

2024 ANNUAL NEWSLETTER



A MESSAGE FROM REGISTER M. PAUL IANNUCCILLO

The year 2024 brought change to the Northern Essex Registry of Deeds, beginning with the launch of our new website, and continuing with updates to reporting standards and the Massachusetts Homestead Act. We spent time at local events to spotlight the services and tools available to homeowners, and had plenty of fun at our community's many festivals, holidays, and cultural events. This newsletter contains highlights from the thousands of transactions our office recorded last year, along with a few updates that may be of interest. I wish everyone a safe and happy 2025. As always, please feel free to contact me at Paul.Iannuccillo@sec.state.ma.us or 978-557-1900, or stop by our office at 1 Union St. in Lawrence.

Northern Essex Registry of Deeds

1 Union St. Suite #402
Lawrence, MA 01840

Office Hours

Monday - Friday
8:30 a.m. - 4:30 p.m.

Recording Hours

Monday - Friday
8:00 a.m. - 4:00 p.m.

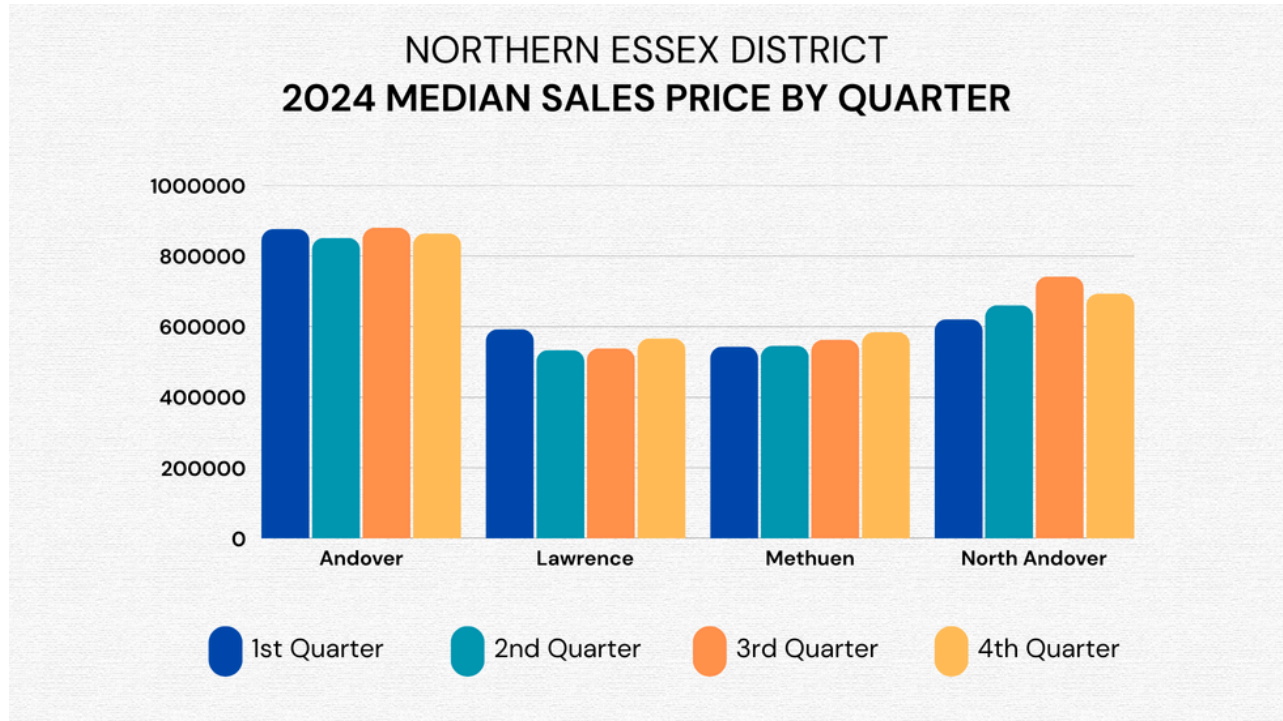
northernessexcustomerservice@sec.state.ma.us

978-557-1900

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In 2024, median sale price trends varied by city and town. Lawrence had its highest average median in the first quarter, Andover and North Andover were highest in the third quarter, and Methuen in the fourth quarter. Most of our communities saw their lowest sale prices in the second quarter, with the exception of North Andover which saw its lowest average median at the start of the year.

