: 776/1042, Date: 12/26/24, Quit Claim
 Use: 2 Bdrm Condo
 Prior Sale: \$275,000 (10/24)

247 HERITAGE VLG U:C..... \$263,000

B: Susan Lorusso
 S: Jeanne Prescott
 Vol/Page: 776/1056, Date: 12/26/24, Warranty
 Mtg: United Wholesale Mtg \$210,400
 Use: 2 Bdrm Condo
 Prior Sale: \$128,500 (12/18)

332 HERITAGE VLG U:B..... \$201,000

B: Ashley A Mcneely
 S: Donna J Miller
 Vol/Page: 776/1083, Date: 12/27/24, Warranty
 Mtg: Sikorsky Fncl CU Inc \$133,500
 Use: 1 Bdrm Condo
 Prior Sale: \$90,000 (07/20)

686 HERITAGE VLG U:B..... \$170,000

B: Korat LLC
 S: James K Duplese
 Vol/Page: 777/34, Date: 12/27/24, Warranty
 Use: 1 Bdrm Condo
 Prior Sale: \$127,500 (08/04)

730 HERITAGE VLG U:A..... \$392,000

B: James Bradshaw
 S: Realty Source LLC
 Vol/Page: 776/1003, Date: 12/26/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$289,900 (02/24)

1022 HERITAGE VLG U:A..... \$282,500

B: Anne F Ma
 S: June Blank
 Vol/Page: 776/924, Date: 12/23/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$90,000 (01/96)

180 HUNTERS RIDGE RD..... \$768,000

B: Brendan E Nally & Lindsay A Nally
 S: Michael Browne & Lauren Browne
 Vol/Page: 776/1007, Date: 12/26/24, Warranty
 Mtg: Better Mortgage Corp \$520,000
 Use: 4 Bdrm Colonial, Lot: 158558sf
 Prior Sale: \$670,000 (09/21)

1449 OLD WATERBURY RD U:205..... \$170,000

B: Uncpp One Corp LLC
 S: Reservoir Office Pk LLC
 Vol/Page: 776/920, Date: 12/23/24, Warranty
 Use: Office Condo Unit
 Prior Sale: \$276,000 (08/07)

20 SLEEPY HOLLOW RD..... \$308,000

B: Patrick Kilcommons Jr
 S: Andrew J Adames & Tammy W Adames
 Vol/Page: 776/978, Date: 12/23/24, Warranty
 Use: 3 Bdrm Conventional, Lot: 4356sf
 Prior Sale: \$180,000 (06/04)

► MORTGAGES

135 ELK DR..... \$100,000

David Roach+ from Waterbury Teachers Federal Credi

400 HERITAGE VLG U:A..... \$264,550

Puma LLC+ from BPL Mortgage Trust LLC

200 SLEEPY HOLLOW RD..... \$200,000

Patrick Kilcommons Jr+ from Guaranteed Rate Inc

98 WOODS WAY DR..... \$100,000

Carol A Ciccarelli+ from TD Bank NA

WALLINGFORD

TOWN CLERK:KRISTEN PANZO
 45 South St, Wallingford, CT, 06492
 Phone:203-294-2145

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	245	241
Median Price	\$342,500	\$390,000

► REAL ESTATE SALES

72 E SIDE DR..... \$355,000

B: Scott R Buehler
 S: Met Vent
 Vol/Page: 1733/689, Date: 12/24/24, Warranty
 Mtg: Members Mtg Co Inc \$280,000
 Use: 3 Bdrm Ranch, Lot: 26028sf
 Prior Sale: \$295,000 (10/24)

64 EAST ST..... \$308,500

B: Lisa Bozzuto
 S: Augustine Stanley J Est & Lorraine Neff
 Vol/Page: 1733/713, Date: 12/24/24, Executor
 Use: 2-Family Family Flat, Lot: 11560sf

10 HIGH ST..... \$250,000

B: Kristjan Lulaj & Sabrina Fronte
 S: Udit Patel & Anita Patel
 Vol/Page: 1733/626, Date: 12/23/24, Warranty
 Mtg: Total Mtg Svcs \$187,500
 Use: 3 Bdrm Conventional, Lot: 6867sf
 Prior Sale: \$189,000 (08/09)

1460 RHEY AVE..... \$495,000

B: Noelle Thurston & Renel G Ortiz
 S: Jane A Crowley
 Vol/Page: 1733/789, Date: 12/26/24, Warranty
 Mtg: Union Home Mortgage \$445,500
 Use: 4 Bdrm Colonial, Lot: 26000sf

242 S CHERRY ST..... \$310,000

B: Makayla L Hugo
 S: Jean E Cote
 Vol/Page: 1733/720, Date: 12/24/24, Warranty
 Mtg: Union Home Mortgage \$248,000
 Use: 3 Bdrm Colonial, Lot: 9743sf

332 S CHERRY ST..... \$450,000

B: Yayu Gao
 S: Ruiz Cesar Est & Miriam C Perez
 Vol/Page: 1733/716, Date: 12/24/24,
 Use: 2-Family Duplex, Lot: 7499sf

► MORTGAGES

28 ALISON AVE..... \$250,000

Jason V Carbone+ from Liberty Bank

17 BALSAM RD..... \$68,900

Amy M Krebs+ from Bank of America NA

24 CARDINAL DR..... \$6,313

Stephen Lampo+ from USA Housing and Urban Developm

106 CHURCH ST..... \$308,000

Tyler R Jones+ from Primary Residential Mortgage

128 CLIFTON ST..... \$113,600

Ilda Delgado+ from Bank of America NA

100 COOK HILL RD..... \$100,000

Susan L Arcangelo+ from M&T Bank NA

75 DUTTON ST..... \$80,000

Jason M Messina+ from Nutmeg State Financial Credi

827 E CENTER ST..... \$382,000

G&A Brothers LLP+ from M&T Bank NA

6 GRIEB CT..... \$65,000

Paul S Giuliano+ from Seasons Federal Credit Union

49 OLD LANE RD..... \$13,148

Jose Rojas+ from USA Housing and Urban Development

313 WILLIAMS RD..... \$100,000

David J Niles+ from Citizens Bank

WATERBURY

TOWN CLERK:ANTOINETTE SPINELLI
 235 Grand St, FL 1, Waterbury, CT, 06708
 Phone:203-574-6809

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	704	563
Median Price	\$245,000	\$265,900

► REAL ESTATE SALES

78 ALBERTA ST..... \$297,500

B: Kryzttal P Rodriguez & Kevin J Ruiz
 S: Morrone Development LLC
 Vol/Page: 8980/197, Date: 12/24/24, Warranty
 Mtg: CMG Mortgage Inc \$282,625
 Use: 3 Bdrm Ranch, Lot: 10890sf
 Prior Sale: \$215,000 (03/24)

353 CIRCULAR AVE..... \$250,000
 B: Jose R Parra
 S: Virginia Cappello
 Vol/Page: 8980/304, Date: 12/26/24, Warranty
 Mtg: Magnolia Bank Inc \$223,850
 Use: 3 Bdrm Cape Cod, Lot: 5663sf
 Prior Sale: \$221,900 (03/23)

147 COOKE ST U:6 \$87,500
 B: Overlook Rentals LLC
 S: Premier Equities LLC
 Vol/Page: 8980/325, Date: 12/26/24, Warranty
 Use: 2 Bdrm Condo
 Prior Sale: \$45,000 (03/06)

70 DEERWOOD LN U:1 \$189,000
 B: Manuel X Sandoval
 S: Marita T Calabro
 Vol/Page: 8979/253, Date: 12/23/24, Warranty
 Mtg: Bank of America NA \$183,330
 Use: 2 Bdrm Condo
 Prior Sale: \$95,000 (02/08)

3239 E MAIN ST U:B \$202,000
 B: Marissa Ortiz
 S: Pilar Properties LLC
 Vol/Page: 8979/125, Date: 12/23/24, Warranty
 Mtg: CMG Mortgage Inc \$195,940
 Use: 2 Bdrm Condo
 Prior Sale: \$71,500 (09/17)

227 FANNING ST \$250,000
 B: Yalitz O Uyaguari
 S: Berry Cecile L Est & Colleen B Conway
 Vol/Page: 8980/150, Date: 12/24/24, Executor
 Mtg: First Natl Bk \$187,500
 Use: 4 Bdrm Split Level, Lot: 7841sf

FARMWOOD RD..... \$125,000
 B: Sawb LLC
 S: Cleary Jr James E Est & Thomas F Owens Jr
 Vol/Page: 8979/100, Date: 12/23/24, Executor

FARMWOOD RD..... \$125,000
 B: Sawb LLC
 S: Ellin Anita Est & Randy Ellin
 Vol/Page: 8979/108, Date: 12/23/24, Executor

46 FIELDSTONE RD \$323,000
 B: Kerry Johnson
 S: Ann Estrada
 Vol/Page: 8980/115, Date: 12/24/24, Warranty
 Mtg: Rocket Mortgage LLC \$317,149
 Use: 3 Bdrm Raised Ranch, Lot: 11761sf
 Prior Sale: \$123,000 (01/92)

220 HILLSIDE AVE..... \$160,000
 B: Christopher Germosen & Dwayne Jones
 S: William Ramos
 Vol/Page: 8979/118, Date: 12/23/24, Warranty
 Mtg: Manhattan Beach LLC \$170,500
 Use: 3-Family Mlti-Unt Blg, Lot: 4356sf
 Prior Sale: \$89,900 (09/99)

HOLIDAY HL..... \$125,000
 B: Sawb LLC
 S: Cleary Jr James E Est & Thomas F Owens Jr
 Vol/Page: 8979/100, Date: 12/23/24, Executor

22 LISA CT U:2 \$125,000
 B: Kenny Howell
 S: Ariane Bigi
 Vol/Page: 8980/166, Date: 12/24/24, Warranty
 Mtg: CMG Mortgage Inc \$93,750
 Use: 1 Bdrm Condo
 Prior Sale: \$40,000 (05/11)

125 MADISON ST \$250,000
 B: Oriel White
 S: Brass City Homes LLC
 Vol/Page: 8979/318, Date: 12/23/24, Warranty
 Mtg: Zillow Home Loans \$245,471
 Use: 3 Bdrm Colonial, Lot: 4356sf
 Prior Sale: \$87,400 (10/20)

138 MONMOUTH AVE \$305,000
 B: Jin B Lin
 S: Tammy L Gabaree & Robert W Gabaree
 Vol/Page: 8979/341, Date: 12/23/24, Warranty
 Mtg: Ion Bank \$228,750
 Use: 3 Bdrm Ranch, Lot: 6098sf

14 NIAGARA ST \$390,000
 B: Klicia Dejesus
 S: Jose S Gonzalez
 Vol/Page: 8979/229, Date: 12/23/24, Warranty
 Mtg: CMG Mortgage Inc \$376,983
 Use: 3-Family Mlti-Unt Blg, Lot: 6534sf
 Prior Sale: \$217,000 (04/21)

