

**Ashland Sales of Single Family Houses and Condos**—The table below shows the numbers of sales of houses and condos in Ashland thru the end of November, 2009. We have also shown the 2008 numbers for comparison. For both houses and condos, prices are down. The decrease in house prices reflects the high numbers of distressed properties sold at prices below mortgage value to clear poorly performing properties from bank books. The good news for both houses and condos is that the number of Days On the Market (DOM) has decreased substantially—**people are buying again**. Sales volume for houses is up and, while the number of condos sold is down, DOM is also down. Condo sales volume should increase soon.

During the slowdown, inventories crept upward as the number of short sales and foreclosures increased. Listing volumes are back to normal levels for Ash-

Sales	2009	2008	2009	2008	2009	2008
	#'s		Prices		DOM	
Single Fam	136	111	\$344	\$416	96	113
Condos	72	97	\$277	\$290	81	112
<b>Listings</b>						
Single Fam	43		\$380		178	
Condos	29		\$287		101	

land. The high DOM for these listings reflects over-priced units, which stay on the market until prices reflect what people will pay. More next month.

**Sales Agent of the Month**



Paul Gustavson  
 508-254-6069

## Make Your Own Suet Mix for Birds

**A Recipe and Some Helpful Tips For Filling a Suet Feeder, Suite 101.com, Rosemary Drisdelle**

Lots of birds visit suet feeders for a high energy meal. Birdwatchers can make their own suet mix with a few basic ingredients and create a simple suet feeder.

**Suet:** Birds need a high fat diet to help them withstand cold weather, and to provide energy for mating, nest building, and raising young. Bird species that come to suet include bluebirds, grosbeaks, Blue Jays, kinglets, mockingbirds, nuthatches, orioles, robins, starlings, tanagers, thrashers, thrushes, warblers, and woodpeckers. (Not all of these birds will fly up to a suet feeder, however).

Suet cakes in various shapes and sizes are available where bird food and feeders are sold, but it is very easy to make your own suet mix.

### SUET MIX RECIPE-

- 2 cups ground suet
  - 1 cup peanut butter, preferably natural
  - 2 cups yellow cornmeal
  - 2 cups wild birdseed mix
1. Melt the suet gently, let it cool and harden, and then melt it again.
  2. Turn off the heat and add the rest of the ingredients, blending thoroughly.
  3. Spoon the mixture into muffin liners, plastic sandwich containers, or other containers, depending on what shape will fit your suet feeder.

Store unused suet cakes in the freezer in plastic bags.

### Tips For Making Suet Cake and Feeding Birds

If you make your own suet mix, there are some things you should keep in mind:

- Suet becomes harder after it has been melted and cooled several times.
- Fat will catch fire if it reaches too high a temperature. Heat suet and suet mixtures gently on the stove top or in the microwave—just until the fat is melted.
- If soft fats such as margarine are added to the mixture, the suet may soften in warm outdoor (Cont'd Pg. 4)



Ashland	Ashland Properties	Ashland										
 <p><b>New Construction</b> Build a new home in a country setting with 3-4 bedrooms, tile and wood, cathedrals. Set near Hopkinton State Park, but convenient for the commuter, it is part of a wonderful new hilltop community. 14 models available.</p> <p><b>Entry Price: \$510,000</b> <b>Call: John Ellsworth</b> <b>508-881-3404</b></p>	<p>properties currently listed for <b>sale/pending</b> in Ashland as of 12/10/09</p> <p><b><u>Single Family Homes For Sale</u></b> presently listed for sale: 43 Average list price = \$379,751 Average days on market = 178</p> <p><b><u>Single Family Under Agreement</u></b> under agreement: 12 Average list price = \$428,609 Average days on Market = 121</p> <p><b><u>Condominiums</u></b> presently listed for sale: 29 Average list price = \$287,055 Average days on market: 100</p> <p><b><u>Condos Under Agreement</u></b> under agreement: 5 Average list price = \$275,920 Average days on market = 96</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><b>Listing Price: \$269,940</b> <b>Call: Margot Ellsworth</b> <b>508-881-5242</b></p>										
<p><b>Ashland Rental</b></p>	<p><b>The Homes Connection Listings:</b> <b><u>realtor.com, boston.com, google.com/base homesconnection.com, wickedlocalhomes.com yahoo.com, And many others</u></b></p>	<p><b>Ashland</b></p>										
 <p>This single family rental unit on Summer Street in Ashland has two bedrooms, living room, dining room and a kitchen equipped with a range, and refrigerator. Smack in the center of downtown, it is convenient to shopping, and restaurants.</p> <p><b>Rental Price: \$1,300/Month</b> <b>Call John Ellsworth</b> <b>508-881-3404</b></p>	<p><b>Word Scramble</b> <b>For the Birds</b></p>  <table border="0"> <tr> <td>1. ssnet</td> <td>6. tsnuepa</td> </tr> <tr> <td>2. deses</td> <td>7. ersdfee</td> </tr> <tr> <td>3. tues</td> <td>8. gyrene</td> </tr> <tr> <td>4. rteaw</td> <td>9. lavrusiv</td> </tr> <tr> <td>5. ersathfe</td> <td>10. rsloco</td> </tr> </table>	1. ssnet	6. tsnuepa	2. deses	7. ersdfee	3. tues	8. gyrene	4. rteaw	9. lavrusiv	5. ersathfe	10. rsloco	 <p><b>Winter Hollow</b> Ashland's newest subdivision with 3 bdrm, 2.5 bath homes. Stainless steel appliances &amp; granite kitchen. Large, attached family room, and gorgeous wood-work &amp; detail. This house will be ready to move into in less than 30 days.</p> <p>Other plans are available. <b>Listing Price: \$509,900</b> <b>Call: Dan Aho</b> <b>508-326-3793</b></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



