

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
MIXED USE						
197	19-83	0310	142 BROADWAY	GNC REAL ESTATE LLC	6/2/2021	\$800,000
207	19-93	0310	186 BROADWAY	186 BROADWAY LLC	11/30/2021	\$3,971,000
335	26-1	0310	305 COMMANDANTS WY	ONE AMCO SOUTH LLC	6/7/2021	\$4,000,000
720	38-110	0310	28 WASHINGTON AV	LAWRENCE BLDG LLC	3/30/2021	\$4,500,000
851	47-63	0310	62 WASHINGTON AV	BELLINGHAM SQUARE LLC	3/31/2021	\$1,350,000
863	48-6	0310	80 WASHINGTON AV	80-82 WASHINGTON AVE LLC	6/15/2021	\$1,500,000
SINGLE FAMILY						
3841	56-78	1010	71 ADDISON ST	GUTIERREZ EUSEBIO A	11/5/2021	\$485,000
4453	64-137	1010	71 BLOOMINGDALE ST	PHAM MAGIE	12/9/2021	\$427,000
3539	47-41	1010	25 BLOSSOM ST	SANABRIA GERSON G	1/13/2021	\$510,000
4763	67-81	1010	943 BROADWAY	FREDENBURG ROSS	4/9/2021	\$540,000
2660	21-112	1010	165 CENTRAL AV	ALARCON MICHAEL	10/6/2021	\$485,000
6067	92-54	1010	37 COLUMBUS ST	SORTO GUERRA HINMAR	4/2/2021	\$475,000
4888	68-98	1010	357 CRESCENT AV	GOMEZ-PEREIRA JONATHAN DANIEL & GOMEZ WILLIAM O & PEREIRA ANA I	11/12/2021	\$350,000
4820	68-29	1010	366 CRESCENT AV	PLEITEZ, JOSE A & MARIA B & JUANA	1/29/2021	\$440,000
4892	69-1	1010	388 CRESCENT AV	DREYER LUKE P	9/7/2021	\$473,000
4903	69-13	1010	418 CRESCENT AV	LOPEZ ZAIDA I	11/8/2021	\$359,000
4122	58-62	1010	68 ELEANOR ST	KC SHRADHA & ASHMITA	8/18/2021	\$567,000
4517	65-21	1010	90 FRANKLIN AV	GATTI MARK & ANTHONY	7/15/2021	\$475,000
2127	18-32	1010	20 HIGH ST	AILAWADHI ARCHANA R	12/29/2021	\$570,000
4832	68-41	1010	21 HOOPER ST	MARTINEZ JORGE L	6/14/2021	\$725,000
4847	68-58	1010	32 HOOPER ST	CHUKE BIMAL P & RINA	7/30/2021	\$570,000
2142	18-48	1010	12 HOWELL CT	SANTOS GABRIELA A BOSCIO & DESMARAIS JEFFREY R	5/27/2021	\$449,000
3458	39-71	1010	22 MARLBORO ST	HANLEY SARAH	11/1/2021	\$567,000
4054	57-166	1010	15 ORANGE ST	RITCH SARAH E	3/25/2021	\$552,000
4079	58-18	1010	56 PARKER ST	SANDOVAL OSCAR A & TEJADA SONIA E	6/15/2021	\$499,000
4557	65-53	1010	12 STURGIS ST	RIZI BAHAR SALIMIAN & GHAZAL SALIMIAN	10/26/2021	\$500,000
3993	57-104	1010	76 TUDOR ST	SANCHEZ GALEANA MIGUEL A	4/2/2021	\$560,000
5068	73-17	1010	55 WARREN AV	HUFFER KIMBERLY SUE & VIGIL KATHRYN IRENE	2/9/2021	\$478,000
4849	68-60	1010	23 WASHBURN ST	NOOR YAHYA M	11/26/2021	\$714,900
5258	76-39	1010	47 WASHBURN ST	MENDOZA ARNULFO & FUENTES MAURA	2/8/2021	\$440,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
6112	93-12	1010	60 WOODLAWN AV	LOPEZ MIGUEL A & PEREZ ANA G	9/23/2021	\$550,000
CONDOMINIUM						
4387	64-8K	1021	124 ADDISON ST 11	PLEITEZ JULIO	4/23/2021	\$237,000
4381	64-8E	1021	124 ADDISON ST 05	SOTO ABIGAIL & COLON ABBY-THAMARA	3/1/2021	\$255,000
4391	64-8P	1021	124 ADDISON ST 15	OKAI EZEKIEL N & OKOH-ADDO DORCAS	6/4/2021	\$305,000
2221	18-95V	1021	19 ADMIRALS WY	BUCH BRIAN P & BERGER BRITTANY L	6/11/2021	\$605,000
2972	27-20A	1021	131 BEACON ST 01	SONG QIANRU	8/3/2021	\$335,000