230 NICHOLS DR \$265,000
 B: Eduardo P Rodriguez & Miguelina Lopez
 S: Lezlye W Zupkus
 Vol/Page: 8979/156, Date: 12/23/24, Warranty
 Mtg: United Wholesale Mtg \$260,200
 Use: 2 Bdrm Cape Cod, Lot: 6098sf
 Prior Sale: \$100,000 (12/22)

54 OVERLOOK AVE..... \$325,000
 B: Eangelina Hunter
 S: Boulay Kyra N Est & Thea R Gerber
 Vol/Page: 8979/199, Date: 12/23/24, Fiduciary
 Mtg: Better Mortgage Corp \$308,750
 Use: 3 Bdrm Cape Cod, Lot: 102366sf

PINE VILLAGE CONDO II U:003 \$80,000
 B: Pine Vlg Condo Assn Inc
 S: Bradley G LLC
 Vol/Page: 8979/221, Date: 12/23/24, Warranty
 Use: Condo

219 PULLEN AVE..... \$500,000
 B: Gifty E Adunah
 S: Husam Odeh & Maribel Odeh
 Vol/Page: 8981/22, Date: 12/27/24, Warranty
 Mtg: Total Mtg Svcs \$479,242
 Use: 5 Bdrm Contemporary, Lot: 14375sf

10 RED MAPLE LN \$370,000
 B: Abe Atse
 S: Suzana Ismaili
 Vol/Page: 8979/279, Date: 12/23/24, Warranty
 Mtg: Total Mtg Svcs \$377,955
 Use: 3 Bdrm Colonial, Lot: 8276sf

18 RUTLAND ST \$350,000
 B: Carlos Urgiles & Rosa Rodriguez
 S: Afiya G Timmons
 Vol/Page: 8980/224, Date: 12/24/24, Warranty
 Mtg: ARK LA Tex Svcs LLC \$332,500
 Use: 3-Family Mlti-Unt Blg, Lot: 4792sf
 Prior Sale: \$250,000 (08/21)

SANTORO ST \$325,000
 B: Fgjn LLC
 S: Jose Fernandes & Maria G Fernandes
 Vol/Page: 8979/123, Date: 12/23/24, Warranty

35 WALL ST \$40,000
 B: Terrance Johnson
 S: Waterbury Land Bk Autho I
 Vol/Page: 8980/334, Date: 12/26/24, Quit Claim
 Use: 4 Bdrm Colonial, Lot: 4792sf
 Prior Sale: \$11,000 (12/10)

► MORTGAGES

78 ALBERTA ST \$25,000
 Kevin J Flores-Ruiz+ from Connecticut Housing Fina

41 ALISHA LN \$141,900
 Raynard Doughty+ from Rocket Mortgage

6 ALYCE TER \$300,000
 Naim Frangu+ from Thomaston Savings Bank

345 BETH LN \$114,750
 Luis A Santiago+ from Kind Lending

CIRCULAR AVE \$25,000
 Jose R Oviedo-Parra+ from Connecticut Housing Fina

71 DEERFIELD AVE \$262,106
 Hemnauth S Bhuanlall+ from Lakeview Loan Servicing

24 DRIGGS ST \$6,804
 Terri Pearson+ from USA Housing and Urban Developm

313 FROST RD..... \$115,000
 Kagian O Wilson+ from FD Community Federal Credit

581 FROST RD..... \$217,500
 Wendel R Faria+ from First National Bank

241 HICKORY HILL DR..... \$19,417
 George Williams+ from USA Housing and Urban Develo

704 HIGHLAND AVE \$288,000
 Jose R Liriano+ from Hometown Equity Mtg

41 HUNGERFORD AVE..... \$16,766
 Linda L Boyd+ from USA Housing and Urban Developme

491 LAKEWOOD RD \$49,061,003
 Pizza Town Holdco LLC+ from Lnnnac1 S2-a Llc

PULLEN AVE \$15,000
 Gifty E Adunah+ from Connecticut Housing Finance A

208 SOUTHMAYD RD..... \$188,500
 Manuel Guambana+ from Homebridge Financial Service

15 SUFFOLK ST \$238,499
 Gary Woods+ from New Day Financial LLC

44 VAIL ST \$280,000
 Luis R Rivas+ from Total Mortgage Services

WEST HAVEN

TOWN CLERK:JOHN W. LEWIS
 355 Main St, West Haven, CT, 06516
 Phone:203-937-3535

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	351	311
Median Price	\$300,000	\$340,000

► REAL ESTATE SALES

625 CAMPBELL AVE \$930,000
 B: L&h Grace Prop LLC
 S: Aubynz Enterprises LLC
 Vol/Page: 2005/759, Date: 12/23/24, Warranty
 Mtg: Conn Lending Ptnrs LLC \$465,000
 Use: Retail-Department Store, Lot: 16553sf
 Prior Sale: \$425,000 (03/21)

58 COLLIS ST..... \$468,000
 B: Isaac Vargas & Maria A Santan
 S: Tettlow Dev LLC
 Vol/Page: 2005/1048, Date: 12/24/24, Warranty
 Mtg: Top Flite Fin Inc \$459,523
 Use: 3 Bdrm Colonial, Lot: 5227sf
 Prior Sale: \$50,000 (01/23)

256 ELM ST \$460,000
 B: 256 Elm St LLC
 S: Allyson Swidder
 Vol/Page: 2005/756, Date: 12/23/24, Warranty
 Use: 3-Family Mlti-Unt Blg, Lot: 4792sf
 Prior Sale: \$268,500 (02/20)

653 FOREST RD.....	\$188,000
B: Richard M Yonkers S: Secy Of Hsng & Urban Dev Vol/Page: 2005/620, Date: 12/23/24, Warranty Use: 3 Bdrm Conventional, Lot: 10890sf Prior Sale: \$129,900 (10/14)	
690 FOREST RD U:381	\$377,000
B: Patricia Van Horn S: Michaela Daddona Vol/Page: 2005/641, Date: 12/23/24, Warranty Use: 2 Bdrm Condo, Lot: 1sf Prior Sale: \$180,000 (10/12)	
42 JONES ST	\$330,000
B: Vijetha Chiniga & Parth J Rajvansh S: Nelson Silva Vol/Page: 2005/985, Date: 12/24/24, Warranty Mtg: Key Bank NA \$247,500 Use: 4 Bdrm Conventional, Lot: 4356sf Prior Sale: \$150,000 (07/16)	
34 MEADOWBROOK RD.....	\$462,000
B: Courtney Francis & Alison Barrett-Francis S: Linda Frogge Vol/Page: 2005/1010, Date: 12/24/24, Warranty Mtg: Members Mtg Co Inc \$435,000 Use: 3 Bdrm Raised Ranch, Lot: 16553sf	
67 NASHAWENA AVE.....	\$440,000
B: Josephine Crosby & Allen T Crosby Jr S: John Hawtin Vol/Page: 2005/952, Date: 12/23/24, Warranty Mtg: United Wholesale Mtg \$200,000 Use: 3 Bdrm Ranch, Lot: 9148sf Prior Sale: \$236,000 (07/11)	
12 NOBLE ST	\$310,000
B: David Rodriguez S: Kelsey Wallace & Theodore W Mengel Vol/Page: 2005/1033, Date: 12/24/24, Warranty Mtg: Total Mtg Svcs \$299,653 Use: 3 Bdrm Conventional, Lot: 6534sf Prior Sale: \$280,000 (06/23)	
30 OCALA ST.....	\$325,000
B: John Finn Jr S: Ishman Frank Est & Janice Farnham Vol/Page: 2005/695, Date: 12/23/24, Fiduciary Mtg: Primary Residentl Mtg \$227,500 Use: 3 Bdrm Raised Ranch, Lot: 7405sf Prior Sale: \$122,900 (05/90)	
422 OCEAN AVE	\$495,000
B: Taylor O Giannetta & Samuel R Guttman S: Phuc H Tran Vol/Page: 2005/1063, Date: 12/24/24, Warranty Mtg: AFC Mortgage Grp LLC \$478,479 Use: 2-Family Family Flat, Lot: 3049sf Prior Sale: \$290,000 (04/20)	
428 UNION AVE	\$399,000
B: Silmaria Quintana-Adames & Francisco Adames S: Diamond Delgado & Emerald E Delgado Vol/Page: 2005/622, Date: 12/23/24, Warranty Mtg: Veterans United Hm Ln \$399,000 Use: 3 Bdrm Conventional, Lot: 7405sf Prior Sale: \$214,000 (12/17)	
130 W WALK U:130.....	\$340,000
B: John J Gambardella S: Michael Sansoucy & Lucia P Sansoucy Vol/Page: 2005/947, Date: 12/23/24, Warranty Use: 2 Bdrm Condo, Lot: 1sf Prior Sale: \$325,000 (05/23)	

► **MORTGAGES**

198 CHURCH ST	\$91,575
Damaris Santiago+ from New American Funding	
280 DALTON ST.....	\$6,710,000
Orange Ventures LLC+ from Walker & Dunlop LLC	
127 DOGBURN RD.....	\$6,710,000
Orange Ventures LLC+ from Walker & Dunlop LLC	
131 DOGBURN RD.....	\$6,710,000
Orange Ventures LLC+ from Walker & Dunlop LLC	
4 HARRY DR	\$179,000
Hayward Ignatovich+ from Freedom Mortgage Corp	
106 IVY ST	\$48,000
Joseph P Mahon+ from Connex Credit Union	
2 KNOX ST	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
6 KNOX ST	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
8 KNOX ST	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
MELOY RD L:35.....	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
380 MELOY RD	\$5,640,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
430 MELOY RD	\$5,640,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
437 MELOY RD	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
440 MELOY RD	\$5,640,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	
448 MELOY RD	\$6,710,000
Orange Ventures LLC+ from Walker & Dunlop LLC	
456 MELOY RD	\$6,710,000
Orange Ventures LLC+ from Walker & Dunlop LLC	
467 MELOY RD	\$4,473,000
Orange Ventures 4 LLC+ from Walker & Dunlop LLC	

WOLCOTT

TOWN CLERK:KAREN MOWAD
10 Kenea Ave, Wolcott, CT, 06716
Phone:203-879-8100

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	178	135
Median Price	\$320,000	\$365,000

► **REAL ESTATE SALES**

54 ANDREWS RD.....	\$550,000
B: Kevin J Nicol & Andrea Nicol S: Daniel Solla & Nicole Solla Vol/Page: 569/176, Date: 12/26/24, Warranty Mtg: United Wholesale Mtg \$467,500 Use: 3 Bdrm Raised Ranch, Lot: 60984sf	
4 MOSS LN	\$360,000
B: Kyle Dubay S: Adam Zajackowski & Marlena Zajackowski Vol/Page: 569/219, Date: 12/27/24, Warranty Mtg: CMG Mortgage Inc \$493,366 Use: 3 Bdrm Contemporary, Lot: 65776sf Prior Sale: \$210,000 (12/17)	
16 PEMBROKE HILL RD	\$115,000
B: Besmir Ibraimi S: Chestnut Wolcott LLC Vol/Page: 569/170, Date: 12/26/24, Warranty Use: Residential Open Land, Lot: 30492sf	