At \$121.7 million, the October sale of 240, 242, and 270 Canal Street in Lawrence topped the list of commercial transactions for 2024, followed by \$67.3 million sale of 100 Minuteman Road in Andover in November, and the \$54.4 million sale of 14 Aegean Drive in Methuen in May.

Our office saw a 13% increase in the number mortgages recorded compared to the previous year. Deed numbers went up by just over 1%.

In 2024, the Northern Essex Registry of Deeds recorded:

1,819
DEEDS

In 2024, the Northern Essex Registry of Deeds recorded:

3,914
MORTGAGES



STATE LEGISLATURE UPDATES HOMESTEAD ACT, COVERAGE RAISED TO \$1M

On August 6, 2024, an update to Massachusetts law doubled the maximum amount of protection a home may have under the Homestead Act, raising it from \$500,000 to \$1 million. The increase applied to existing homestead declarations as well as new ones. For existing homesteads, no action was required.

The Massachusetts Homestead Act protects primary residences from unsecured creditors claims. With a filed Declaration of Homestead the value of the home is protected up to \$1 million. Without a filing, the maximum protection is \$125,000.

“Filing a declaration of homestead significantly increases the amount of protection you have for your home’s value,” said Paul Iannuccillo, Register of Deeds for the Northern Essex District.

“It can stop creditors from seizing or forcing a sale of your home to pay off debts. There are also other benefits, such as temporary protection of proceeds if you sell your home, and protection of insurance money if your home is damaged.”

Homeowners seeking to declare a homestead for a residence located in Andover, Lawrence, Methuen, or North Andover can file a Declaration of Homestead at the Northern Essex Registry of Deeds office in Lawrence. The recording fee for a Declaration of Homestead is \$35.

NORTHERN ESSEX REGISTRY OF DEEDS



NORTHERN ESSEX REGISTRY OF DEEDS WEBSITE GETS A NEW LOOK

Early in 2024 a newly redesigned Northern Essex Registry of Deeds website went live, replacing the Registry's original layout with one that is more user-friendly.