1631	11-90A	1021	22 BEACON ST 1	MAKRIDIS CHRYSOSTOMOS	6/29/2021	\$349,000
1638	11-90H	1021	22 BEACON ST 8	BROWNE KYLE	9/3/2021	\$430,000
2087	18-4D	1021	44 BEACON ST 4	BOSE SATRAJIT	7/8/2021	\$454,000
135663	47-38U3	1021	42 BLOSSOM ST 3	STATHI JOANA L	5/25/2021	\$505,000
135664	47-38U4	1021	42 BLOSSOM ST 4	HENRY AARON	5/25/2021	\$505,000
135662	47-38U2	1021	42 BLOSSOM ST 2	LEE MAUREEN K	6/8/2021	\$510,000
135661	47-38U1	1021	42 BLOSSOM ST 1	GUST-BARDON ROBERT	8/5/2021	\$510,000
1915	17-3W	1021	100 BOATSWAINS WY 305	COX MICHAEL & ANDRONIKOS PERSEFONI	12/23/2021	\$420,000
1886	17-3AO	1021	100 BOATSWAINS WY 503	LAVIGNE GERARD & CATHERINE	6/30/2021	\$455,000
1493	10-2AH	1021	15 BOATSWAINS WY	HALLSMITH GEORGE C & RESTREPO LOPEZ IRIS L.	7/2/2021	\$666,000
2024	17-7J	1021	50 BOATSWAINS WY 110	OKANE ANDREW & CAROLINE	11/29/2021	\$435,000
2017	17-7B	1021	50 BOATSWAINS WY 102	SCRIMA JR ANTHONY E & BERNARD MEREDITH A	9/10/2021	\$460,000
2066	17-7A34	1021	50 BOATSWAINS WY 503	VAIDYA ADAIT & PHADKE SHIVANI	9/17/2021	\$489,000
2068	17-7A36	1021	50 BOATSWAINS WY 505	SOTELO MARIBEL	8/2/2021	\$492,500
1964	17-4J	1021	49 BREAKWATER DR 10	COELHO CAMILLA PORTO VIVALDI & SAMPAIO MATHEUS GEDEON	5/17/2021	\$600,000
1961	17-4G	1021	55 BREAKWATER DR 07	SQUARE OAK REALTY TRUST	7/9/2021	\$611,000
101208	19-1G	1021	100 BROADWAY 7	FAUDE PAUL B & TAYLOR AMBER R	3/25/2021	\$530,000
103130	10-57U2	1021	49 BROADWAY 2	WARTENBERG MAREK	3/3/2021	\$372,000
103472	49-22B3	1021	731 BROADWAY 3	RAMIREZ JOSE A	11/17/2021	\$350,000
104257	10-17U09	1021	81 BROADWAY 09	JENSEN STEPHEN	3/8/2021	\$352,000
135708	67-70311	1021	932 BROADWAY 311	AMAYA-FLORES MARTHA J	11/9/2021	\$241,500
135688	67-70201	1021	932 BROADWAY 201	SAMUEL CHEYNE	12/16/2021	\$241,500
135691	67-70205	1021	932 BROADWAY 205	ZYWINA DARIUSZ R	4/29/2021	\$310,000
135711	67-70314	1021	932 BROADWAY 314	ZYWINA DARIUSZ R	4/29/2021	\$310,000
135690	67-70204	1021	932 BROADWAY 204	CARROLL MICHELLE F	3/26/2021	\$313,900
135698	67-70213	1021	932 BROADWAY 213	ABRISHAMI SEYED M	3/15/2021	\$315,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
135701	67-70304	1021	932 BROADWAY 304	MOLINA GLORIA E	4/12/2021	\$319,900
135689	67-70202	1021	932 BROADWAY 202	HEANG MENG	5/7/2021	\$320,000
135710	67-70313	1021	932 BROADWAY 313	MURPHY SAMANTHA	3/26/2021	\$321,000
135709	67-70312	1021	932 BROADWAY 312	DOMIGAN PAUL	3/31/2021	\$322,000
135697	67-70212	1021	932 BROADWAY 212	HINCKLEY DANIELLE P	4/26/2021	\$329,000
135702	67-70305	1021	932 BROADWAY 305	KHALIFA ADAM	3/24/2021	\$329,900
135700	67-70303	1021	932 BROADWAY 303	BRENNAN EMILY R	4/23/2021	\$330,000
135693	67-70207	1021	932 BROADWAY 207	XHUGLINI BESJAN	4/16/2021	\$374,000
135718	67-70210	1021	932 BROADWAY 210	PUGH TYRELL KEONE	5/7/2021	\$376,900
135714	67-70403	1021	932 BROADWAY 403	HARRIS JACQUELINE A	5/3/2021	\$385,000
135704	67-70307	1021	932 BROADWAY 307	SUN YIQIAN	3/24/2021	\$388,888