► **MORTGAGES**

11 BADGER RD	\$175,000
Jennifer Trombley+ from Waterbury Teachers Federal	
41 FENTON AVE.....	\$100,000
Piro Tytymce+ from FD Community Federal Credit Uni	
35 LONGMEADOW DR.....	\$100,000
Nataine L Grant+ from Waterbury Teachers Federal C	
4 OAKENGATE RD	\$250,000
Nadije Alka+ from Thomaston Savings Bank	

WOODBIDGE

TOWN CLERK:STEPHANIE CIARLEGLIO
11 Meetinghouse Ln, Woodbridge, CT, 06525
Phone:203-389-3422

MARKET STATISTICS THROUGH NOVEMBER

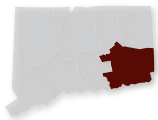
	YTD 2023	YTD 2024
Number of 1-Fam Sales	83	94
Median Price	\$630,000	\$619,250

► **REAL ESTATE SALES**

14 BOND RD	\$650,000
B: Cynthia Kahan S: Darren M Toth Vol/Page: 932/785, Date: 12/27/24, Warranty Use: 2 Bdrm Cape Cod, Lot: 60113sf Prior Sale: \$200,000 (07/24)	
1948 LITCHFIELD TPKE	\$590,000
B: David Yang & Heeryoung Kim S: Timothy M Labreche & Susan L Dieterlen Vol/Page: 932/564, Date: 12/12/24, Warranty Mtg: Citizens Bank \$470,000 Use: 3 Bdrm Colonial, Lot: 86684sf Prior Sale: \$343,000 (06/17)	
43 NEWTON RD	\$460,000
B: Christopher A Lynch & Casey Lynch S: Nancy Shattuck Vol/Page: 932/628, Date: 12/16/24, Warranty Mtg: Primary Residentl Mtg \$460,000 Use: 2 Bdrm Conventional, Lot: 54450sf	

► **MORTGAGES**

1 CLEET ROCK RD.....	\$1,443,000
Verinis Klein Ft+ from Guilford Savings Bank	
15 DILLON RD.....	\$310,000
Zhongxiaong Li+ from Provident Funding Associates	
61 HALLSEY LN	\$390,720
Jennifer L Cichon+ from Rocket Mortgage	
15 HAMPTON DR.....	\$1,000,000
Jason M Johnson+ from Webster Bank	
27 OLD QUARRY RD.....	\$200,000
Mirnes Jusic+ from Webster Bank	
1050 RACEBROOK RD.....	\$65,000
Justin M Parker+ from Discover Bank	
16 RICHARD SWEET DR	\$300,000
Junjie Liu+ from Discover Bank	
26 RICHARD SWEET DR	\$67,000
Seth Chicos+ from Cross Country Mortgage Inc	



NEW LONDON COUNTY

BOZRAH

TOWN CLERK:LYNNE A SKINNER

1 River Rd, Bozrah, CT, 06334
Phone:860-889-2689

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	12	16
Median Price	\$300,000	\$327,450

► MORTGAGES

- 418 SALEM TPKE..... \$78,750**
Rebecca D Clifford+ from Manufacturers and Traders
- NO STREET GIVEN..... \$225,000**
Prosperous Holdings LLC+ from Citadel Servicing

COLCHESTER

TOWN CLERK:GAYLE FURMAN

127 Norwich Ave, Ste 101, Colchester, CT, 06415
Phone:860-537-7215

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	125	119
Median Price	\$385,000	\$405,000

► REAL ESTATE SALES

- 660 WESTCHESTER RD..... \$205,000**
B: Jose A Padilla
S: John C Valliere
Vol/Page: 1568/297, Date: 12/26/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 56628sf
Prior Sale: \$102,900 (10/96)

► MORTGAGES

- 347 CHESTNUT HILL RD \$13,821**
Sharhonda M Richards+ from USA Housing and Urban D
- 31 COMSTOCK BRIDGE RD..... \$60,000**
Janelle R Giesing+ from Chelsea Groton Bank
- 3 FOUNDERS WAY..... \$130,000**
Vicki X Wu+ from Meghan Beverly
- 872 NORWICH AVE..... \$40,000**
Kevin J Cassata+ from Chelsea Groton Bank
- 26 ORCHARD FARMS RD..... \$795,000**
Frances C Uccello+ from Finance America LLC
- 26 ORCHARD FARMS RD..... \$795,000**
Frances C Uccello+ from USA Housing and Urban Deve

EAST LYME

TOWN CLERK:KAREN GALBO

108 Pennsylvania Ave, East Lyme, CT, 06333
Phone:860-739-6931

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	144	138
Median Price	\$427,500	\$462,000

► REAL ESTATE SALES

- 189 BOSTON POST RD..... \$301,000**
B: 725 South Main St LLC
S: Anh Duong
Vol/Page: 1118/388, Date: 12/23/24, Warranty
Use: 3 Bdrm Bngl/Cottage, Lot: 27973sf
Prior Sale: \$380,000 (03/19)
 - 191 BOSTON POST RD..... \$399,000**
B: 725 South Main St LLC
S: Anh Duong
Vol/Page: 1118/391, Date: 12/23/24, Warranty
Use: Mixed Use-Prim Res & Comm, Lot: 29621sf
Prior Sale: \$240,000 (10/87)
 - 6 BROOK RD \$489,900**
B: Brock E Peterson
S: Landers Carleton H Est & Greg A Landers
Vol/Page: 1118/305, Date: 12/23/24, Executor
Use: 3 Bdrm Raised Ranch, Lot: 65265sf
Prior Sale: \$125,000 (09/99)
 - HOPE ST \$309,000**
B: Samantha Horner
S: Havens Richard M Est & Julie Horner
Vol/Page: 1117/352, Date: 11/21/24, Executor
 - 17 HUNTLEY CT..... \$375,000**
B: Farrah Cocilo
S: George Reid & Andrea Rindone
Vol/Page: 1118/409, Date: 12/26/24, Warranty
Mtg: Total Mtg Svcs \$290,625
Use: 3 Bdrm Cape Cod, Lot: 9148sf
Prior Sale: \$225,000 (04/18)
 - 11 MOUNTAIN VIEW RD..... \$229,500**
B: Kristen Enoch
S: Scott M Waddleton
Vol/Page: 1118/343, Date: 12/23/24, Warranty
Mtg: Fairway Ind Mtg \$195,075
Use: 2 Bdrm Contemporary, Lot: 41307sf
Prior Sale: \$149,500 (09/03)
 - 25 SMITH AVE U:4006 \$60,000**
B: Deborah E Zygma
S: Mary Carneiro, Tr for George J Carneiro T
Vol/Page: 1118/333, Date: 12/23/24, Trustee
Use: Dock Condominium
Prior Sale: \$40,000 (11/06)
 - 6 WOODLAND RD \$289,900**
B: John P Murray
S: Shawn P Prevost
Vol/Page: 1118/362, Date: 12/23/24, Warranty
Mtg: Homestead Fund Corp \$274,900
Use: 2 Bdrm Ranch, Lot: 23522sf
Prior Sale: \$111,000 (08/99)
- ### ► MORTGAGES
- 179 BOSTON POST RD..... \$325,000**
Steven J Carpenter+ from Charter Oak Federal Cred
 - 430 BOSTON POST RD..... \$249,860**
Bride Brook Meadows LLC+ from Farm Credit East ACA
 - 436 BOSTON POST RD..... \$249,860**
Bride Brook Meadows LLC+ from Farm Credit East ACA
 - 6 BROOK RD \$475,203**
Brook E Peterson+ from Homestead Funding Corp
 - 66 GIANTS NECK RD..... \$211,000**
Lionel R Sherrer Jr+ from Citizens Bank

- 80 GRASSY HILL RD \$130,000**
Thomas W Kalal+ from Liberty Bank
- 24 KNOLLWOOD RD \$30,000**
Crysta J Abell+ from American Eagle Financial Cred
- 291 N BRIDEBROOK RD..... \$249,860**
Bride Brook Meadows LLC+ from Farm Credit East ACA
- 58 OLD BLACK POINT RD \$80,000**
William F Volmar+ from Scient Federal Credit Union
- 160 TOWN WOODS RD..... \$300,000**
Janet Roach RET+ from Bank of America NA
- 6 WOODLAND RD \$25,000**
John P Murray+ from Connecticut Housing Finance Au

FRANKLIN

TOWN CLERK:LYNDA FEDER-CRANEY

7 Meetinghouse Hill Rd, Franklin, CT, 06254
Phone:860-642-7352

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	16	16
Median Price	\$323,750	\$302,500

► REAL ESTATE SALES

- 25 MEETINGHOUSE HILL RD \$360,000**
B: Mirian J Lemus
S: Franklin Cong Church & John Bonafine
Vol/Page: 110/139, Date: 12/23/24, Warranty
- SOUTHGATE CIR..... \$65,000**
B: Dannie Cholewa & Terry Cholewa
S: Barbara A Furbacher
Vol/Page: 110/169, Date: 12/23/24, Warranty

► MORTGAGES

- MEETING HOUSE HILL RD..... \$18,750**
Miriam J Solloy-Lemus+ from Connecticut Housing Fi
- 25 MEETING HOUSE HILL RD \$344,200**
Miriam J Solloy-Lemus+ from Movement Mortgage LLC

GRISWOLD

TOWN CLERK:VALERIE PUDVAH

28 Main St, Griswold, CT, 06351
Phone:860-376-7060

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	44	44
Median Price	\$317,500	\$316,000

► REAL ESTATE SALES

- 740 PLAINFIELD RD \$273,000**
B: Kelly Jensen
S: Laura Holcomb
Vol/Page: 432/198, Date: 12/24/24, Warranty
Mtg: United Wholesale Mtg \$264,810
Use: 3 Bdrm Ranch, Lot: 33106sf
- 84 STONE HILL RD \$806,000**
B: Kevin Prue
S: J P Bokoff & Tammie Bokoff
Vol/Page: 432/281, Date: 12/26/24, Warranty
Mtg: CalCon Mutual Mtg LLC \$736,250
Use: Mixed Use-Prim Res & Non-Com, Lot: 9724770sf

► **MORTGAGES**

17 BONNIE ST **\$70,000**
 Bertram A Williams Jr+ from LoanDepot.Com LLC

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

39 MOHEGAN DR **\$340,000**
 Melissa Bonneville+ from Shoreham Bank

740 PLAINFIELD RD **\$8,190**
 Kelly Jensen+ from United Wholesale Mortgage

194 SHETUCKET TPKE **\$130,000**
 Beth A Ware+ from Jewett City Savings Bank

688 VOLUNTOWN RD **\$35,000**
 Richard A Fontaine+ from Coreplus FCU

GROTON

TOWN CLERK: BETSY MOUKAWSHER
 45 Fort Hill Rd, Groton, CT, 06340
 Phone: 860-441-6640

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	187	186
Median Price	\$366,000	\$363,500