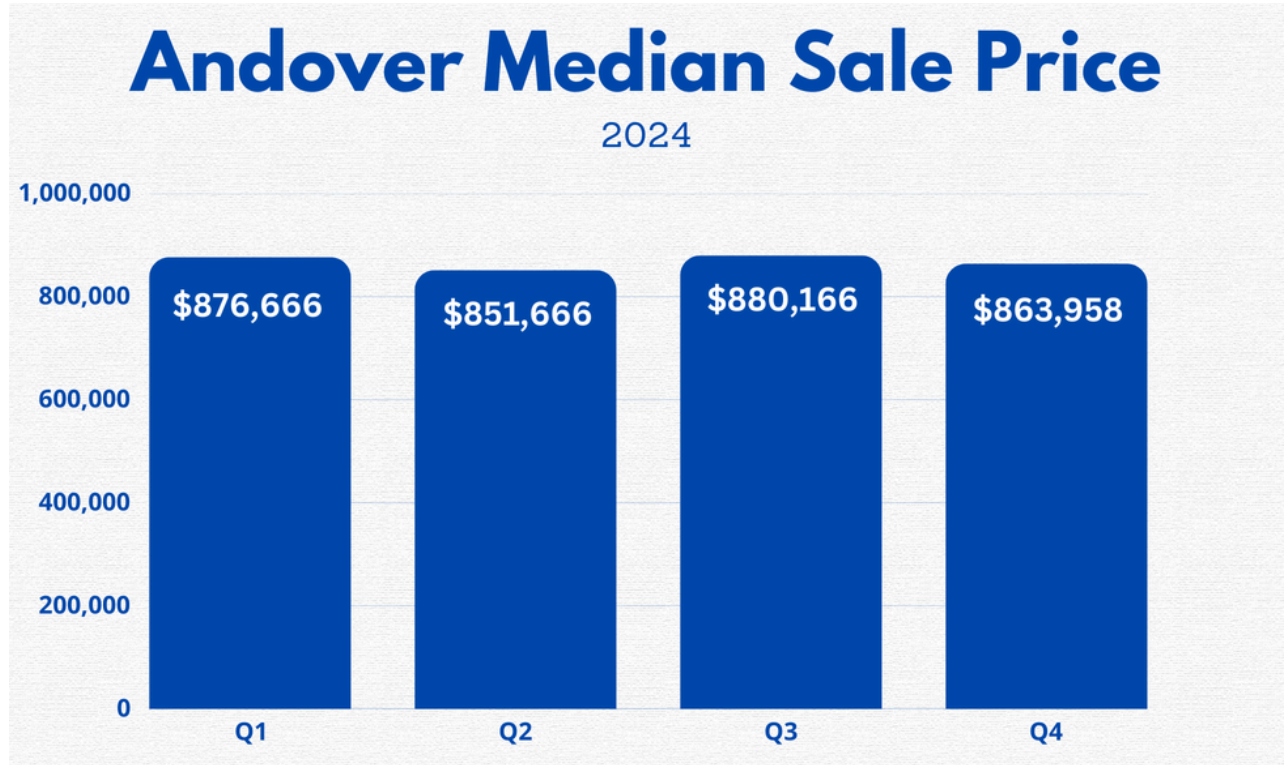
Register Iannuccillo worked closely with his IT team to ensure the new design would provide the best possible user experience. He said the ultimate goal was to make the website easy to read and navigate.

"It was time for a change," said Register of Deeds M. Paul Iannuccillo. "When you come to us looking for information, or to file a document, we aim to make it as easy as possible for you to find what you need, whether it be in our office or on our website."

The new site has a clean, modern look, with pages clearly labeled and carefully organized. Users will find that all of the tools and resources that were available on the old website are still accessible, and contact information can still be found on the home page.

Register Iannuccillo still encourages constituents who have trouble with technology to reach out to his office directly if they need assistance.

"If you ever have trouble finding you are looking for, we are just a quick call or email away," he said. "We are always glad to help."