135707	67-70310	1021	932 BROADWAY 310	HAWORTH JEFFERY	3/12/2021	\$395,000
135692	67-70206	1021	932 BROADWAY 206	RANCATORE MIRIAM E	7/9/2021	\$399,000
135703	67-70306	1021	932 BROADWAY 306	MEIRLAEN MARION O	5/7/2021	\$421,400
135699	67-70301	1021	932 BROADWAY 301	FLORES KEVIN	4/9/2021	\$425,000
135696	67-70211	1021	932 BROADWAY 211	SAVAGE ALISON	5/21/2021	\$429,000
135694	67-70208	1021	932 BROADWAY 208	HIXON HOLLY	5/3/2021	\$449,900
135705	67-70308	1021	932 BROADWAY 308	KENNEDY PETER J	3/16/2021	\$455,000
135706	67-70309	1021	932 BROADWAY 309	RODEWALD SUSAN E	3/26/2021	\$455,000
135695	67-70209	1021	932 BROADWAY 209	NGUYEN HUNG P	3/19/2021	\$459,900
135712	67-70401	1021	932 BROADWAY 401	CALIX ALDO	3/18/2021	\$575,000
135716	67-70405	1021	932 BROADWAY 405	TANG RUOYU	3/10/2021	\$585,000
135713	67-70402	1021	932 BROADWAY 402	RICHARD EVAN J	4/9/2021	\$605,000
104019	75-32U14	1021	950 BROADWAY 14	POTES PROPERTIES LLC	6/18/2021	\$449,000
104031	75-32U01	1021	950 BROADWAY 01	KRAVETS VADIM	12/29/2021	\$455,000
104028	75-32U05	1021	950 BROADWAY 05	REEVES BLAKE Z	7/9/2021	\$509,900
104043	75-32U25	1021	950 BROADWAY 25	MANTHEI BENJAMIN S & MICHAEL R	3/4/2021	\$515,000
103086	75-35U14	1021	960 BROADWAY 14	HAKES JORDAN E	8/2/2021	\$355,000
103097	75-35U03	1021	960 BROADWAY 03	YEE CHRISTEN & CHAN YUK YE	7/23/2021	\$410,000
2241	18-96I	1021	100 CAPTAINS RW 109	VULETIC ZORAN	10/8/2021	\$439,500
2250	18-96R	1021	100 CAPTAINS RW 301	PLAUT JUSTINE C	5/21/2021	\$450,500
2945	26-3K	1021	200 CAPTAINS RW 203	MUNOZ JOEL	12/21/2021	\$385,000
2960	26-3Z	1021	200 CAPTAINS RW 308	HSIU CHIN CHANG & SEN MU TIEN	2/23/2021	\$392,000
2959	26-3Y	1021	200 CAPTAINS RW 307	SINGLA KAPIL	7/2/2021	\$400,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
2929	26-3AP	1021	200 CAPTAINS RW 504	TRIAANT ROSS N & ANGELIKE	10/27/2021	\$449,000
2197	18-95AI	1021	74 CAPTAINS RW	MULICA BROWN PATRICIA A	6/4/2021	\$590,000
4033	57-137D	1021	23 CARY AV 3	NWOKOGBA KEMJIKA & NWOKOGBA ONYINYEOMA & NWOKOGBA MONYE	1/15/2021	\$425,000
3616	48-72B	1021	33 CARY AV 02	SHRIVASTAVA SIDDHARTHA & RANJAN DIVYA	11/4/2021	\$231,000
135670	21-166U1	1021	99 CENTRAL AV 1	GREENE NOLAN B	4/29/2021	\$460,000
135671	21-166U2	1021	99 CENTRAL AV 2	TAVERAS EVELYN	4/16/2021	\$472,000
135672	21-166U3	1021	99 CENTRAL AV 3	DOWNEY MATTHEW A	4/14/2021	\$490,000
1458	9-2T	1021	100 COMMANDANTS WY 302	RASMUSSEN EVAN	9/27/2021	\$330,000
1448	9-2J	1021	100 COMMANDANTS WY 201	CARROLL WILLIAM THOMAS	2/22/2021	\$350,000
1457	9-2S	1021	100 COMMANDANTS WY 301	LING VINCENT & NANCY T	4/14/2021	\$373,000
1436	9-2AE	1021	100 COMMANDANTS WY 404	YU RAMAN	5/17/2021	\$395,000
1933	17-4AN	1021	160 COMMANDANTS WY 209	MENDONCA ANTHONY	9/17/2021	\$360,000
1947	17-4BA	1021	160 COMMANDANTS WY 401	BHATTARAN AKSHAYA	10/25/2021	\$434,600
1943	17-4AX	1021	160 COMMANDANTS WY 308	YILDIRIM OZLEM	5/24/2021	\$483,000