Professional or home/business condominium with 135 & Main St. visibility. Recently redesigned, it has an open plan & kitchen with SS appliances, 2 baths, basement & lots of storage.

Listing Price: \$299,999  
 Call Paul Gustavson  
 508-254-6069

## Ashland Single Family Properties Sold November

17 Central	\$215,000
45 Prospect	\$225,000
259 Pond	\$227,000
260 Front	\$232,000
232 Prospect	\$232,000
14 Tudor	\$245,500
151 Myrtle	\$250,000
7 Vine	\$259,000
8 Metropolitan	\$273,000
62 Oak	\$275,000
47 Hilldale	\$280,000
35 Acton	\$282,500
491 Main	\$305,000
18 Rodman	\$317,000
26 Dean	\$330,000
13 Oak Ridge	\$345,000
19 Oak Tree	\$354,900
23 Dianne	\$400,000
25 Sherborne	\$407,500
157 Eliot	\$435,000
115 Cedar	\$527,000
<b>Average Sale</b>	<b>\$305,590</b>
<b>Avg. days on Market:</b>	<b>79</b>



## Ashland Condominiums Sold November

237 Eliot	\$231,500
229 Leland	\$235,000
18 E. Bluff	\$250,000
1 Voyagers	\$251,500
71 Arrowhead	\$272,000
109 Arrowhead	\$330,000
<b>Average Sale</b>	<b>\$261,667</b>
<b>Avg. days on market</b>	<b>38</b>

## RENTALS ANYONE?

The Homes Connection has rental agents who cover MetroWest towns. If you are a landlord or in need of an apartment, call @ **508-231-4566**

## Ashland Rental



Single family house for rent as residential or in-home business. Perfect for retail, commercial or professional office space combined with their place of residence. Good exposure on rte 9 near rte 126 interchange. Plenty of parking. Potential 1200 SF additional living or storage space in LL. Large walk-up attic for storage.

Rental Price: \$1,500/Month  
 Call Paul Gustavson  
 508-254-6069

## The Homes Connection Team



Lisa Massaro  
508-397-8811



Mike Terranova  
781-526-3595



Rajesh Jaiswal  
508-740-4560

### Suzanne Howley

For all of your rental needs, please call Suzanne @ 508-231-4566.

**Join Our Team;  
 Experience the  
 Difference!**

## Ashland Land



This is a well located lot with easy access to 495, Pike, train in either S'boro or Ashland. Walk to summer or winter activities at the Hopk State Park. Wooded lot in an area of mostly large homes. Water stub on lot.

**Listing Price: \$75,000**  
**Call: Margot Ellsworth**  
**508-881-5242**

(Suet—Cont'd fm pg. 1) temperatures. This is messy and it can soil birds' feathers.

- Fat can go rancid in hot summer weather—and rancid fat is not good for birds. It is best not to put it out during the frost free months. At other times when the weather is warm, check it regularly for signs of spoiling.
- Vary the suet mix by substituting other things for the birdseed: dried fruit, chopped nuts, cracked corn, sunflower seed, etc. If you don't have a suet cage, you can improvise or [make your own suet feeder](#):
- Line a small bowl with the plastic mesh bag from onions, bulbs or other produce and then spoon suet mix into the bowl and let it harden. Then you can hang the mesh bag outside for the birds.

- Find a large pine cone with lots of space between its seed scales. Set the cone on its broad end and drop suet mix into all the crevices. Let the suet harden and hang the cone outside.
- Hang any shape of suet cake outside by threading a string through its center and hanging it from a tree. Remember to hang your suet cake somewhere where you can see it.

Another bird tip: get a birdbath water heater to provide birds with a source of open water.



## Ashland Multifamily



Well maintained, updated 3 family home in a very convenient location. This home has a fenced in yard, newer kitchens and baths and is lead mitigated. Near shopping, commuter routes and the "T". Separate garage and good sized lawn.

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

## Ashland



Rarely do you find such an exciting townhome, from the gleaming stainless and white 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 real estate path? Call John or Margot for an appointment to talk.

**508-231-4566**



## Word Scramble Answers

- |             |   |             |
|-------------|---|-------------|
| 1. nests    |  | 6. peanuts  |
| 2. seeds    |   | 7. feeders  |
| 3. suet     |   | 8. energy   |
| 4. water    |   | 9. survival |
| 5. feathers |   | 10. colors  |

## 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. 09-02-010807 04 2009 AR70166

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**Home Loans**