► **REAL ESTATE SALES**

9 BEACH RD **\$1,600,000**
 B: Michael Murgio & Carlina Murgio
 S: Thomas J Gidius & Heidi A Gidius
 Vol/Page: 1315/723, Date: 12/23/24, Warranty
 Mtg: Rocket Mortgage LLC \$960,000
 Use: 3 Bdrm Contemporary, Lot: 8625sf
 Prior Sale: \$363,000 (01/09)

30 CHARLTON LN **\$462,000**
 B: Matthew Marcenelle & Kathryn H Marcenelle
 S: Jon P Bower & Jaime L Bower
 Vol/Page: 1315/886, Date: 12/27/24, Warranty
 Mtg: NBKC Bank \$471,933
 Use: 3 Bdrm Colonial, Lot: 43560sf
 Prior Sale: \$309,900 (06/11)

1754 GOLD STAR HWY **\$504,525**
 B: Lynette A Gouzie
 S: Hardy Home Builders LLC
 Vol/Page: 1315/866, Date: 12/27/24, Warranty
 Mtg: Chelsea Groton Bank \$125,000
 Use: Land-Vacant & Open, Lot: 40489sf
 Prior Sale: \$35,000 (09/23)

282 GROTON LONG POINT RD **\$480,000**
 B: Jillian P Fifer & Jonathan P Fifer
 S: Andrew T Lefebvre & Erin A Micquire
 Vol/Page: 1315/844, Date: 12/27/24, Warranty
 Mtg: United Wholesale Mtg \$380,000
 Use: 3 Bdrm Ranch, Lot: 19950sf
 Prior Sale: \$294,000 (04/15)

106 MORSE AVE **\$303,000**
 B: Hunter Edwards & Michelle Edwards
 S: Paula A Edwards
 Vol/Page: 1315/600, Date: 12/23/24, Warranty
 Mtg: Nexbank \$242,400
 Use: 3 Bdrm Ranch, Lot: 7623sf
 Prior Sale: \$98,000 (10/91)

32 NEW LONDON RD **\$800,000**
 B: Christopher Gibbons & Erin Gibbons
 S: Kathleen P Obeirne
 Vol/Page: 1315/719, Date: 12/23/24, Warranty
 Use: 5 Bdrm Gambrel, Lot: 25483sf

1493 NORTH RD **\$143,333**
 B: Dominick D Ceravolo
 S: Pressley Rose M Est & Dewey F Pressley
 Vol/Page: 1315/624, Date: 12/23/24, Executive
 Use: 2-Family Two Family, Lot: 47829sf

1493 NORTH RD **\$286,667**
 B: Dominick D Ceravolo
 S: Barbara Catron & Richard T Oldershaw
 Vol/Page: 1315/627, Date: 12/23/24, Warranty
 Mtg: OCMBC Inc \$344,000
 Use: 2-Family Two Family, Lot: 47829sf
 Prior Sale: \$143,333 (12/24)

339 PLANT ST **\$375,000**
 B: Red Hammer LLC
 S: Grace T Landsberg, Tr for Grace T Landsberg Lt
 Vol/Page: 1315/770, Date: 12/24/24, Trustee
 Use: 3 Bdrm Old Style, Lot: 17598sf
 Prior Sale: \$135,000 (09/89)

► **MORTGAGES**

5 CRESCENT ST **\$960,000**
 Denton Gates+ from UniBank for Savings

52 DIVISION ST **\$100,000**
 David Hyland 3rd+ from Bank of America NA

14 HYNES AVE **\$125,000**
 Vern E Mclean+ from Wendy L Mclean

286 JUDSON AVE **\$80,000**
 Raul Lopez+ from Citizens Bank

184 POQUONNOCK RD **\$308,000**
 Michele Sullivan+ from Rocket Mortgage

21 PROSPECT ST **\$277,000**
 Sharon C Viggiano+ from Point Titting Trust

54 RHONDA DR **\$88,000**
 Tamara Mccarty+ from Chelsea Groton Bank

24 ROSE LN **\$50,000**
 James Covington+ from Navy Federal Credit Union

81 SOUND BREEZE AVE **\$740,000**
 Denton Gates+ from UniBank for Savings

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

194 TYLER AVE **\$350,000**
 Ashley I Wallace+ from Chelsea Groton Bank

58 W ELDERKIN AVE **\$25,000**
 Michael Beaulieu+ from Chelsea Groton Bank

LEBANON

TOWN CLERK: MARY ELLEN WIECZOREK
 579 Exeter Rd, Lebanon, CT, 06249
 Phone: 860-642-7319

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	75
Median Price	\$327,500	\$330,000

► **REAL ESTATE SALES**

35 MACK RD **\$360,000**
 B: Jeremy M Bergold & Emily D Cormier
 S: Deal House Cap Fund li LL
 Vol/Page: 341/492, Date: 12/23/24, Warranty
 Mtg: Guaranteed Rate Inc \$353,479
 Use: 4 Bdrm Cape Cod, Lot: 52272sf
 Prior Sale: \$145,000 (01/24)

► **MORTGAGES**

237 BEAUMONT HWY **\$68,000**
 Brent C Laquitarra+ from Charter Oak Federal Credit

207 BRIGGS RD **\$125,000**
 Claude Marquis+ from Rocket Mortgage

903 EXETER RD **\$400,000**
 903 Exeter Rd Rlty Co LLC+ from Northwest Communit

63 GATES FARM RD **\$29,401**
 Michael E Skubel Jr+ from USA Housing and Urban De

83 WILLIAMS CROSSING RD **\$75,000**
 Todd A Laws+ from Coreplus FCU

LISBON

TOWN CLERK: MICHELLE GRANT
 1 Newent Rd RFD 2, Lisbon, CT, 06351
 Phone: 860-376-2708

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	23
Median Price	\$300,000	\$343,000

► **REAL ESTATE SALES**

15 TUNNEL HILL CT L:18 **\$49,900**
 B: Matthew D Saunders & Mary E Clutter
 S: Campbell John B Est & Glen R Campbell
 Vol/Page: 193/13, Date: 12/24/24, Conveyance
 Use: Mobile Home
 Prior Sale: \$19,000 (05/12)

MONTVILLE

TOWN CLERK: KATIE HARING
 310 Norwich New London Tpke, Montville, CT, 06370
 Phone: 860-848-6784

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	121	111
Median Price	\$289,000	\$332,000

► **REAL ESTATE SALES**

8 BEACH LN **\$496,666**
 B: Keith B Laing & Anne M Laing
 S: Joseph F Tyc
 Vol/Page: 709/348, Date: 12/24/24, Warranty
 Mtg: Total Mtg Svcs \$487,669
 Use: 5 Bdrm Cape Cod, Lot: 12632sf
 Prior Sale: \$3,000 (10/90)

26 CRANBERRY DR **\$419,900**
 B: Alissa L Santosus & Alexander C Santosus
 S: William J Gorman Jr
 Vol/Page: 709/419, Date: 12/27/24, Warranty
 Mtg: Wintrust Mtg Corp \$433,756
 Use: 3 Bdrm Raised Ranch, Lot: 192100sf
 Prior Sale: \$40,000 (08/88)

26 TEXAS DR **\$349,000**
 B: Stephanie J Kokos & Lewis M Casiano
 S: Alan Richards
 Vol/Page: 709/328, Date: 12/23/24, Warranty
 Mtg: American Ngbd Mtg Acc \$342,678
 Use: 2 Bdrm Ranch, Lot: 16117sf
 Prior Sale: \$272,575 (08/24)

► **FORECLOSURE DEEDS**

11 MASSACHUSETTS RD **\$225,000**
 B: Chad M Naholnik
 S: Jeffrey R Godley & M&T Bank NA
 Vol/Page: 709/474, Date: 12/27/24, Committee
 Use: 3 Bdrm Ranch, Lot: 14810sf
 Prior Sale: \$189,900 (04/13)

► **MORTGAGES**

- 10 BIRCHWOOD DR..... \$62,000**
Scott G Miner+ from Dime Bank
- 30 FITCH HILL RD..... \$180,000**
Hong W He+ from Liberty Bank
- 575 OLD COLCHESTER RD..... \$297,110**
Laurel L Young Jr+ from Rocket Mortgage
- 1647 ROUTE 85..... \$150,000**
1647 Rte 85 Chesterfield+ from Mariana Lanis
- 116 SIMPSON LN..... \$148,752**
Craig C Holmes+ from Top Flite Financial Inc

NEW LONDON

TOWN CLERK: JONATHAN AYALA
181 State St, New London, CT, 06320
Phone: 860-447-5205

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	143	115
Median Price	\$252,500	\$299,000

► **REAL ESTATE SALES**

- 83 MANSFIELD RD U:325..... \$102,000**
B: Congo LLC
S: Penafior L Hutton & William R Hutton
Vol/Page: 2606/250, Date: 12/23/24, Warranty
Use: 1 Bdrm Condo
Prior Sale: \$75,000 (04/07)
- 82 MAPLE AVE..... \$1,115,000**
B: 80-82 Maple Ave LLC
S: 80-82 Maple LLC
Vol/Page: 2606/262, Date: 12/23/24, Warranty
Mtg: New Haven Bank \$1,100,000
Use: Apartment Building, Lot: 14700sf
Prior Sale: \$245,000 (06/01)
- 71 MOUNTAIN AVE..... \$180,000**
B: Jmt Tame Properties LLC
S: Daravanth Keonakhone & Pete P Phrasavath
Vol/Page: 2607/30, Date: 12/23/24, Warranty
Mtg: Accolend LLC \$218,300
Use: 2-Family Two Family, Lot: 5334sf
Prior Sale: \$60,000 (08/00)
- 100 PEQUOT AVE U:4057..... \$16,000**
B: Carlos A Silva & Thomas Q Silva
S: Angeline M Hein & David F Hein
Vol/Page: 2606/235, Date: 12/23/24, Warranty
Use: Dock Condominium, Lot: 43560sf

► **MORTGAGES**

- 21 COLMAN ST..... \$197,938**
Matthew A Bertels+ from Sun West Mortgage Co Inc
- 32 HUNTINGTON ST..... \$500,000**
32-38 Street Realty LLC+ from Michael W Sheehan
- 38 HUNTINGTON ST..... \$500,000**
32-38 Street Realty LLC+ from Michael W Sheehan
- 54 PARK ST..... \$20,000**
Eben T Jones+ from Coreplus FCU
- 953 PEQUOT AVE..... \$400,000**
Deborah A Moore+ from Chelsea Groton Bank

NORWICH

TOWN CLERK: ROSEANNE MUSCARELLA
100 Broadway, RM 215, Norwich, CT, 06360
Phone: 860-823-3732

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	226	242
Median Price	\$235,000	\$265,000

► **REAL ESTATE SALES**

- 46 HAMILTON AVE..... \$320,000**
B: Hillol Biswas & Puja Biswas
S: Hamilton Ave Norwich LLC
Vol/Page: 3561/163, Date: 12/24/24, Warranty
Mtg: Box Homes Loans \$240,000
Use: 2-Family Two Family, Lot: 14810sf
Prior Sale: \$160,000 (04/24)