1941	17-4AV	1021	160 COMMANDANTS WY 306	HANXU LIANG & YEFEN CAI	9/28/2021	\$505,000
1815	13-61W	1021	250 CONGRESS AV 23	CHEN ZHILING	12/23/2021	\$390,000
1814	13-61V	1021	250 CONGRESS AV 22	LIU MICHAEL	5/21/2021	\$406,000
103797	89-8U1	1021	39 COOK AV 1	CRUZ JOSE L & ANA RODRIGUEZ DE	11/5/2021	\$370,000
135658	30-120U1	1021	14 COTTAGE ST 1	BALAJ GRESA	6/4/2021	\$465,000
135659	30-120U2	1021	14 COTTAGE ST 2	DUPONT NICOLE A	5/3/2021	\$485,000
135660	30-120U3	1021	14 COTTAGE ST 3	SINGER NATALIE	4/30/2021	\$495,000
2830	22-91A13	1021	165 COTTAGE ST 406	ARANGO ALFRED RODAS	2/2/2021	\$299,000
2864	22-91A44	1021	165 COTTAGE ST 607	MORALES CHRISTOPHER	1/20/2021	\$310,000
2879	22-91A58	1021	165 COTTAGE ST 706	MEMALLAJ HERON & DAJLANI MIRELA	11/4/2021	\$340,000
2890	22-91A7	1021	165 COTTAGE ST 315	EMERSON WAYNE	12/7/2021	\$375,000
2862	22-91A42	1021	165 COTTAGE ST 605	ASUNCION SANTANA PATRICIA C & PATVARY CHET	4/30/2021	\$380,000
2836	22-91A19	1021	165 COTTAGE ST 412	NICASTRO DENIELLE	6/18/2021	\$389,000
103171	22-98305	1021	175 COTTAGE ST 305	JACKSON ERIC BLAKE	7/21/2021	\$305,000
103190	22-98203	1021	175 COTTAGE ST 203	ZAVALA EVER	1/25/2021	\$335,000
103236	22-98214	1021	175 COTTAGE ST 214	NGOUNOU ORNELLA & BOURNE ABDIEL	9/24/2021	\$385,000
103229	22-98409	1021	175 COTTAGE ST 409	BLUE LAKE REAL ESTATE PROPERTIES LLC	7/15/2021	\$390,000
103223	22-98402	1021	175 COTTAGE ST 402	BACK BAY IC LLC	10/7/2021	\$390,000
103201	22-98404	1021	175 COTTAGE ST 404	WILLIAMS TASHA M	6/24/2021	\$399,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
104354	30-164U2	1021	21 COTTAGE ST 02	BARROS PETER A	5/3/2021	\$440,000
103385	48-11801	1021	39 CRESCENT AV 01	KARKI NIRMAL & GYAWALL DIPENDRA	3/30/2021	\$211,500
103399	48-11803	1021	39 CRESCENT AV 03	GYAWALI DIPENDRA & KARKI NIRMAL	3/30/2021	\$211,500
103397	48-11805	1021	39 CRESCENT AV 05	KARKI PRATIMA & JOSHI RIYA	3/30/2021	\$211,500
103391	48-11811	1021	39 CRESCENT AV 11	KARKI PRATIMA & JOSHI RIYA	3/30/2021	\$211,500
103388	48-11814	1021	39 CRESCENT AV 14	PINEDA JULIO A & DELMI Y	4/14/2021	\$222,000
102847	59-U221	1021	60 DUDLEY ST 221	HAIDER RUTHANN & ERIC D & ALICIA	8/17/2021	\$415,000
102773	59-U109	1021	60 DUDLEY ST 109	PANCHAL HERSHID & BACHWANI MONISHA K	1/11/2021	\$445,000
102877	59-U317	1021	60 DUDLEY ST 317	CHAIYABHAT SHAUN	5/28/2021	\$485,000
102853	59-U311	1021	60 DUDLEY ST 311	MAY CONNOR & PETER	5/26/2021	\$509,000
101669	59-U021	1021	60 DUDLEY ST 021	ODRISCOLL PHILIP F	7/30/2021	\$527,500
3536	47-37G	1021	14 EDEN ST	BETANCUR BELZA M	5/24/2021	\$382,000
3532	47-37C	1021	6 EDEN ST	YANES ALONSO & PENNA DE MENDOZA DELMY	6/4/2021	\$389,000
104333	47-51U9	1021	9 EDEN ST 9	CZERNIZER ERIC P & COPLEY KATHRYN P	6/7/2021	\$489,000
102981	58-67U01	1021	55 ELEANOR ST 01	MOREY DEVIN J & RIZALDOS ELENA C	10/18/2021	\$250,000
102989	58-67U14	1021	55 ELEANOR ST 14	BALCH CHRISTIAN K	4/12/2021	\$289,000
