

HOMEOWNERSHIP STILL PAYS, by Robert Freedman, Realtor.org

Many Americans have taken a hit to their home equity over the past couple of years, and some may wonder if it's really the smartest financial decision to own a home. Good news—a recent analysis of Federal Reserve data by the NATIONAL ASSOCIATION OF REALTORS® shows the answer is yes.

In comparison with renters, home owners have much greater household wealth, says NAR's April commentary on the Fed's Survey of Consumer Finances. Owners' wealth exceeds that of renters by a factor of 50-to-1: a median of \$205,200 versus a median of \$4,200. The main wealth difference between the two is home equity, of course. No news there. But even for households who've owned their home only since 2003, home equity gains are the rule rather than the exception—and in some cases, equity gains have been significant. Households who bought five years ago in Honolulu, for instance, already average nearly \$272,000 in equity. In Northern California (San Francisco and Oakland), the comparable figure is \$105,000.

Times are tougher for home owners in a handful of economically struggling markets like Detroit and other parts of the industrial Midwest. Yet the doom and gloom ends there. In all 150 markets tracked by NAR, including hard-hit markets, households who've owned their home for 10, 15, and 20 years have uniformly enjoyed strong equity gains despite the recent downturn. In Honolulu, 20-year owners have accumulated \$485,000 in equity; in Northern California, the comparable figure is \$481,000.

Even markets in the hard-hit industrial Midwest are holding up well. In Detroit, equity for 10-year owners is more than \$10,000; that figure jumps to \$60,000 for 15-year owners and to \$78,000 for 20-year owners. In Indianapolis, the 10-, 15-, and 20-year equity gains are \$19,000, \$47,000, and \$68,000, respectively.

The data clearly show that homeownership remains the biggest store of wealth for the typical household, even when markets are buffeted by some admittedly very rocky years.

Successful Halloween Fund Drive

Donations keep flowing in. The Halloween Can Drive for the Ashland Emergency fund was a success. The children raised over \$4,000, and the Town Selectmen donated \$4,600 for a total of more than \$8,600! Your contributions go a long way to helping the residents of Ashland.

We would like to thank the senior citizens who helped label 1200+ donation cans, the school administration for allowing us to run this program through the schools, the middle schoolers who did the public service announcement, the volunteers who stuffed each donation can with a student notice and who helped to bring the cans to the schools...and now the more than 200 students who participated (that's 1 out of every 6) and the residents who contributed.

The Ashland Emergency Fund also has cans set up throughout the town at local businesses for future donations. Donations can also be sent directly to the AEF, P.O. Box 112, Ashland, MA 01721.

Sales Agent of the Month



Paul Gustavson
508-254-6069

Rental Agent of the Month



Hugh O'Rawe
508-231-4566

Ashland	Ashland Properties	Ashland										
 <p>New Construction Build a new home in a country setting with 3-4 bedrooms, tile and wood, cathedrals. Set near 2 State Parks, but convenient for the commuter, it is part of a wonderful new hilltop community. Many model choices available.</p> <p>Entry Price: \$510,000 Call: John Ellsworth 508-881-3404</p>	<p>properties currently listed for sale/pending in Ashland as of 11/12/09</p> <p><u>Single Family Homes For Sale</u> presently listed for sale: 58 Average list price = \$379,202 Average days on market = 140</p> <p><u>Single Family Under Agreement</u> under agreement: 20 Average list price = \$323,536 Average days on Market = 99</p> <p><u>Condominiums</u> presently listed for sale: 33 Average list price = \$286,657 Average days on market: 90</p> <p><u>Condos Under Agreement</u> under agreement: 4 Average list price = \$302,475 Average days on market = 36</p>	 <p>You can settle right in after you close. Our 2 bedroom, 2.5 bath, 1600+ sq. ft. town house has been nicely maintained with very recent tile, carpeting, furnace, some lighting, and windows. Expand the lower level later for a great office/hobby room. Come over and see for yourself.</p> <p>Listing Price: \$269,940 Call: Margot Ellsworth 508-881-5242</p>										
<p style="text-align: center;">Ashland</p>  <p>This expandable, 4 bdrm plan hosts a welcoming farmers' porch, expansive foyer and kitchen/family room across the back. It can be expanded over the garage for a study or huge master bdrm & bath. Beautiful plan, wonderful builder.</p> <p>Listing Price: \$550,000 Call John Ellsworth 508-881-3404</p>	<p style="text-align: center;">The Homes Connection Listings: <u>realtor.com, boston.com, google.com/base homesconnection.com, wickedlocalhomes.com yahoo.com, And many others</u></p> <p style="text-align: center;">Word Scramble</p> <p style="text-align: center;">Weather or Not</p> <table border="0"> <tr> <td>1. liah</td> <td>6. nria</td> </tr> <tr> <td>2. wsno</td> <td>7. enrrhuica</td> </tr> <tr> <td>3. cei</td> <td>8. sofrt</td> </tr> <tr> <td>4. dniw</td> <td>9. teels</td> </tr> <tr> <td>5. drzizbla</td> <td>10. shniesun</td> </tr> </table> 	1. liah	6. nria	2. wsno	7. enrrhuica	3. cei	8. sofrt	4. dniw	9. teels	5. drzizbla	10. shniesun	<p style="text-align: center;">Ashland</p>  <p>Winter Hollow Ashland's newest subdivision with 3 bdrm, 2.5 bath homes. Stainless steel appliances & granite kitchen. Large, attached family room, and gorgeous wood-work & detail. This house will be ready to move into in less than 30 days.</p> <p>Other plans are available. Listing Price: \$509,900 Call: Dan Aho 508-326-3793</p>
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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 508-797-5561

Ashland



New secluded 7 lot subdivision located off of Winter Street in Ashland. Offering custom designed homes, with beautiful detail, we are ready to start building your dream home. Come and make your choice now.