► **FORECLOSURE DEEDS**

- 240 LAURA BLVD U:240..... \$147,000**
B: Hekim Aksu
S: Sauvageau Hunter & Idaho Hsng & Finance Assn
Vol/Page: 3560/244, Date: 12/20/24, Committee
Use: 2 Bdrm Condo
Prior Sale: \$120,000 (05/19)

► **MORTGAGES**

- 24 BLISS PL..... \$45,000**
Deborah M Ayers+ from Centreville Bank
- 270 BROADWAY..... \$430,000**
Tord Johnson+ from NBKC Bank
- 67 CORNING RD..... \$165,000**
Zankhana H Patel+ from Homestead Funding Corp
- 482 E MAIN ST..... \$111,925**
Marcial R Chipana+ from Total Mortgage Services
- 30 HAMILTON AVE..... \$207,000**
Maharaj Vernon LLC+ from RFLF 4 LLC
- 2 HARVARD TER..... \$350,435**
Miguel F Guerrero+ from Prosperity Home Mortgage L
- 495 LAUREL HILL RD..... \$10,000,000**
Elk Thamesview LLC+ from Wells Fargo Bank NA
- 597 LAUREL HILL RD..... \$260,000**
Bruce R Mccomiskey+ from Citizens Bank
- 31 LUCAS PARK RD..... \$205,000**
Ct Assets 2 LLC+ from Cap Funding Solutions
- 40 MANWARING RD..... \$128,590**
Harry A Miller+ from USAA Federal Savings Bank
- 750-752 N MAIN ST..... \$336,052**
Southeastern Ct Prop Llp+ from LendingOne LLC
- 115 OLD CANTERBURY TPKE..... \$295,000**
Steven Leclerc+ from Charter Oak Federal Credit Un
- 189 PLAIN HILL RD..... \$417,100**
Michelle Achorn+ from Charter Oak Federal Credit U
- 189 PLAIN HILL RD..... \$15,000**
Michelle Achorn+ from USA Housing and Urban Develo
- 9 TURNPIKE PARK..... \$28,772**
Katherine Gabriele+ from USA Housing and Urban Dev
- 170 WASHINGTON ST..... \$3,680**
170 Washington Street LLC+ from Westerly Community

OLD LYME

TOWN CLERK: VICKI URBOWICZ
52 Lyme St, Old Lyme, CT, 06371
Phone: 860-434-1605

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	93	71
Median Price	\$616,000	\$602,745

► **REAL ESTATE SALES**

- 100 BOSTON POST RD..... \$475,000**
B: Katherine H Lyon
S: Steven Oeschger, Tr for Josephine Oeschger Re T
Vol/Page: 464/77, Date: 12/20/24, Trustee
Use: 4 Bdrm Colonial, Lot: 23049sf

- 33 LORDS MEADOW LN..... \$1,345,000**
B: Ernesto Canalis & Kathleen Canalis
S: Old Lyme Ct Prop Corp
Vol/Page: 464/139, Date: 12/27/24, Warranty
Use: 4 Bdrm CustomDesign, Lot: 214165sf

► **MORTGAGES**

- 154 BOSTON POST RD..... \$194,000**
David Jewett+ from Peoples United Bank
- 35 CONNECTICUT RD..... \$430,000**
Jeffrey S Casarotto+ from Webster Bank
- 3 MARION RD..... \$254,300**
Mark E Bauer+ from Wells Fargo Bank NA
- 4 MARION RD..... \$65,000**
Jeffrey M Benedetto+ from Coreplus FCU
- 5 MARION RD..... \$235,000**
Harland K Frazier+ from Liberty Bank
- 8 MARION RD..... \$233,800**
Scott Gudell+ from Green Tree Financial Services
- 5 MCCURDY RD..... \$1,700,000**
Jonathan Rosenshine+ from Allen Rosenshine
- 7 WHIPPLETREE LN..... \$98,000**
David A Rubino+ from LoanDepot.Com LLC

PRESTON

TOWN CLERK: JILL KEITH
389 Route 2, Preston, CT, 06365
Phone: 860-887-5581

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	19	27
Median Price	\$350,000	\$415,000

► **REAL ESTATE SALES**

- 87 RIVER RD..... \$395,000**
B: Matthew Losnes & Kellie L Suplicki
S: Leonard J Ruta & Jeanne C Ruta
Vol/Page: 225/412, Date: 12/26/24, Warranty
Mtg: United Wholesale Mtg \$316,000
Use: 3 Bdrm Ranch, Lot: 113692sf

► **MORTGAGES**

- 7 STUART DR..... \$50,000**
Christene J Mullane+ from Citizens Bank

SALEM

TOWN CLERK: JULIE STOKEN
270 Hartford Rd, Salem, CT, 06420
Phone: 860-859-3873

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	38
Median Price	\$401,000	\$417,500

► **REAL ESTATE SALES**

- 27 WOODLAND DR..... \$255,555**
B: Ct Assets 2 LLC
S: William D Lack & Barbara Lack
Vol/Page: 278/748, Date: 12/23/24, Warranty
Mtg: Signature Lending LLC \$305,000
Use: 3 Bdrm Ranch, Lot: 43560sf
Prior Sale: \$114,000 (09/99)

► **MORTGAGES**

- 430 FORSYTH RD..... \$455,221**
Matthew H Hall+ from CMG Home Loans

SPRAGUE

TOWN CLERK: JENNIFER M. SYNNETT

1 Main St, Sprague, CT, 06330
Phone: 860-822-3000

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	23	13
Median Price	\$259,500	\$290,000

► MORTGAGES

116 HANOVER VERSAILLES RD **\$11,001**
David J Cook+ from USA Housing and Urban Developme

STONINGTON

TOWN CLERK: SALLY DUPLICE

152 Elm St, Stonington, CT, 06379
Phone: 860-535-5060

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	137
Median Price	\$535,000	\$500,000

► REAL ESTATE SALES

24 CASTLE HILL RD **\$640,000**

B: Stacey Arbour
S: Paige Munro
Vol/Page: 862/1070, Date: 11/21/24, Warranty
Use: 3 Bdrm Cape Cod, Lot: 20909sf
Prior Sale: \$551,000 (05/22)

273 FARMHOLME RD **\$468,000**

B: Samuel D Godfrey
S: Melanie Lyon, Tr for Emogene L Pukay Irt
Vol/Page: 863/1037, Date: 12/23/24, Trustee
Mtg: Chelsea Groton Bank \$444,600
Use: 3 Bdrm Colonial, Lot: 148104sf

125 LIBERTY ST **\$274,000**

B: Mucjon Demiraj LLC
S: Newrez LLC
Vol/Page: 863/1136, Date: 12/26/24, Quit Claim
Mtg: Insula Capital Corpor \$351,400
Use: 2-Family Two Family, Lot: 12632sf
Prior Sale: \$142,000 (12/01)

287 MISTUXET AVE **\$465,000**

B: Christopher White & Ormacinda White
S: Paul E Dzurec & Ruth C Peterle
Vol/Page: 864/5, Date: 12/26/24, Warranty
Mtg: Scient FCU \$372,000
Use: 3 Bdrm Ranch, Lot: 34848sf
Prior Sale: \$315,000 (06/21)

34 ROSSI AVE **\$320,000**

B: James Kosiorek & Laura Kosiorek
S: Frank Guillian
Vol/Page: 863/1109, Date: 12/23/24, Warranty
Mtg: T2 Financial LLC \$256,000
Use: 3 Bdrm Colonial, Lot: 46609sf
Prior Sale: \$189,000 (05/18)

28 WATCH HILL AVE **\$387,000**

B: Eileen Kuster & Paul Collins Jr
S: Peter J Morgan, Tr for Natalie C Morgan Irt
Vol/Page: 864/25, Date: 12/27/24, Trustee
Use: 3 Bdrm Conventional, Lot: 13068sf

► MORTGAGES

12 MARLIN DR **\$100,000**

Earl W Walters+ from Washington Trust Mortgage Co

532 PEQUOT TRL **\$100,000**

Margot P Marston+ from Manufacturers and Traders T

1 RICHMOND LN **\$395,000**

Suzanne R Berkman Rivshor+ from Homebridge Financi

54 STILLMAN AVE **\$100,000**

Stephen Lawn+ from Citizens Bank

81 WAMPHASSUC RD **\$100,000**

Mark A Rayha+ from Chelsea Groton Bank

VOLUNTOWN

TOWN CLERK: PAMELA THEROUX

115 Main St, Voluntown, CT, 06384
Phone: 860-376-4089

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	10	15
Median Price	\$356,250	\$335,000

► REAL ESTATE SALES

207 BROWN RD **\$150,000**

B: Raffaele Gianfrancesco
S: William A Rose
Vol/Page: 125/275, Date: 12/23/24, Warranty
Use: Land-Vacant & Open, Lot: 242194sf
Prior Sale: \$44,000 (03/21)

WATERFORD

TOWN CLERK: DAVID L. CAMPO

15 Rope Ferry Rd, Waterford, CT, 06385
Phone: 860-444-5831

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	180	154
Median Price	\$335,000	\$373,750

► REAL ESTATE SALES

BRAMAN RD **\$985,000**

B: Joan M Scheib, Tr for Joan M Scheib T
S: Preka Jody M Est & Brendan P Mckeever
Vol/Page: 1874/430, Date: 12/18/24, Executor

5 GRABNER DR **\$465,000**

B: Matthew J Mancini & Stephanie D Mancini
S: Roy J Archambault
Vol/Page: 1874/465, Date: 12/20/24, Warranty
Mtg: Total Mtg Svcs \$427,500
Use: 4 Bdrm Ranch, Lot: 22651sf
Prior Sale: \$245,000 (12/23)

174 GREAT NECK RD **\$350,000**

B: Jay Jodoin & Ashley James
S: Mike Iii LLC
Vol/Page: 1874/488, Date: 12/20/24, Warranty
Mtg: Mike Iii Llc \$349,000
Use: 2 Bdrm Conventional, Lot: 26572sf
Prior Sale: \$230,000 (09/23)

12 HARDWICK RD **\$360,000**

B: Shaunna Cullen
S: Nce Realty LLC
Vol/Page: 1874/264, Date: 12/16/24, Warranty
Mtg: Paramount Res Mtg Gp \$310,000
Use: 3 Bdrm Colonial, Lot: 10019sf
Prior Sale: \$267,500 (09/24)

8 LAUREL GLEN RD **\$315,000**

B: Molly Denison
S: Edwards Lawrence D Est & Mary K Hill
Vol/Page: 1874/405, Date: 12/18/24, Executor
Mtg: Prosperity Home Mtg \$267,750
Use: 3 Bdrm Ranch, Lot: 21344sf
Prior Sale: \$146,000 (06/88)

LINDA AVE **\$425,000**

B: Robert Giegel & Martha Giegel
S: Dray James F Est & Steven Dray
Vol/Page: 1874/401, Date: 12/18/24, Executor