104222	72-67U1	1021	150 FRANKLIN AV 1	NGUYEN NGOC T	8/26/2021	\$380,000
4505	65-14I	1021	56 FRANKLIN AV 10	HOFFENS CARLOS	8/2/2021	\$249,000
3552	47-57A	1021	23 HEARD ST	JOYAL CARL	8/31/2021	\$315,000
103239	68-70U1	1021	66 HOOPER ST 1	CASTRONOVO NICHOLAS P	4/26/2021	\$330,000
103751	66-77U2	1021	37-39 JOHN ST 2	PERRY ELINORE S	1/11/2021	\$250,000
103749	66-77U1	1021	37-39 JOHN ST 1	SANNA JAMES H & KRAEMER AARON J	1/11/2021	\$495,000
103313	65-44503	1021	44 LAFAYETTE AV 503	BINDER STEVEN	12/10/2021	\$238,000
103327	65-44304	1021	44 LAFAYETTE AV 304	WEISS SCHYLER N	2/26/2021	\$247,500
103698	40-8132	1021	132 LIBRARY ST	PANAMENO DEBBIE B	9/9/2021	\$377,000
100984	39-39C	1021	56 LIBRARY ST 3	SONG JASON	3/16/2021	\$260,000
103498	13-36U1	1021	150 MAVERICK ST 1	MAZAS OROZCO CARLOS E	8/24/2021	\$245,000
103503	13-36U2	1021	150 MAVERICK ST 2	ALLRED JOSHUA & KRISTINA PAIGE	7/6/2021	\$290,000
103289	10-42U3	1021	11 MEDFORD ST 3	ZANKOWSKI ZOE ALEXIS	3/8/2021	\$335,000
103288	10-42U2	1021	11 MEDFORD ST 2	ONEIL GERALD	7/23/2021	\$342,500
103464	10-40U2	1021	15 MEDFORD ST 2	RUBINO JOSEPH T	9/24/2021	\$330,000
103462	10-40U1	1021	15 MEDFORD ST 1	LANGEVIN GRANT	6/23/2021	\$495,000
102962	10-45A	1021	5 MEDFORD ST 1	TESTA KATELYN & RUSSO ANTHONY	6/1/2021	\$440,000
103521	85-109U3	1021	7 NICHOLS ST 3	T BUVANESHWARAN	12/17/2021	\$355,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
103522	85-109U2	1021	7 NICHOLS ST 2	WARFIELD ANTHONY & COZ JENNIFER	7/9/2021	\$495,000
135651	57-169U1	1021	9 ORANGE ST 1	BULUGIOIU MIHBEA	5/10/2021	\$395,000
135652	57-169U2	1021	9 ORANGE ST 2	BRIGGS MICHAEL	3/22/2021	\$499,000
101470	19-106J	1021	74 PARK ST 2	TZAFIS GEORGIOS	12/2/2021	\$270,000
2315	19-118C	1021	89 PEARL ST 3	ZYWINA DARIUSZ	8/31/2021	\$280,000
101370	19-139M	1021	92 PEARL ST 13	NAI CHUNG HSU & MING KONG MICHAEL	4/30/2021	\$329,000
1596	11-38C	1021	10 PEMBROKE ST 3	BELL GRAHAM F	8/10/2021	\$365,000
5205	74-17D	1021	41 PRESCOTT AV	AGICIC SANEL & ADELA	3/31/2021	\$405,000
102921	74-26C	1021	7 PRESCOTT AV 3	JOHNSON ALYSSA MARIE	3/8/2021	\$315,000
104540	67-1065	1021	204 SPENCER AV 5	YANG ELLEN & XIUSHENG	9/20/2021	\$542,500
104537	67-1068	1021	204 SPENCER AV 8	DINA DOMINIC A	6/24/2021	\$615,000
135674	67-108U2	1021	208 SPENCER AV 2	LIBKIN MIRANDA D	5/10/2021	\$399,000
135673	67-108U1	1021	208 SPENCER AV 1	PRZYBYLA DAVID M JR	6/9/2021	\$408,000
135678	67-108U6	1021	208 SPENCER AV 6	KIM YONG KOOK	12/2/2021	\$515,000
135675	67-108U3	1021	208 SPENCER AV 3	WRIGHT JARED	4/27/2021	\$529,000
135676	67-108U4	1021	208 SPENCER AV 4	PERRONE KIMBERLY	4/28/2021	\$539,000
135680	67-108U8	1021	208 SPENCER AV 8	MORRIS ROBERT J	5/14/2021	\$577,000
135686	67-113U4	1021	254 SPENCER AV 4	CONFORTI GRAHAM	6/3/2021	\$495,000
135684	67-113U2	1021	254 SPENCER AV 2	BICA LUDMILLA	8/26/2021	\$495,000
135685	67-113U3	1021	254 SPENCER AV 3	FLETCHER STEPHEN	8/26/2021	\$500,000