ANDOVER

456

DEEDS

ANDOVER

871

MORTGAGES

ANDOVER TOP 3 RESIDENTIAL SALES



\$3.4 M

36 Ballardvale Rd.



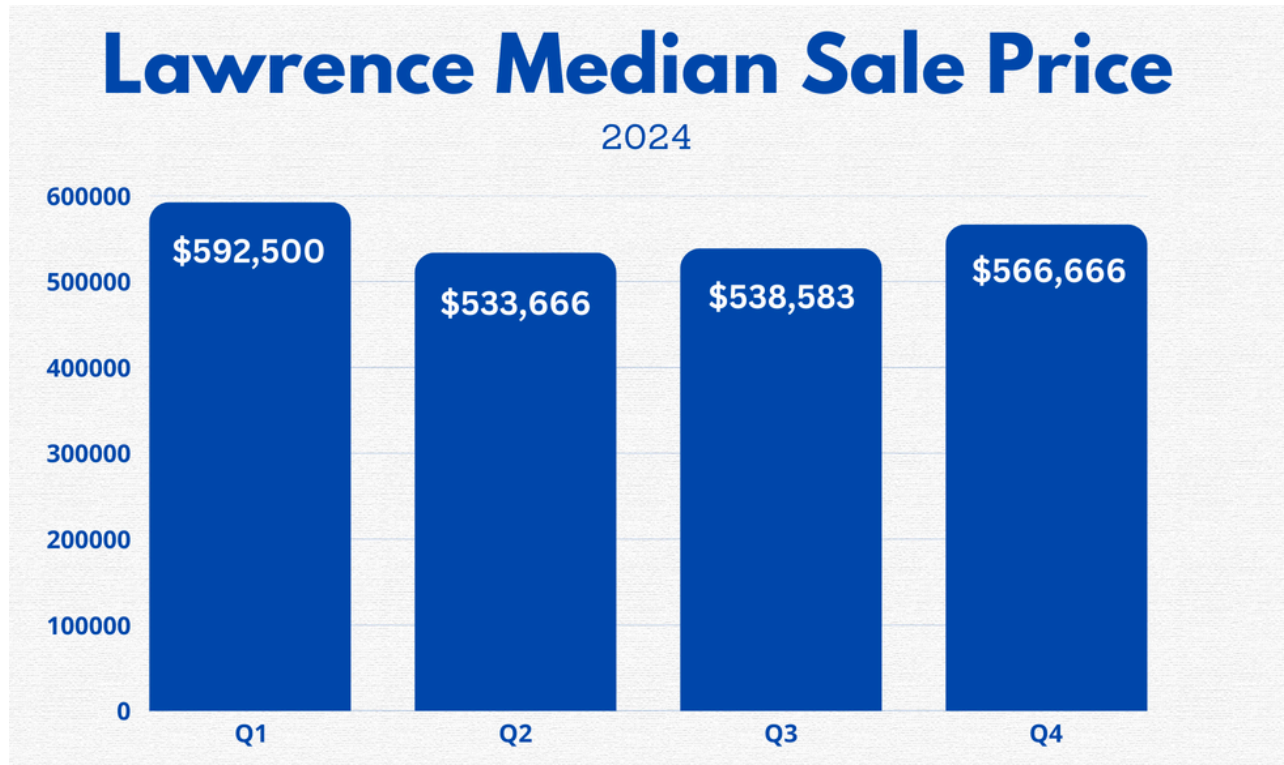
\$3.2 M

4 Willoughby Ln.



\$3.1 M

65 Central St.



LAWRENCE

408

DEEDS

LAWRENCE

1,044

MORTGAGES

LAWRENCE TOP 3 RESIDENTIAL SALES



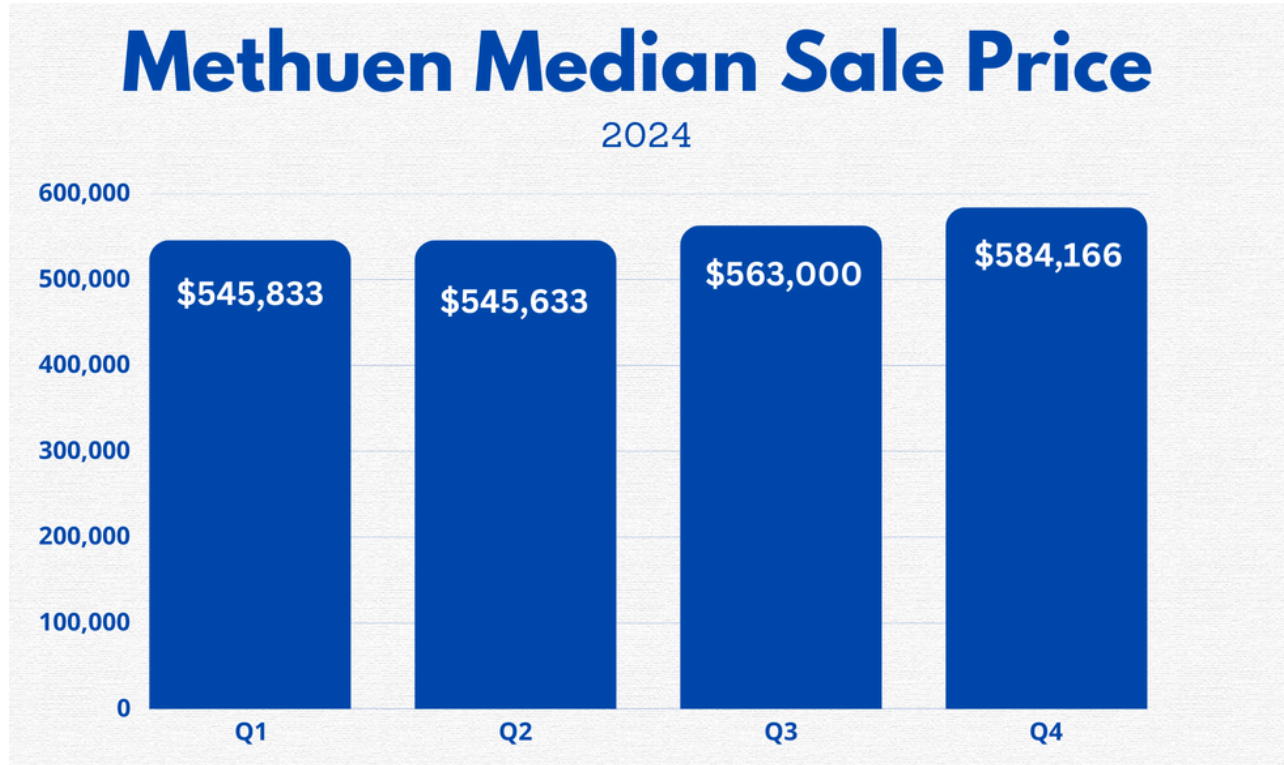
102-114 Water St.