► MORTGAGES

6 4TH AVE **\$53,500**

Lucas Beaney+ from Scient Federal Credit Union

BEVERLY RD **\$25,000**

Eric Strand+ from Connecticut Housing Finance Auth

3 BEVERLY RD **\$280,000**

Eric Strand+ from Liberty Bank

305 BOSTON POST RD **\$14,000**

Reginia Artis+ from Coreplus FCU

402 BOSTON POST RD **\$70,000**

Carole G Higgins+ from Citizens Bank

52-B E MILLSTONE RD **\$336,420**

Heidi Schmid+ from Oceanside Mortgage Co

41 GOSHEN RD **\$99,538**

Carey Brown+ from Guaranteed Rate Inc

16 GUN SHOT RD **\$85,000**

Kimberly Ballestrini+ from Liberty Bank

82 LONGVIEW ST U:32 **\$139,750**

Meagan L Gautier+ from Fairway Independent Mortgage

37 MACKENZIE RD **\$11,924**

Toby A Biederstadt+ from USA Housing and Urban Dev

5 MINER CT **\$130,000**

James Polizzi+ from Citizens Bank

153 NIANTIC RIVER RD **\$550,000**

Katherine L Tomaszek+ from Chelsea Groton Bank

121 OIL MILL RD **\$1,631**

Patricia A Berek+ from USA Housing and Urban Devel

94 OLD COLCHESTER RD **\$12,637**

Christopher Connelly+ from USA Housing and Urban D

55 PEMBER RD **\$180,000**

Golden Trails LLC+ from Nutmeg State Financial Cre

83 PEMBER RD **\$180,000**

Golden Trails LLC+ from Nutmeg State Financial Cre

16 PINE ST **\$110,000**

Jennifer K Anello+ from Citizens Bank

9 S BARTLETT RD **\$8,277**

Michael W Head+ from USA Housing and Urban Develop

64 SCOTCH CAP RD U:147 **\$143,000**

Wendy L Orbach+ from Liberty Bank

45 STONEHEIGHTS DR U:45 **\$258,100**

Dyshawn D Johnson+ from Homestead Funding Corp

STONEHEIGHTS ESTATES COND U:45 **\$25,000**

Dyshawn D Johnson+ from Connecticut Housing Financ

30 TRUMBULL RD **\$20,000**

Daniel J Seltzer+ from Coreplus FCU

23 UNCAS AVE **\$50,000**

Christina A Mei+ from Chelsea Groton Bank

900 VAUXHALL ST EXT **\$240,000**

Jason Pope+ from Citizens Bank

10 W STRAND RD **\$90,000**

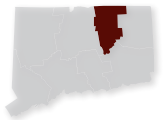
Bruce Klug+ from Liberty Bank

2 WINDY RIDGE PL U:2 **\$30,000**

Camie L Joyce+ from Chelsea Groton Bank

NO STREET GIVEN **\$25,000**

Molly Denison+ from Connecticut Housing Finance A



TOLLAND COUNTY

BOLTON

TOWN CLERK: ELIZABETH C. WATERS
 222 Bolton Center Rd, Bolton, CT,
 Phone: 860-649-8066

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	49	52
Median Price	\$365,000	\$399,944

► REAL ESTATE SALES

80 CAMP MEETING RD **\$320,000**
 B: Collin Boske
 S: Jeanine Obrien
 Vol/Page: 196/460, Date: 12/23/24, Warranty

► MORTGAGES

CAMPMEETING RD..... **\$25,000**
 Collin Boske+ from Connecticut Housing Finance Aut

80 CAMPMEETING RD **\$288,000**
 Collin Boske+ from Homestead Funding Corp

11 CUBLES DR..... **\$164,000**
 Chad O Bell+ from Nationstar Mortgage

9 TUMBLEBROOK RD..... **\$425,000**
 Faycal Zaoui+ from Rocket Mortgage

61 WATROUS RD..... **\$130,000**
 James G Roscoe+ from American Eagle Financial Cred

COLUMBIA

TOWN CLERK: ROBIN N KENEFICK
 323 Rte 87, Columbia, CT, 06237
 Phone: 860-228-3284

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	43	49
Median Price	\$410,000	\$400,000

► MORTGAGES

553 ROUTE 87 **\$108,562**
 Brittny Trudelle+ from USA Housing and Urban Devel

COVENTRY

TOWN CLERK: LORI TOLLMAN
 1712 Main St, Coventry, CT, 06238
 Phone: 860-742-7966

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	114	106
Median Price	\$307,500	\$354,950

► REAL ESTATE SALES

1458 BOSTON TPKE..... **\$211,000**
 B: Daniel Kulakowski
 S: Lee A Going
 Vol/Page: 1304/949, Date: 12/26/24, Warranty
 Mtg: Total Mtg Svcs \$204,670
 Use: 3 Bdrm Cape Cod, Lot: 64904sf
 Prior Sale: \$105,000 (02/21)

1264 MAIN ST **\$260,000**
 B: Jenny J Chen, Tr for Chen Reft
 S: Xu Investment LLC
 Vol/Page: 1304/942, Date: 12/26/24, Warranty
 Use: Commercial Building, Lot: 4356sf
 Prior Sale: \$275,000 (05/22)

MERROW RD **\$477,000**
 B: Thomas Lake
 S: Sonny J Steele
 Vol/Page: 1304/904, Date: 12/23/24, Warranty

65 WOLF HILL RD..... **\$135,000**
 B: Mannarino Builders LLC
 S: Imperial Dev LLC
 Vol/Page: 1304/946, Date: 12/26/24, Warranty
 Use: Forest Use-Christmas Trees, Lot: 43124sf

► MORTGAGES

1458 BOSTON TPKE..... **\$8,440**
 Daniel Kulakowski+ from Connecticut Housing Financ

55 OAK LEAF CIR **\$60,000**
 Daniel M Paquette+ from Sofi Bank Na

245 STANDISH RD **\$121,700**
 Kevin J Mccaffrey+ from Sofi Bank Na

ELLINGTON

TOWN CLERK: DONNA HOSEY
 55 Main St, Ellington, CT, 06029
 Phone: 860-870-3105

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	94	116
Median Price	\$375,500	\$395,000

► REAL ESTATE SALES

1 ABBOTT RD U:189..... **\$192,500**
 B: Ryan Gallagher
 S: Robert Gauthier & Judith Gauthier
 Vol/Page: 553/1188, Date: 12/26/24, Warranty
 Mtg: Total Mtg Svcs \$145,000
 Use: 1 Bdrm Condo
 Prior Sale: \$190,000 (12/23)

34 NEWELL HILL RD **\$305,000**
 B: Jordan Brock
 S: Gabbi Mendelsohn
 Vol/Page: 553/1153, Date: 12/23/24, Warranty
 Mtg: First World Mortgage \$311,557
 Use: 3 Bdrm Ranch, Lot: 50094sf
 Prior Sale: \$160,000 (04/13)

13 STAFFORD RD **\$350,000**
 B: Nivardo O Bravo
 S: Gregory Lepage
 Vol/Page: 554/33, Date: 12/26/24, Warranty
 Mtg: Interstate Hm Ln Ctr \$290,700
 Use: 3 Bdrm Raised Ranch, Lot: 217800sf
 Prior Sale: \$355,000 (12/05)

► MORTGAGES

1 ABBOTT RD U:32..... **\$115,000**
 Lindsay Young+ from Newrez LLC

3 ASHLEY WAY U:3..... **\$80,000**
 Saravana K Kamaraj+ from Nutmeg State Financial Cr

2 CANTOR KNL **\$221,900**
 Thomas M Macaluso+ from Better Mortgage Corp

1 DAVID DR **\$100,000**
 Arthur A Rotunno+ from American Eagle Financial Cr

2 DONOFRIO AVE..... **\$584,000**
 Thomas Donofrio+ from M&T Bank NA

22 FROG HOLLOW RD **\$290,000**
 Michael D Brunelle+ from Webster Bank

8 GEM DR **\$50,000**
 Lynn A Durand+ from 360 Federal Credit Union

181 MOUNTAIN ST **\$60,000**
 Aaron A Schwartz+ from Discover Bank

32 UPPER BUTCHER RD **\$288,700**
 Justin Gottier+ from Windsor Federal Bank

NO STREET GIVEN..... **\$25,000**
 Ryan Gallagher+ from Connecticut Housing Finance A

HEBRON

TOWN CLERK: FRANCESCA VILLANI, ACTING
 15 Gilead St, Hebron, CT, 06248
 Phone: 860-228-5971

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	85	87
Median Price	\$380,000	\$435,000

► REAL ESTATE SALES

468 WALL ST **\$289,400**
 B: Heidi E Richards & Evan P Theroux
 S: Kaylee M Stevenson
 Vol/Page: 620/796, Date: 12/26/24, Warranty
 Mtg: Movement Mtg LLC \$274,930
 Use: 3 Bdrm Colonial, Lot: 49658sf
 Prior Sale: \$275,000 (10/08)

109 WELLSWOOD RD..... **\$442,000**
 B: Gina Lucchese
 S: Karen M Bilodeau
 Vol/Page: 620/818, Date: 12/26/24, Warranty
 Mtg: United Wholesale Mtg \$392,000
 Use: 3 Bdrm Colonial, Lot: 339768sf
 Prior Sale: \$165,000 (08/94)

► MORTGAGES

174 MARTIN RD **\$200,000**
 Daniel D Garrison+ from Berkshire Bank

60 N POND RD..... **\$85,000**
 Marybeth F Sliter+ from LoanDepot.Com LLC

355 WALL ST **\$360,000**
 Diane Z Piper+ from American Eagle Financial Credi

79 WILDFLOWER DR..... **\$55,000**
 Kristen Brewer+ from Chelsea Groton Bank

SOMERS

TOWN CLERK: DAVID MARTI
 600 Main St, Somers, CT, 06071
 Phone: 860-763-8207

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	73	86
Median Price	\$382,000	\$417,500

► MORTGAGES

216 DURKEE RD **\$100,000**
 Alejandro A Diaz Jr+ from Bank of America NA

14 ORCHARD VW \$249,000
Christopher R Allsop+ from TD Bank NA

67 PARTRIDGE RUN \$330,000
Edward J Palomba+ from Liberty Bank

STAFFORD

TOWN CLERK:KAREN G. TROIANO
PO Box 11, Stafford, CT, 06075
Phone:860-684-1765

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	86	107
Median Price	\$275,750	\$285,000

► REAL ESTATE SALES

BLODGETT RD \$80,000
B: Jeremy Slater & Grace Slater
S: Morgan Ronald W Est & William Morgan
Vol/Page: 738/332, Date: 12/23/24, Executor

176 BUCKLEY HWY \$45,000
B: Ryan Whitehead
S: Andrew H Whitehead
Vol/Page: 738/339, Date: 12/24/24, Quit Claim
Use: 3 Bdrm Cape Cod, Lot: 219542sf
Prior Sale: \$228,000 (06/22)

301 BUCKLEY HWY \$185,000
B: Eileen Cessario
S: Kathryn K Farrar
Vol/Page: 738/349, Date: 12/24/24, Quit Claim
Use: Mixed Use-Prim Res & Agricul, Lot: 2147508sf