135683	67-113U1	1021	254 SPENCER AV 1	LOPEZ FRANCISCO A	10/1/2021	\$500,000
135687	67-113U5	1021	254 SPENCER AV 5	SCHILLING JESSICA	8/26/2021	\$515,000
5942	89-29D	1021	74 SPRINGVALE AV 04	CHEUNG ALEX G & LEE KHIN C	6/10/2021	\$255,000
135654	93-8U2	1021	4 STAFFIERY RD 2	HOEHING BRITTNEY	6/17/2021	\$545,000
135656	93-8U4	1021	4 STAFFIERY RD 4	CARPENTER MICHAEL	6/18/2021	\$545,000
135722	93-8U6	1021	4 STAFFIERY RD 6	STERLING MAXIMO	7/1/2021	\$550,000
135655	93-8U3	1021	4 STAFFIERY RD 3	ZHAO RUIDIE	6/8/2021	\$559,000
135653	93-8U1	1021	4 STAFFIERY RD 1	WHIPPLE CREMOSA REALTY TRUST	6/1/2021	\$570,000
135657	93-8U5	1021	4 STAFFIERY RD 5	FUJIWARA DAIGO	6/11/2021	\$575,000
134616	12-30U3	1021	27 SUFFOLK ST 3	HOGAN WYATT A & LIIMATAINEU ALEXANDRA M	9/1/2021	\$635,000
1697	12-56C	1021	38 SUFFOLK ST 3	KOK NUMAN	7/19/2021	\$320,000
1698	12-56D	1021	38 SUFFOLK ST 4	MAHAN EVAN R	6/3/2021	\$462,000
135681	73-12113	1021	113-115 SUMMIT AV 113	BUZZALINO LEONARDO	11/29/2021	\$500,000
135682	73-12115	1021	113-115 SUMMIT AV 115	BAEZ ROSAIVETTE A	9/2/2021	\$531,900

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
1636	11-90F	1021	34 TREMONT ST 6	BRIGGS JACILYN & SIMMONS NATHANAEL M	8/18/2021	\$485,000
1637	11-90G	1021	34 TREMONT ST 7	VORONKOV MICHAEL	4/16/2021	\$525,000
104143	72-53B	1021	26 WARREN AV	MCKENZIE NICOLE	11/30/2021	\$605,000
101489	73-35AH	1021	70 WARREN AV 1-4	SONG DAVID	9/3/2021	\$245,000
101512	73-35BE	1021	70 WARREN AV 4-3	ROMERO MARLENE M	10/21/2021	\$280,000
101510	73-35BC	1021	70 WARREN AV 4-1	MACNICHOL AMANDA	11/5/2021	\$320,000
103518	57-155U3	1021	130 WASHINGTON AV 3	BREWER MONIQUE	2/25/2021	\$270,000
103538	57-67U2	1021	195-2 WASHINGTON AV 195-2	RICE AOIBHINN	10/28/2021	\$360,000
4525	65-2A	1021	208 WASHINGTON AV 1	GONZALEZ-PARK EMERSON	10/8/2021	\$245,000
4538	65-2N	1021	214 WASHINGTON AV 2	BERTONI MARGARET M & ALAIN G & SUSAN R	8/18/2021	\$254,000
4483	65-13B	1021	215 WASHINGTON AV 3	GARCIA JOSE P	1/20/2021	\$255,000
4576	65-6D	1021	218 WASHINGTON AV 4	HIDALGO NICOL J	11/29/2021	\$370,000
5047	72-72A	1021	295 WASHINGTON AV 1	CAULFIELD MADELINE CHRISTINA	12/10/2021	\$495,000
100903	85-101B	1021	441 WASHINGTON AV 002	FRANCIS JODIE	8/23/2021	\$395,000
100923	85-101V	1021	441 WASHINGTON AV 306	CARR BRITTANY COLLEEN & CHAD	3/10/2021	\$435,000
100913	85-101L	1021	441 WASHINGTON AV 202	COLGAN ANDREW	3/5/2021	\$440,000
100915	85-101N	1021	441 WASHINGTON AV 204	FOX-LENT CATHERINE	6/15/2021	\$440,000
100916	85-101O	1021	441 WASHINGTON AV 205	VERO GONZALEZ NOEL	6/30/2021	\$485,000
3400	38-96B	1021	48 WASHINGTON AV 102	DUME EDGARDO	11/15/2021	\$350,000
102915	92-80D	1021	604 WASHINGTON AV 4	GDOY MARCO & SANCHEZ CRUZ NORMA E	10/15/2021	\$332,000
103622	19-U002	1021	25-29 WILLIAMS ST 02	ROSENBAUM MARTYNA & LECH	8/20/2021	\$250,000
103375	19-1071B	1021	157 WINNISIMMET ST 1B	CAMPBELL NATHANIEL T	11/9/2021	\$328,000