Starting at \$479,900
Call: Dan Aho
508-326-3793

Ashland Properties Sold Oct.

Single Family Homes

80 Alden St.	\$130,000
39 Shore Rd.	\$130,000
7 Tri St.	\$145,000
24 Douglas Rd.	\$210,000
166 Eliot ST.	\$299,000
40 Acton Rd.	\$300,000
8 Gray Birch Rd.	\$382,000
37 Indian Brook	\$437,000
30 Fountain	\$476,000
6 Revere Way	\$560,000
23 Pennock	\$574,000
6 Reebenacker	\$620,000
Average Sale	\$355,250
Avg. days on market	62

Southborough



An extraordinary 8 rm, 4 bdrm antique home set back from the road. With almost an acre of land, it has an attached, 2 story barn and 3 porches. Inside you'll see beautiful wood work, especially in the dining room, wood floors and walk-up attic. This is a find at...

Listing Price: \$424,926
Call Margot Ellsworth
508-881-5242

Ashland



Another Opportunity! Call to see this young, 2 bedroom, full basement, ranch with breezeway and 2 car garage, all on a 3/4 acre lot. It is a walk to shopping and the "T", but is on a side street. Superb commuter location.

Don't miss out @\$225,013
Call: Margot Ellsworth
508-881-5242

Condominiums

286 Trailside	\$197,000
87 Leland Farm	\$207,000
89 Mountain Gate	\$250,000
20 Voyagers Lane	\$265,000
233 Captain Eames	\$317,900
112 Algonquin	\$323,500
42D America Blvd.	\$342,000
Average Sale	\$271,771
Avg. days on market	86

*Have A
Great
Thanksgiving*



Holiday Help

As we prepare for the holiday season, many Ashland families are in need of your to help. **The Ashland Food Pantry** gives out gifts & meals to families for the holidays. You can help out by donating gift cards for local restaurants/stores or even "adopt" a child/family. We can give you the family's gender/age/size to assist in shopping. The Ashland Food Pantry always accepts food items and is grateful for any and all help. Please call **Cara Tirrell**, Ashland Youth & Family Services, @ **508-881-0140 x18** on Mon, Wed, or Fri, if you are interested in helping during this holiday season.

The Homes Connection Team



Cathy Mariani
508-789-9995



Lisa Massaro
508-397-8811



Mike Terranova
781-526-3595



Rajesh Jaiswal
508-740-4560

Please welcome Suzanne Howley-our newest rental agent! For all of your **rental** needs, please call Suzanne @ 508-231-4566.

Ashland



A wonderful 4 bedroom colonial near "T", town forest and major routes. Freshly painted, it offers full, finished walk-out basement, superb neighborhood, 2 car attached garage and it abuts town land.

Listing Price: \$479,091
Call: Margot Ellsworth
508-881-5242

The Home Buyer Tax Credit

Which Properties Are Eligible?

The Extended Home Buyer Tax Credit may be applied to primary residences, including: single-family homes, condos, townhomes, and co-ops. **How Much Is Available?**

The maximum allowable credit for first-time home buyers is \$8,000. The maximum allowable credit for current homeowners is \$6,500. **How is a Buyer's Credit Amount Determined?** Each home buyer's tax credit is determined by two additional factors: the price of the home and the buyer's income.

Price: Credit may only be awarded on homes purchased for \$800,000 or less. **Under the Extended Home Buyer Tax Credit**, which is effective on November 7, 2009, single buyers with incomes up to \$125,000 and married couples with incomes up to \$225,000—may receive the maximum tax credit. **If the buyers' income exceeds these limits**, they may still be eligible for the credit.

Under the extended Home Buyer Tax Credit, as long as a written, binding contract to purchase is in effect on April 30, 2010, the purchaser will have until July 1, 2010 to close. **The buyer** does not need to repay the tax credit if he/she occupies the home for three years or more. However, if the property is sold during this three-year period, the full amount credit will be recouped on the sale.

To get started on your search, call John or Margot @ 508-231-4566.

Ashland Multifamily



Well maintained 3 family home in a very convenient location. Fenced in yard, lead mitigated, near shopping, commuter routes and "T".

Listing Price: \$349,900
Call: John Ellsworth
508-881-3404

Ashland



Rarely do you find such an exciting townhome. From the gleaming stainless and wood kitchen to the classic fireplaced living room. A lovely custom divide separates the LR & DR. All baths and carpets have been updated. Of course, there is a 2c garage and finished LL.

Listing Price: \$329,957
Call: Margot Ellsworth
508-881-5242

Try a New Direction

Many folks are looking for **career changes**. Why not consider the sales/rental path? Call John or Margot for an appointment to talk.

508-231-4566



Word Scramble Answers

- | | | |
|-------------|---|--------------|
| 1. hail |  | 6. rain |
| 2. snow | | 7. hurricane |
| 3. ice | | 8. frost |
| 4. wind |  | 9. sleet |
| 5. blizzard | | 10. sunshine |

Homebuyers have a new friend in the neighborhood



Suzan Herrmann

As a new member of the Bank of America team, I am proud to bring my experience to your neighborhood. At Bank of America, we offer a wide range of home loan products and services for many financial situations. And our local team can guide you every step of the way through our easy application process and beyond.

Please feel free to call me directly to discuss how I can help you with your homeownership goals.

508-400-5877 (Direct Line)

suzan.herrmann@BankofAmerica.com

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and conditions are subject to change without notice. 08-02-019807 04 2009 AR70166

Bank of America 
Home Loans