11 DEEPWOOD DR \$142,000
B: Joseph Sbona & Joelle Dero
S: James E Covensky & Carol A Covensky
Vol/Page: 738/312, Date: 12/23/24, Warranty
Mtg: James E Covensky \$1
Use: 3 Bdrm Ranch, Lot: 85378sf

25 MAGAURAN DR \$110,000
B: Richard J Dabek & Shelley J Dabek
S: Craig W St Germain & Joann St Germain
Vol/Page: 738/306, Date: 12/23/24, Warranty
Use: Residential Open Land, Lot: 103673sf
Prior Sale: \$122,000 (05/07)

107 WOODGATE CIR \$290,000
B: Raymond Lavalley & Finn Streeter
S: Daniel K Haeseler
Vol/Page: 738/288, Date: 12/23/24, Warranty

► MORTGAGES

72 COOPER LN \$284,747
Finn Streeter+ from Semper Home Loans

9 DELPHI RD \$260,700
Stacey J Hannaford+ from Polaris Home Funding

117 MONSON RD \$50,000
Ryan P Lacroix+ from 360 Federal Credit Union

200 MONSON RD \$356,847
Gary Schwartz+ from American Financial Network

33 SUNSET RIDGE RD \$250,000
Allen D Harvell Jr+ from Stafford Savings Bank

TOLLAND

TOWN CLERK:KATHLEEN PAGAN
21 Tolland Green, 5th Level, Tolland, CT, 06084
Phone:860-871-3630

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	127	124
Median Price	\$355,000	\$420,000

► REAL ESTATE SALES

228 ANDERSON RD \$400,000
B: Megan E Schlask & Joshua M Akeley
S: Jill S Hatch
Vol/Page: 1658/140, Date: 12/23/24, Warranty
Mtg: Better Mortgage Corp \$370,000
Use: 2 Bdrm Raised Ranch, Lot: 91040sf

90 BRANDEN WAY \$600,000
B: Danielle Cecchini & John R Derosa 3rd
S: John F Isch & Dawn Isch
Vol/Page: 1658/205, Date: 12/26/24, Warranty
Mtg: Prosperity Home Mtg \$540,000
Use: 3 Bdrm Colonial, Lot: 44867sf
Prior Sale: \$189,728 (07/95)

44 NEW RD \$380,000
B: Rafael E Zapata & Neisha L Alverio
S: Roger G Lord, Tr for Roger & Anna Lord T
Vol/Page: 1658/172, Date: 12/23/24, Trustee
Mtg: Security National Mtg \$304,000
Use: 4 Bdrm Colonial, Lot: 30056sf

65 PATRICIA DR \$372,500
B: Barbara Haloburdo & Arthur Haloburdo
S: Melona Martinez & Alexander Cruz
Vol/Page: 1658/113, Date: 12/23/24, Warranty
Mtg: Movement Mtg LLC \$298,000
Use: 3 Bdrm Ranch, Lot: 43996sf
Prior Sale: \$305,000 (09/20)

► MORTGAGES

96 BROWNS BRIDGE RD \$150,000
Laura A Labrecque+ from Manufacturers and Traders

587 MERROW RD \$7,812
Evan Sewell+ from USA Housing and Urban Developmen

39 REED RD \$90,000
Kristy L Laporte+ from Discover Bank

VERNON

TOWN CLERK:KAREN C. DAIGLE
14 Park Pl, Vernon, CT, 06066
Phone:860-870-3662

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	167	170
Median Price	\$292,000	\$320,500

► REAL ESTATE SALES

27 BANCROFT RD \$301,000
B: Kimberly Schiebel
S: Joseph Bruffee
Vol/Page: 2860/266, Date: 12/09/24, Warranty
Mtg: Liberty Bk \$270,000
Use: 3 Bdrm Cape Cod, Lot: 10454sf
Prior Sale: \$179,900 (08/14)

18-20 DAVIS AVE \$330,000
B: Costa Realty LLC
S: William H Pease & Elizabeth Pease
Vol/Page: 2860/200, Date: 12/09/24, Warranty

DOBSON CMNS U:9 \$349,900
B: Thomas P Bielenda & Jane M Bielenda
S: Margaret R Lapointe
Vol/Page: 2860/390, Date: 12/11/24, Warranty
Use: Condo

21 ELLINGTON AVE \$422,250
B: Todd P Silber
S: levgenil Gusiev
Vol/Page: 2860/204, Date: 12/09/24, Warranty
Mtg: Plaza Home Mtg \$502,645
Use: 5 Bdrm Colonial, Lot: 11326sf
Prior Sale: \$320,000 (07/22)

39 HILLTOP AVE \$300,000
B: Abimael Chamorro
S: John J Lajeunesse & Kristine A Lajeunesse
Vol/Page: 2860/320, Date: 12/10/24, Warranty
Mtg: Mortgage Research Ctr \$300,000
Use: 3 Bdrm Ranch, Lot: 13939sf
Prior Sale: \$234,900 (05/06)

17 SCOTT DR \$324,000
B: Zaihao Wang & Zin Wang
S: Diana D Mott
Vol/Page: 2860/318, Date: 12/10/24, Warranty
Use: 2 Bdrm Ranch, Lot: 13504sf

22 SKINNER RD \$255,000
B: Brian D Schwarm
S: Donald E Schwarm
Vol/Page: 2860/234, Date: 12/09/24, Warranty
Mtg: Movement Mtg LLC \$190,000
Use: 3 Bdrm Ranch, Lot: 20038sf

60 VISTA VIEW LN \$575,000
B: Richard D Riddle & Mary B Friar
S: Richard J Stewart & Ada C Stewart
Vol/Page: 2860/298, Date: 12/10/24, Warranty

► MORTGAGES

27 BANCROFT RD \$25,000
Kimberly Schiebel+ from Connecticut Housing Financ

12 BELLEVUE AVE \$231,990
Brittany Helddon+ from Originpoint Llc

143 BOULDERCREST LN \$415,593
Benjamin Doan+ from Mortgage Research Center

224 HARTFORD TPKE \$2,100,000
Vernon Circle Partners LL+ from NBT Bank NA

243 HARTFORD TPKE \$2,100,000
Vernon Circle Partners LL+ from NBT Bank NA

63 PEARL DR \$400,000
Tylee Hamm+ from Connecticut State Employees Fed C

135 RAINBOW TRL \$75,000
Matthew T Kocpza+ from Spring EQ LLC

30 SUSAN RD \$141,300
Joseph M Carnemolla+ from Windsor Federal Bank

565 TALCOTTVILLE RD \$24,000
Andrew P Mccord+ from Webster Bank

60 VISTA VIEW LN U:60 \$150,000
Richard D Riddle+ from Total Mortgage Services

WILLINGTON

TOWN CLERK:ROBIN CAMPBELL
40 Old Farms Rd, Willington, CT, 06279
Phone:860-487-3121

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	36	23
Median Price	\$324,500	\$355,000

► REAL ESTATE SALES

284 WILLINGTON HILL RD \$337,868
B: Prakash Banjara & Deuti K Banjara
S: Susan Ponzio, Tr for The Griffin Childrens Re
Vol/Page: 236/1128, Date: 12/23/24, Trustee
Mtg: CT Housing Fin Auth \$25,000
Use: 3 Bdrm Raised Ranch, Lot: 102802sf

► MORTGAGES

22 LUCHON RD \$54,000
Joni L Dunstan+ from Liberty Bank

284 WILLINGTON HILL RD \$319,550
Prakash Banjara+ from CMG Home Loans



WINDHAM COUNTY

BROOKLYN

TOWN CLERK: KATHERINE BISSON
4 Wolf Den Rd, Brooklyn, CT, 06234
Phone: 860-779-3411

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	56	66
Median Price	\$332,000	\$375,000

► REAL ESTATE SALES

273 GORMAN RD..... \$409,000
B: Carlos L Melendez
S: Hilltop Contractors LLC
Vol/Page: 737/198, Date: 12/23/24, Warranty
Mtg: Guaranteed Rate Inc \$396,730

649 HARTFORD RD..... \$450,000
B: Hunter Wood
S: Angela M Tidwell & Aron K Tidwell
Vol/Page: 737/176, Date: 12/23/24, Warranty
Mtg: T2 Financial LLC \$360,000
Use: 3 Bdrm Conventional, Lot: 583704sf
Prior Sale: \$280,000 (06/18)

15 HYDE RD..... \$64,000
B: Agk Construction LLC
S: Michelle Sigfridson
Vol/Page: 737/225, Date: 12/23/24, Warranty
Use: Commercial Vacant Land, Lot: 67518sf
Prior Sale: \$150,000 (08/08)

405 PROVIDENCE RD..... \$600,000
B: Fsi Motorsports LLC
S: Brooklyn 405 LLC
Vol/Page: 737/245, Date: 12/23/24, Warranty
Use: 4 Bdrm Ranch, Lot: 456509sf
Prior Sale: \$320,000 (05/13)

423 PROVIDENCE RD..... \$600,000
B: Fsi Motorsports LLC
S: Brooklyn 405 LLC
Vol/Page: 737/245, Date: 12/23/24, Warranty
Use: Commercial Vacant Land, Lot: 49658sf

► MORTGAGES

131 DAY ST..... \$13,060
Jennifer Nemeth+ from USA Housing and Urban Develo

21 FRANKLIN DR..... \$280,000
Dennis Nye+ from CalCon Mutual Mortgage LLC

21 FRANKLIN DR..... \$280,000
Dennis Nye+ from CalCon Mutual Mortgage LLC

99 POMFRET RD..... \$213,000
Nannette Bartels+ from Angel Oak Mortgage Solution

281 TATNIC RD..... \$250,000
Clifford I Stirba+ from Charter Oak Federal Credit

CANTERBURY

TOWN CLERK: NATALIE ELLSTON
1 Municipal Dr, Canterbury, CT, 06331
Phone: 860-546-9377

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	25
Median Price	\$315,000	\$355,000

► REAL ESTATE SALES

BARSTOW RD..... \$89,900
B: Lori Bannister
S: Amy B Lyons
Vol/Page: 276/53, Date: 12/23/24, Warranty

WOODCHUCK HILL RD..... \$165,000
B: Matthew J Jakan & Kaye C Jakan
S: Travis J Jakan
Vol/Page: 276/92, Date: 12/24/24, Warranty

88 WOODCHUCK HILL RD..... \$165,000
B: Matthew J Jakan & Kaye C Jakan
S: Travis J Jakan
Vol/Page: 276/92, Date: 12/24/24, Warranty
Use: Mixed Use-Prim Res & Agricul, Lot: 1404810sf

► MORTGAGES

201 CEMETERY RD..... \$84,783
Keegan Fitzgerald+ from Navy Federal Credit Union

362 N CANTERBURY RD..... \$214,285
Lima Equity Fund I LLC+ from James T Donofrio

KILLINGLY

TOWN CLERK: ELIZABETH M. WILSON
172 Main St, Killingly, CT, 06239
Phone: 860-779-5308