1630	11-79I	1021	37 WINNISIMMET ST 9	37-9 WINNISIMMET REALTY TRUST	7/27/2021	\$445,000
1629	11-79H	1021	37 WINNISIMMET ST 8	37-8 WINNISIMMET REALTY TRUST	7/27/2021	\$655,000
134621	11-76U2	1021	73 WINNISIMMET ST 2	KAUFMAN WILLIAM & SHEPHERD MARY	7/14/2021	\$600,000
TWO FAMILY						
4297	64-10	1040	136 ADDISON ST	BONILLA GRETTEL G	6/22/2021	\$660,000
3826	56-63	1040	80 ADDISON ST	MALDONADO PINEDA JORGE H	12/16/2021	\$650,000
3322	31-118	1040	168 BELLINGHAM ST	SIFAT MD SULTAN MAHMUD & ALI MD MUHIB	11/30/2021	\$800,000
4375	64-88	1040	146 BLOOMINGDALE ST	MARTINEZ MELISSA B & JUAN	6/8/2021	\$600,000
4452	64-136	1040	73 BLOOMINGDALE ST	MUNOZ PABLO M & SANTOS A M	8/2/2021	\$690,000
5282	76-69	1040	54 CARROLL ST	PEREZ JOSE N & PEREZ GONZALEZ JUAN J	6/1/2021	\$780,000
4868	68-79	1040	57 CARROLL ST	GARCIA JESUS	3/26/2021	\$700,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
4875	68-85	1040	62 CARROLL ST	HERNANDEZ RAMIREZ JOSE L & HERNANDEZ RAMIREZ LEIDY L & HERNANDEZ GOMEZ LUIS A	11/19/2021	\$650,000
4900	69-9	1040	98 CARROLL ST	GONZALEZ JOSE S & AMANDA M	12/27/2021	\$775,000
5858	89-5	1040	53 COOK AV	OZORIA DULCE & OZORIA RAMON GOMEZ & OZORIA JOSEFINA GOMEZ	1/25/2021	\$690,000
5857	89-4	1040	57 COOK AV	DUQUE JONY JG	7/21/2021	\$765,000
5016	72-61	1040	107 FRANKLIN AV	HERNANDEZ MELVIN H & RAMOS ANGELA L & LOPEZ MOISES R	8/19/2021	\$915,000
5571	85-76	1040	44 FREMONT AV	LARA FRANCISCO A & RAMIREZ GUILLEN LYNDSEY C	11/23/2021	\$735,000
5780	88-13	1040	77 GARLAND ST	AMAYA JOSE A & BARRIOS WENDY E	9/21/2021	\$818,000
3278	31-55	1040	110 GROVE ST	TOBALINO ROBERTO C & MARIA C	6/25/2021	\$650,000
3081	30-51	1040	57 GROVE ST	PALENCIA OSCAR A & PORTILLO DE PALENCIA LILIAN M	3/25/2021	\$755,000
3525	47-30	1040	62 HEARD ST	LOBO EVELIN LARA & CRUZ LARA	5/6/2021	\$737,000
4111	58-49	1040	9 JOHN ST	MOLINA KAREN	2/22/2021	\$818,000
3307	31-87	1040	109 MARLBORO ST	OSORIO YOSSELIN LILLI CABRERA & LILI C	6/16/2021	\$645,000
4058	57-170	1040	10 ORANGE ST	TAFUR JOSE	12/1/2021	\$795,000
2336	19-132	1040	66 PEARL ST	MENDOZA NELSON J	12/10/2021	\$620,000
5149	74-21	1040	27 PRESCOTT AV	CARELLA SUSANA	9/10/2021	\$750,000
5460	80-51	1040	106 SAGAMORE AV	DE JESUS-CRUZ LUIS DARIAN	11/22/2021	\$830,000
3764	49-100	1040	37 SPENCER AV	GUARDADO DIANA & FLORES AMILCAR Y	6/3/2021	\$775,000
5898	89-47	1040	12 SPRINGVALE AV	SOLIS PAULINO ARTURO	1/29/2021	\$560,000
1056	57-50	1040	162 WASHINGTON AV	CHACON JOSE R C	8/2/2021	\$600,000
3962	57-59	1040	192 WASHINGTON AV	SERRANO JOFIA & TOYA	7/29/2021	\$780,000
2602	21-51	1040	12 WATTS ST	RICE TIMOTHY	7/8/2021	\$730,000
2641	21-91	1040	60 WATTS ST	MACHUCA-CHICAS KEVIN M	3/23/2021	\$745,000
5196	74-68	1040	165 WEBSTER AV	CARPIO NELSON	10/1/2021	\$630,000
6123	93-19	1040	61 WOODLAWN AV	ROSALES VICTOR P & BARAHONA CRISELA A	12/8/2021	\$705,000
THREE FAMILY						
4367	64-80	1050	120 BLOOMINGDALE ST	GARCIA ESPINOSA ANDREA V	12/31/2021	\$750,000
