

Third Quarter 2008 Ashland House Sales - Still Good!

By John Ellsworth, The Homes Connection of Metrowest, Inc.

In our April and June 2008 sales reports, we showed that the Ashland housing market had bottomed and turned around. Third quarter results confirm that conclusion, but just barely.

This quarter's SF family Ashland

house sales are up just a little over last year, 2007. If this sales level continues thru the remainder of the year, sales will be at the annual norms for Ashland for houses and condos, perhaps as high as 200 units, and equal to this decade's peak sales numbers.

While Sales Activity is up, Prices aren't—they're down 13% for Houses, and 8% for condos. (See www.homesconnection.com and click "Market Statistics" for details.) But, mid-September brought entirely new conditions to Real Estate—the credit freeze and turmoil in the financial markets.

Yes, there is broad market turmoil; but, there is mortgage money at very good rates available to buyers. Houses are being listed and buyers are buying. Prices and sales volume are at 2004 levels. Real Estate, despite what you read, is not dead. (continued on page 2)

Qtr/Yr	Town	Single Fam. Houses			Condos		
		# Sls	Price	DOM	# Sls	Price	DOM
3Q08	Ashland	48	384	107	34	298	85
3Q07	Ashland	45	443	93	37	325	88

2008 Walk-A-Thon Results

The 2008 edition of the Ashland Emergency Fund (AEF) Walk-A-Thon is history. 69 people walked and raised over \$8,000.00. We congratulate the organizers: Nora Guidi, Melanie Conner, Joyce Crocetti, Scott MacIver and Margot Ellsworth.

This is probably going to be very hard winter. Companies are struggling to meet payrolls; people are worried about their livelihoods; the climate of fear has complicated the AEF's ability to raise funds; the forecast is for a cold winter; and, more people are likely to need assistance than in years past.

If you can donate to the AEF, please do so by sending your check to PO Box 112, Ashland, 01721 or log on to www.ashlandemergencyfund.com to make an online donation. If you have any ideas for AEF fundraisers, please log onto AEF website or the Homes Connection website or call John Ellsworth at 508-881-3404.

And, for all of you who walked, raised money, or otherwise helped the Walk-A-Thon, our most sincere thanks.

Agent of the Month



**Dan
 Aho**

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New Homes	Ashland Properties	Ashland Rental										
 <p>Ashland. Choose from 12 elegant plans priced from \$585,000 to \$700,000+. This is a lovely new subdivision set in the country near T stops and state parks. Built by Richmond Development, a well-respected area builder, you can plan your very own custom home...from kitchens to baths.</p> <p>Call John Ellsworth 508-881-3404</p>	<p>Below is a summary of properties currently listed for sale/pending in Ashland as of 10/14/08</p> <p><u>Single Family Homes For Sale</u> presently listed for sale: 56 Average list price = \$442,734 Average days on market = 128</p> <p><u>Single Family Under Agreement</u> 15 under agreement, awaiting close Average list price = \$440,728 Average days on Market = 129</p> <p><u>Condominiums</u> presently listed for sale: 32 Average list price = \$321,622 Average days on market: 178</p> <p><u>Condominiums Under Agreement</u> 7 under agreement, awaiting close Average list price = \$377,741 Average days on market = 56</p>	 <p>Cape Cod in Ashland. Adorable 1-2 bdrm updated home with stone fireplace, kitchen/great room, updated bath and country setting. Near state parks, "T" and major routes.</p> <p>Rental Price: \$1,450/Month includes Heat! Call Michelle Mullin 508-361-4303</p>										
<p>Natick Rental</p>		<p>Register to Vote— It is really important; For our Town and For Our Country!</p>										
 <p>Cul-de-sac location nr W. Natick "T". This clean & well maintained lead paint free duplex with full fin. basement is sure to please! 3 brdms, 1.5 baths, deck. Sorry, no pets or smoking. Available Nov. 1st.</p> <p>Rental Pr: \$1,600 +utilities Call Lynn Schreiner 508-789-4510</p>	<p>(cont'd fm pg.1) If you are thinking about listing, there are buyers; if you are looking for a new home, houses are available though in decreasing numbers as the better priced houses are acquired and the lesser quality ones remain on the market.</p> <p>In April, the Globe said the time may be here, today, to both sell and to buy. That is no longer in doubt. For Ashland, we still believe that now is the time. Be careful about letting it get away from you.</p>	 <p>Word Scramble</p> <table border="0"> <tr> <td>1. depinnedten</td> <td>6. andcidtae</td> </tr> <tr> <td>2. hitwe oushe</td> <td>7. lecetoin</td> </tr> <tr> <td>3. medrocta</td> <td>8. amcpiang</td> </tr> <tr> <td>4. perubilnac</td> <td>9. respdinet</td> </tr> <tr> <td>5. tove</td> <td>10. llabot</td> </tr> </table>	1. depinnedten	6. andcidtae	2. hitwe oushe	7. lecetoin	3. medrocta	8. amcpiang	4. perubilnac	9. respdinet	5. tove	10. llabot
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The Homes Connection Team

							
John Ellsworth 508-881-3404	Margot Ellsworth 508-881-5242	Dan Aho 508-326-3793	Stephanie Streit 617-519-9043	Paul Gustavson 508-254-6069	Mary Stilwell 508-561-0256	Hugh O'Rawe 774-232-2043	Bill Ring 508-429-4757