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	126	118
Median Price	\$315,000	\$339,000

► REAL ESTATE SALES

93 MAPLE ST..... \$385,000
B: David Andino
S: Sj Funding LLC
Vol/Page: 1429/176, Date: 12/23/24, Warranty
Mtg: Guaranteed Rate Inc \$365,750
Use: 2-Family Two Family, Lot: 22216sf

82 THOMPSON PIKE..... \$440,000
B: Michelle M Pietrowicz
S: Michael Kozlowski & Valerie Kozlowski
Vol/Page: 1429/208, Date: 12/24/24, Warranty
Mtg: HarborOne Mortgage \$352,000
Use: 4 Bdrm Colonial, Lot: 48787sf
Prior Sale: \$143,000 (10/14)

3 WEEKS LN..... \$375,000
B: Diane Summa
S: Rcka Enterprises LLC
Vol/Page: 1429/72, Date: 12/23/24, Warranty
Mtg: Centreville Bank \$200,000
Use: 2 Bdrm,
Prior Sale: \$40,000 (11/22)

► MORTGAGES

31 CHARLTON AVE..... \$248,950
Michelle Costello+ from Carrington Mortgage Serv

18 PUTNAM PIKE..... \$49,061
Pizza Town Holdco LLC+ from Lnnac1 S2-a Llc

PLAINFIELD

TOWN CLERK: DIANNE TALBOT
8 Community Ave, Plainfield, CT, 06354
Phone: 860-230-3009

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	92	76
Median Price	\$291,000	\$310,000

► REAL ESTATE SALES

67 N STERLING RD..... \$409,000
B: Matthew M Kopp & Taylor J Desjardins
S: Jacob Laflamme & Alayna Benedetti
Vol/Page: 629/574, Date: 12/26/24, Warranty
Mtg: Dime Bank \$396,730
Use: 3 Bdrm Colonial, Lot: 196020sf
Prior Sale: \$325,000 (10/21)

10-16 PUTNAM RD U:A-C..... \$330,000
B: Tmc Keywest LLC
S: Derrick Barnaby & Victoria Barnaby
Vol/Page: 629/473, Date: 12/23/24, Warranty
Mtg: Cherine Spagnolo \$340,000
Use: Condo

5 STONE HOUSE DR..... \$500,000
B: Martin J Jackson Jr & Lisa A Jackson
S: Ellis Sage
Vol/Page: 629/449, Date: 12/23/24, Warranty
Mtg: Guild Mortgage Co \$300,000

► MORTGAGES

139 CANTERBURY RD..... \$14,876
Mary L Rychling+ from USA Housing and Urban Develo

29-35 MAIN ST..... \$300,000
Lima Equity Fund 1 LLC+ from Blain J Kukeitch

27 NORTHERN DR..... \$175,000
Daniel R Hansen+ from Jewett City Savings Bank

59 OAKWOOD BLVD..... \$270,000
Anthony C Paradis+ from Wells Fargo Bank NA

390 SPAULDING RD..... \$382,500
Tyler Chaves+ from CMG Home Loans

390 SPAULDING RD U:16..... \$382,500
Tyler Chaves+ from CMG Home Loans

POMFRET

TOWN CLERK: CHERYL A. GRIST
5 Haven Rd, Pomfret, CT, 06259
Phone: 860-315-5730

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	22
Median Price	\$365,000	\$424,000

► REAL ESTATE SALES

90 QUASSET RD..... \$1,125,000
B: Kenneth R Loiselle & Kelly Jones
S: Carol Barrette
Vol/Page: 391/440, Date: 12/23/24, Warranty
Use: Mixed Use-Res Dwell & OpenSp, Lot: 2613600sf
Prior Sale: \$955,000 (04/21)

► **MORTGAGES**

202 BABBITT HILL RD **\$305,250**
Daniel Marsala+ from Rocket Mortgage

185 KEARNEY RD **\$250,000**
Alyson R Aleman+ from Eastern CT Savings Bank

19 TAFT POND RD **\$24,773**
John G Mccarthy+ from Quaboag Valley Business Assi

19 TAFT POND RD **\$12,000**
John G Mccarthy+ from Quaboag Valley Business Assi

PUTNAM

TOWN CLERK:CHRISTINE BRIGHT
200 School St, Putnam, CT, 06260
Phone:860-963-6800

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	59	71
Median Price	\$285,000	\$320,000

► **REAL ESTATE SALES**

100 BATES AVE **\$85,000**
B: Zachary J Messier
S: Darlene Murray
Vol/Page: 867/397, Date: 12/23/24, Warranty
Mtg: First American Hm Ln \$76,500
Use: 2 Bdrm Cottage, Lot: 9583sf
Prior Sale: \$45,000 (02/14)

140 MUNYAN RD **\$445,000**
B: Kevin Poole & Heather Wylie
S: Judith D Rhynhart
Vol/Page: 867/427, Date: 12/23/24, Warranty
Mtg: Envoy Mtg LTD \$431,650
Use: 3 Bdrm Cape Cod, Lot: 87556sf

21 OAK HILL DR **\$180,000**
B: Marc M Ravenelle
S: Gregory D Ravenelle & Lynn A Ravenelle
Vol/Page: 867/451, Date: 12/24/24, Warranty
Mtg: Centreville Bank \$180,000
Use: 2-Family Ranch, Lot: 16553sf

531 PROVIDENCE PIKE **\$365,000**
B: Peter Plante
S: Schellinger Bob H Est & Adam M Schellinger
Vol/Page: 867/481, Date: 12/26/24, Executor
Mtg: Envoy Mtg LTD \$358,388
Use: 3 Bdrm Split Level, Lot: 91476sf
Prior Sale: \$199,000 (04/09)

► **MORTGAGES**

33 CHAPMAN ST **\$15,314**
Ryan Place+ from USA Housing and Urban Development

294 GROVE ST **\$5,726**
Jennifer L Robitaille+ from USA Housing and Urban

STERLING

TOWN CLERK:HEATHER R. GEORGE
1183 Plainfield Pike, Sterling, CT, 06377
Phone:860-564-2904

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	17	23
Median Price	\$300,000	\$365,000

► **MORTGAGES**

109 INDUSTRIAL PARK RD **\$31,213**
J Joslyn & Sons Quarry Co+ from Eastern CT Savings

5 JULIANS CIR **\$316,000**
Caleigh F Clifford+ from CMG Mortgage Inc

3 LOGANS WAY **\$68,000**
Dumeer Properties LLC+ from Rpm Development Llc

699 NORWICH RD **\$68,000**
Dumeer Properties LLC+ from Rpm Development Llc

THOMPSON

TOWN CLERK:RENEE WALDRON
815 Riverside Dr, Thompson, CT, 06255
Phone:860-923-9900

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	69	60
Median Price	\$352,000	\$361,800

► **REAL ESTATE SALES**

2-D BUCKLEY HILL RD **\$350,000**
B: Robert Cheskey & Kathleen Cheskey
S: Mountford Const LLC
Vol/Page: 1073/283, Date: 12/26/24, Warranty

2 E BUCKLEY HILL RD **\$350,000**
B: Mountford Const LLC & Adrianna Dereszkiwicz
S: Mountford Const LLC
Vol/Page: 1073/248, Date: 12/26/24, Warranty
Mtg: Total Mtg Svcs \$280,000

299 REARDON RD **\$775,000**
B: Nashoba Stoneworks Inc
S: Thompson Rail Bus Pk LLC
Vol/Page: 1074/24, Date: 12/27/24, Warranty
Mtg: Thompson Rail Bus Pk \$675,000
Use: Industrial Warehouse, Lot: 237838sf

► **MORTGAGES**

2-D BUCKLEY HILL RD **\$110,000**
Kathleen Cheskey+ from Wells Fargo Bank NA

20 LABBY RD **\$240,000**
Brian T Clark+ from Webster Five Cents Savings Ban

521 LOWELL DAVIS RD **\$220,000**
Linda Aries+ from CalCon Mutual Mortgage LLC

555 THOMPSON RD **\$113,000**
Caitlyn L Leveille+ from United Wholesale Mortgage

2 VERNON LN **\$100,000**
David E Dalpe+ from Centreville Bank

WINDHAM

TOWN CLERK:PATRICIA P. SPRUANCE
979 Main St, Windham, CT, 06256
Phone:860-465-3013

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	110	127
Median Price	\$245,000	\$250,000

► **REAL ESTATE SALES**

52 NUTMEG LN **\$390,000**
B: Wayne Derosier
S: Jake Mueller
Vol/Page: 1396/703, Date: 12/26/24, Warranty
Mtg: Cross Country Mtg Inc \$366,300
Use: 3 Bdrm Raised Ranch, Lot: 176418sf
Prior Sale: \$360,000 (01/24)

624 PLEASANT ST **\$230,000**
B: Emmanuel Seda
S: Jennifer L Goodwin
Vol/Page: 1396/585, Date: 12/23/24, Warranty
Mtg: Guaranteed Rate Inc \$212,000
Use: 2 Bdrm Old Style, Lot: 41382sf
Prior Sale: \$85,000 (07/20)

► **MORTGAGES**

39 ARNOLDS LN **\$1,222,500**
Thread City Realty LLC+ from Jewett City Savings B

10 BABCOCK CT **\$1,222,500**
Thread City Realty LLC+ from Jewett City Savings B

111 CAREY HL **\$110,000**
Tmc Keywest LLC+ from Equity Trust Company

136 JACKSON ST **\$1,222,500**
Thread City Realty LLC+ from Jewett City Savings B

15 MILK ST **\$110,000**
Tmc Keywest LLC+ from Equity Trust Company

200 OLD BUSH HILL RD **\$285,039**
B Goodreau & Sons Bldg LL+ from Builder Finance In

624 PLEASANT ST **\$25,000**
Emmanuel Seda+ from Connecticut Housing Finance Au

200 TUCKIE RD **\$7,923**
Heather M Dupere+ from USA Housing and Urban Devel

236 VALLEY ST **\$1,222,500**
Thread City Realty LLC+ from Jewett City Savings B

240 VALLEY ST **\$1,222,500**
Thread City Realty LLC+ from Jewett City Savings B

667 WINDHAM RD **\$400,000**
671 Windham Rd LLC+ from Southeastern CT Enterpr R

671 WINDHAM RD **\$400,000**
671 Windham Rd LLC+ from Southeastern CT Enterpr R

WOODSTOCK

TOWN CLERK:JUDY WALBERG
415 Route 169, Woodstock, CT, 06281
Phone:860-928-6595

MARKET STATISTICS THROUGH NOVEMBER

	YTD 2023	YTD 2024
Number of 1-Fam Sales	76	94
Median Price	\$417,500	\$423,500

► **MORTGAGES**

175 CENTER RD **\$15,000**
Christopher W Mancuso+ from Webster First Federal

49 REDHEAD HILL RD **\$40,000**
Justin Dietz+ from BankESB

1776 ROUTE 197 **\$135,000**
Robert P Voght 2nd+ from Navy Federal Credit Union