348, 352-354 Haverhill St.



246-252, 254 Salem St.



METHUEN

585

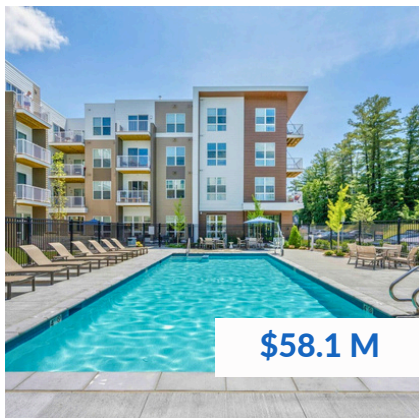
DEEDS

METHUEN

1,268

MORTGAGES

METHUEN TOP 3 RESIDENTIAL SALES



83 Pleasant Valley St.



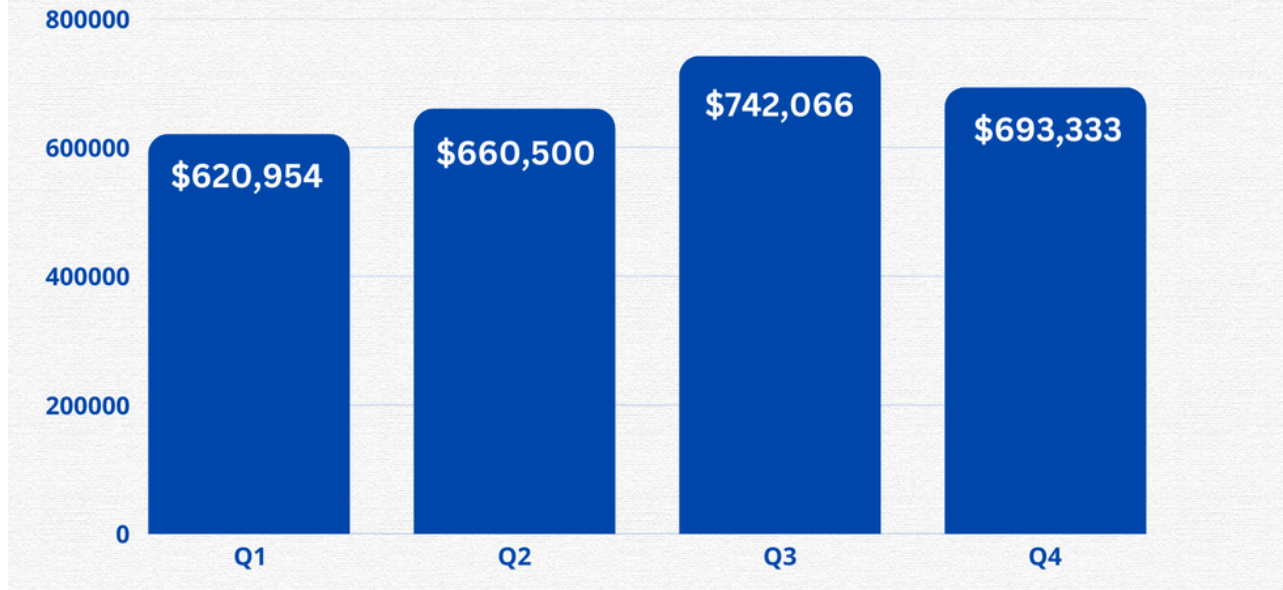
17-19 Grove St.