55+ Condominium	Ashland Properties	Milford Rental
 <p>Beautiful tiles, warm colors, lush carpets, gleaming wood floors. Deck overlooks conservation land w/ its wildflowers & birds. Lovely master suite/ 2 walk-in closets, kitchen w/ granite, loft w/ 2nd bedroom, bath & office. Exquisitely finished walk-out LL for great entertainment or guests. Nr major routes, state park, "T". Ashland Listing Price: \$499,939 Call Margot Ellsworth 508-881-5242</p>	<p><u>Single Families - Sold Sept.</u></p> <p>11 James Rd \$82,500 7 Tri \$85,000 96 Oregon Rd. \$145,000 316 Eliot St. \$147,800 7 Vine St. \$150,000 108 Myrtle \$213,000 13 Bartlett Rd. \$236,500 4 Old country \$292,000 14 Constitution \$453,000 46 Olive St. \$480,000 18 Blueberry Hill \$509,900 5 White Rock \$529,900 121 Cedar St. \$563,000 5 Aldrich Way \$581,000 Average Sale \$319,186 Average Market Time: 115 Days</p> <p><u>Condominiums – Sold Sept.</u></p> <p>13 Mountain Gate \$232,000 71 Mountain Gate \$232,500 179 Leland Farm \$234,500 201 Leland Farm \$240,000 107 Arrowhead \$302,000 120 Algonquin \$339,000 233 Algonquin \$342,000 208 Algonquin \$345,000 Average Sale \$283,375 Average Market Time: 65 days</p>	 <p>Beautiful updated second floor unit has been freshly painted, and carpeted. Insulated windows. Sunny eat-in kitchen, office, w/ wall to wall in the living room and office. Lots of closet space. Close to 495.</p> <p>Rental Price: \$825/month includes HEAT! Call Michelle Mullin 508-361-4303</p>
<p>Country Privacy</p>	<p>Join Our Team; Experience the Difference!</p>	<p>Lovely Townhome</p>
 <p>Spacious Ashland garrison abutting acres of Town Forest. With 4 bdrms, 2.5 baths, this home boasts a 2 story foyer, huge familyroom w/ fireplace, hardwood flrs, lg kitchen w/ extended sunroom. Minutes to "T", 495 and Pike. Ashland Listing Price: \$439,900 Call Michelle Mullin 508-361-4303</p>	<p>Enjoy this updated and remodeled, open and bright 2 BR townhome. With first floor den plus garage and basement area, you can move right in, no work involved. Ashland Listing Price: \$248,900 Call Paul Gustavson 508-254-6069</p>	

The Homes Connection Team

							<p>This could be you!</p>
Michelle Mullin 508-361-4303	Peter Papssidis 508-887-6883	Cathy Mariani 508-789-9995	David Hatch 508-965-0222	Lisa Massauro 508-397-8811	Mike Terranova 781-526-3595	Lynn Schreiner 508-789-4510	

Perfection!



Move into elegance! Dramatic 2 story foyer w/ turned staircase, spotless custom eat-in kitchen w/granite & SS, exquisite sunken family room, classic mouldings, hidden away office & Master w/Sitting room, on 4 1/2 Ashland acres.
Listing Price: \$709,909
Call Stephanie Streit
617-519-9043

RENTALS ANYONE?

The Homes Connection has 3 rental agents on staff who cover a wide array of towns. Together, they offer 35 years of experience. If you have something to rent or need to rent, call either: *Michelle, Hugh or Lynn* at 508-231-4566.

Helpful Hint

Instead of salt, take care of your slippery walks and feed the birds at the same time. Use birdseed. It's green and it works.



Spotless Contemporary



Bright, airy home / soaring cathedrals, paddle fans, track lighting, wood and tile floors. 2nd level offers master suite with bath and loft area, perfect for office, nursery or sitting room. Lower level has further expansion possibilities for even more living area. Nr 2 "T" stops & golf course. **Grafton**
Listing Price: \$324,938
Call Margot Ellsworth
508-881-5242

Don't forget that ***even if you move within the same town***, you must re-register to vote. This is going to be an extremely interesting year for the Presidential and local elections. Register to vote online or go to the town hall. Visit **www.declareyourself.com** for more information.

Want a market analysis for your home? Need a referral to another part of the country? Contact us at:
The Homes Connection
91 Main St,
Ashland, MA 01721
Direct: (508) 231-4566

Trash Talk

Turn a three-section hamper into an instant recycling station. Since brown grocery bags fit in each compartment, the hamper is perfect for separating paper, glass and plastic. Plus, when it's time for recyclables to be picked up, the bags are easy to lift out.

Mary Morris, Scottsville, VA, Family Circle

Houses Listed by the Homes Connection are featured on:

realtor.com
boston.com
google.com/base
homesconnection.com
wickedlocalhomes.com
yahoo.com
And many others

Word Scramble Answers

- | | |
|----------------|--------------|
| 1. independent | 6. candidate |
| 2. White House | 7. election |
| 3. democrat | 8. campaign |
| 4. republican | 9. president |
| 5. vote | 10. ballot |



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