101262	29-128A	1050	23 CHESTER AV	EAST WONDER ENTERPRISES INC	11/1/2021	\$920,000
498	29-128	1050	25 CHESTER AV	EAST WONDER ENTERPRISES INC	12/27/2021	\$975,000
3012	29-55	1050	184 CHESTNUT ST	BISBICOS THEODORE PHILIP	5/10/2021	\$650,000
5220	75-23	1050	222 CLARK AV	SILVA REGIANE C	9/28/2021	\$840,000
4083	58-22	1050	68 CLARK AV	YIQING YANG & SHAN QI	1/19/2021	\$910,000
4906	69-16	1050	424 CRESCENT AV	CARDOZO-AVILEEEEE CHRISTIAN I	10/1/2021	\$770,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
4788	67-117	1050	450 EASTERN AV	LAMICHHANE SHRIPRAKASH	3/25/2021	\$850,000
2398	20-3	1050	57 ESSEX ST	HUANG PEIYING	6/11/2021	\$955,000
5019	72-64	1050	132 FRANKLIN AV	DEBUEL MATTHEW	2/25/2021	\$920,000
5570	85-75	1050	34 FREMONT AV	MARTINEZ MARCOS T & BLANCA B	10/7/2021	\$990,000
2446	20-82	1050	61 HAWTHORN ST	EAST WONDER ENTERPRISES INC	11/22/2021	\$960,000
4837	68-46	1050	7 HOOPER ST	LAGE DANIEL & OROZCO ADRIAN	10/8/2021	\$949,000
5466	80-57	1050	36 LAMBERT AV	WILLIE KIERAN	7/26/2021	\$959,000
5569	85-74	1050	6 LAUREL ST	RICCIARDELLI BRENDAN	6/23/2021	\$1,010,000
3431	39-36	1050	50 LIBRARY ST	JIANGUO LIU & ZHUYUAN ZHANG	4/30/2021	\$1,000,000
3309	31-92	1050	142 MARLBORO ST	REGALADO EDWIN & DANIELA	11/15/2021	\$823,000
3038	29-138	1050	120 SHURTLEFF ST	FLECKENSTEIN EDWARD L	7/26/2021	\$960,000
3039	29-139	1050	122 SHURTLEFF ST	LYU YUXIN	12/1/2021	\$975,000
3361	38-49	1050	167 WALNUT ST	RODRIGUEZ JORGE	8/10/2021	\$749,000
3368	38-61	1050	237 WALNUT ST	PERLERA PROPERTIES LLC	12/14/2021	\$680,000
4436	64-119	1050	243 WASHINGTON AV	MAHOWALD MATTHEW S	9/10/2021	\$957,000
4431	64-113	1050	275 WASHINGTON AV	S&G DEVELOPMENT	10/29/2021	\$760,000
5167	74-40	1050	200 WEBSTER AV	RODRIGUEZ SUSAN	2/17/2021	\$659,000
APARTMENT						
3897	56-145	1110	43 BLOSSOM ST	43 BLOSSOM STREET DEVELOPMENT	6/10/2021	\$1,225,000
855	47-66	111C	22 HEARD ST	22-24 HEARD STREET LLC	2/3/2021	\$1,720,000
501	29-132	111C	137 SHURTLEFF ST	EAST WEST ENTERPISES INC	12/27/2021	\$1,850,000
1064	57-69	111C	189 WASHINGTON AV	BELLINGHAM SQUARE LLC	3/31/2021	\$1,650,000
507	29-151	112C	121 HAWTHORN ST	BELLINGHAM SQUARE LLC	3/31/2021	\$5,350,000
1057	57-51	112C	164 WASHINGTON AV	BELLINGHAM SQUARE LLC	3/31/2021	\$2,600,000
1066	57-71	112C	183 WASHINGTON AV	BELLINGHAM SQUARE LLC	3/31/2021	\$4,300,000
1065	57-70	112C	185 WASHINGTON AV	BELLINGHAM SQUARE LLC	3/31/2021	\$3,800,000
COMMERCIAL						
569	31-111	316I	3 GRIFFIN WY	ATLANTIC OLIVER GRIFFIN WAY LLC	6/9/2021	\$10,050,000
134624	11-76UC	3221	73 WINNISIMMET ST C	KANG QIANG FAMILY REALTY TRUST	1/15/2021	\$600,000
1370	80-97	322I	320 REVERE BEACH PARKWAY	320 REVERE BEACH REALTY LLC	11/12/2021	\$1,700,000
666	37-51	3400	95 FOURTH ST	BBD GRIFFIN AVE LLC	8/16/2021	\$3,800,000

2021 QUALIFIED ARM'S LENGTH SALES

PID	MAP-LOT	USE	LOCATION	OWNER	SALE DATE	SALE PRICE
INDUSTRIAL						
568	31-109	4000	25 GRIFFIN WY	25 GRIFFIN WAY LLC	6/16/2021	\$7,500,000