14 Ingalls Ct. Unit 1B

North Andover Median Sale Price

2024



NORTH ANDOVER

370

DEEDS

NORTH ANDOVER

731

MORTGAGES

N. ANDOVER TOP 3 RESIDENTIAL SALES



\$2.5 M

11 Marbleridge Rd.



\$2 M

20 Castlemere Pl.



\$2 M

133 Bonny Ln.

NORTHERN ESSEX REGISTRY OF DEEDS



COMMUNITY OUTREACH

The communities in our district are host to a variety of wonderful annual events, and celebrations throughout the year. Register Iannuccillo looks forward to each opportunity to connect with constituents and spread the word about the many free resources that the Registry of Deeds has offer. This past year he attended St. Patrick's Day feasts, 4th of July parades, ceremonies for Memorial Day, 9/11, and Veteran's Day, Senior Center conferences in each community, National Night Out, End Of Summer and Hispanic Heritage celebrations in Lawrence, Fall Festivals in North Andover and Methuen, and Holiday events in each community.

NORTHERN ESSEX REGISTRY OF DEEDS





**DON'T PAY FOR
FRAUD PROTECTION
THAT THE REGISTRY
PROVIDES FOR FREE!**

Sign up for our free Consumer Notification Service and receive an email alert from us if any document is recorded with our office affecting your home



**SCAN THE QR CODE TO SIGN
UP FOR OUR FREE CONSUMER
NOTIFICATION SERVICE**

You may also sign up by visiting our web page ***massrods.com/essexnorth*** and click on the Consumer Notification Service link at the bottom of the home page

Or, you can email us at:
northernessexcustomerservice@sec.state.ma.us

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SIGN UP FOR OUR NEWSLETTER

Like to stay up to date on the local real estate market? Each month the Northern Essex Registry Of Deeds compiles “By The Numbers” reports for **Andover, Lawrence, Methuen, and North Andover**, listing the top residential and commercial property transactions for each community, as well as the number of mortgages and deeds recorded. Our monthly newsletter offers a brief overview of that data with infographics, photos of top selling properties, the latest from Register Iannuccillo, quarterly figures and more. Join our mailing list and we’ll send it straight to your inbox!



SCAN THE QR CODE TO JOIN OUR MAILING LIST!

You will receive our monthly e-mail newsletter, and any important announcements from our office.

Registry of Deeds: Fast Facts



The Registry is a division of the Secretary of State

(Sec. William F. Galvin) →



What does the Registry do?

We record all legal documents about real estate for our district, including deeds, mortgages, and foreclosures.

What Services Does The Registry Offer?



Corporate Certificate Pickup



Copy of Homeowner's Deed



Notary Services



Registry E-mail Alerts



Notary Oath Renewal



Homestead Forms



E-recording



Customer Service

Your Local Registry of Deeds



Register

M. Paul Iannuccillo

Northern Essex District



ANDOVER



LAWRENCE



METHUEN



N. ANDOVER



Northern Essex Registry of Deeds

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